



**CITY OF FORT LAUDERDALE
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
COMMUNITY REDEVELOPEMNT AGENCY
NWPf CRA)
APPLICATION FOR
CRA FUNDING ASSISTANCE**

Submitted To:
**City of Fort Lauderdale Community
Redevelopment Agency**
c/o Manager, CRA
Clarence E. Woods III
914 Sistrunk Boulevard, Suite 200
Fort Lauderdale, FL 33311

Submitted By:
Housing Trust Group
Matthew A. Rieger
3225 Aviation Ave, 6th Floor
Coconut Grove, FL 33133

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TAB 1

| | | | |
|---|--|---------------------------------|--|
| Name of Principal Owner in Charge Matthew Rieger | | Tel. No. 305-860-8188 | E-Mail Address mattr@htgf.com |
| Primary Contact for this CRA Request Bryan Finnie | | Tel. No. 786-347-4538 | E-Mail Address bryanf@htgf.com |
| Name of Business Mount Hermon Housing, Ltd. | | Tax I.D. No. | Company Website www.htgf.com |
| Business Address 3225 Aviation Avenue, 6th floor | | Tel. No. 305-860-8188 | Fax No. 305-639-8427 |
| City Coconut Grove | | State FL | Zip Code 33133 |

| | | |
|--|--|---|
| Commencement Date to Begin Project: December 2021 | | JOB INFORMATION Full Time Equivalent (FTE) Jobs to be created 4 Existing Jobs 0 Total FTE Jobs 4 |
| Completion Date for Project: May 2023 | | |

| | | | |
|---|--|--|---|
| Check Appropriate Description <input type="checkbox"/> Existing Business <input checked="" type="checkbox"/> New Business | | Project Type <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Relocation | Facility Description Existing Space _____ sq. ft. New Space _____ sq. ft. |
| NAICS Code / Industry Type | | Date of Incorporation 09/27/2019 | State where the business was incorporated FL |

| | | | |
|--|--|--|--|
| Proposed Project Location/City Fort Lauderdale | | Proposed Address NW 4th St., NW 4th St and NW 8th Avenue | |
| Property Control Number(s) 504210120500 | | Property Owner Mount Hermon African Methodist Episcopal Church, Inc. | |

| | |
|---|---|
| Owner Tel. No. (include Area Code) 786-251-9000 | Is there a lien on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|---|---|

| | | | |
|---|--|---|-----------------------------|
| Bank(s) Where Business Accounts for Projects Are Held | | | |
| 1. Name of Participating Bank/Lender Chase - Construction Loan | | 2. | |
| Amount \$ 28,000,000 | Contact Person Tammy Haylock-Moore | Tel. No. (include Area Code) 813-483-8297 | Fax No. (include Area Code) |
| Name of Other Financial Source Raymond James Tax Credit Funds - Tax Credit Equity | | | |
| Amount \$ 28,820,000 | Contact Person Sean Jones | Tel. No. (include Area Code) 727-567-5703 | Fax No. (include Area Code) |
| Name of Other Financial Source Chase - Permanent Loan | | | |
| Amount \$ 10,900,000 | Contact Person Tammy Haylock Moore | Tel. No. (include Area Code) 813-483-8297 | Fax No. (include Area Code) |
| Name of Other Financial Source | | | |
| Amount \$ | Contact Person | Tel. No. (include Area Code) | Fax No. (include Area Code) |

Project Purpose and Economic Impact

Intent of the development is to build 110 units of affordable housing for seniors in the City of Fort Lauderdale. The development will serve individuals at or below 60% AMI.

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (*use separate sheet if necessary*).

| Name | Complete Address | % Owned | From | To |
|--------------------------------------|------------------|---------|------|----|
| Please see attached org chart | | | | |
| Name | Complete Address | % Owned | From | To |
| | | | | |
| Name | Complete Address | % Owned | From | To |
| | | | | |
| Name | Complete Address | % Owned | From | To |
| | | | | |
| Name | Complete Address | % Owned | From | To |
| | | | | |

| PROJECT/ACTIVITY COST SUMMARY | |
|--|---------------|
| 1. Please state the overall project cost: | \$ 38,772,621 |
| 2. Please state the overall project costs related to the CRA's assisted activity? | \$ 26,500,000 |
| 3. Please indicate the sources and uses of funds for the project on the following table. | |
| Please see attached proforma for detailed cost | |

| Project Source(s) of Funding | Amount | Rate | Term |
|---|---------------------------------------|--------|------|
| Bank Loan (specify) | \$10,900,000 | | |
| City funds | | | |
| CRA funds | \$640,000 | | |
| Company's current cash assets | | | |
| Owner equity (specify) | | | |
| Other (specify) Tax Credit Equity | \$26,799,900 | | |
| Other (specify) | | | |
| Other (specify) Deferred Developer Fees | \$432,721 | | |
| Total Sources | \$38,772,621 | | |
| Select the Use(s) of Funds and the Amount Need for Each | Sources of Funds (Yes or No) | Amount | |
| Land Acquisition | Please see proforma for detailed uses | | |
| Real Property Acquisition | | | |
| Utility and road infrastructure improvements | | | |
| New construction of commercial and industrial buildings | | | |
| Rehabilitation of commercial and industrial buildings | | | |
| Purchase and installation of equipment and fixtures | | | |
| Other (specify) | | | |
| Other (specify) | | | |
| Other (specify) | | | |
| Total Uses | | | |

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

| To Whom Payable | Original Amount | Original Date | Present Balance | Rate of Interest | Maturity Date | Monthly Payment |
|---|-----------------|---------------|-----------------|------------------------|---------------|-----------------|
| Name: <u>At this time, the applicant entity, Mount Hermon Housing, Ltd. has no assets</u> | \$ | | \$ | % <input type="text"/> | | \$ |
| Name: _____ | \$ | | \$ | % <input type="text"/> | | \$ |
| Name: _____ | \$ | | \$ | % <input type="text"/> | | \$ |
| Name: _____ | \$ | | \$ | % <input type="text"/> | | \$ |
| Name: _____ | \$ | | \$ | % <input type="text"/> | | \$ |

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
27. Existing Leases, Lease commitments and tenant makeup (if applicable). N/A
28. Copy of Environmental Report showing there are no Environmental issues (if applicable). N/A
29. Copy of Appraisal Report (if applicable). N/A

THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

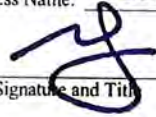
30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (regardless of ownership percentage) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: Mount Hermon Housing, Ltd.

By:  Manager of Special Limited Partner 08/10/2020
Signature and Title Date

Guarantors:

| | |
|---------------------|------|
| Signature and Title | Date |
| Signature and Title | Date |
| Signature and Title | Date |
| Signature and Title | Date |
| Signature and Title | Date |



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

| | |
|---|---|
| Applicant/Business Name: <u>Mount Hermon Housing, Ltd.</u> | Participating Bank/Lender: <u>Chase</u> |
| City: <u>Coconut Grove</u> State: <u>FL</u> Zip: <u>33133</u> | City: <u>Tampa</u> State: <u>FL</u> Zip: <u>33602</u> |

Personal Statement of (if you do not have a middle name, put NMN):

First Name: Matthew Middle: Adam Last: Rieger
Social Security No.: _____ Date of Birth: 09/09/1974 Place of Birth: Miami, FL


| | |
|--|---|
| Present Address: <u>3225 Aviation Avenue, 6th floor</u> City: <u>Coconut Grove</u> State: <u>FL</u> Zip: <u>33133</u> From: _____ To: <u>Current</u> | Previous Address: _____ (needed if in present address less than 5 years) City: _____ State: _____ Zip: _____ From: _____ To: _____ |
| Loan Requested from CRA: <u>\$ 640,000</u> Loan Request from Bank(s): <u>\$ 38,900,000</u> Percentage of Company Ownership: _____ % | Are you a U.S. Citizen: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If NO, are you a Lawful Permanent Resident Alien: <input type="checkbox"/> YES <input type="checkbox"/> NO Alien Registration Number: _____ |

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

1. Are you presently under indictment, on parole or probation?
(If YES, indicate the date parole or probation is to expire) ☐ YES ☒ NO
2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted. ☐ YES ☒ NO
3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation? ☐ YES ☒ NO

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

| | | |
|---|---|--------------------|
| Signature  | Title Manager of the Special Limited Partner | Date 08/10/2020 |
|---|---|--------------------|

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (from any source necessary), as the City/CRA may require concerning statements made in the application for the CRA funding (including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender).

PLEASE NOTE: Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: Matthew Middle: Adam Last: Rieger

Social Security No.: _____ Date of Birth: 09/09/1974

Driver's License (State and Number): _____

Home/Cellular Phone No.: _____ Office No.: 305-860-8188

Current Home Address (PO Boxes not accepted): 3225 Aviation Avenue, 6th floor

City: Coconut Grove State: FL Zip Code: 33133

Employer: Housing Trust Group

Employer Address: 3225 Aviation Avenue, 6th floor

City: Coconut Grove State: FL Zip Code: 33133

Company Phone No.: 305-860-8188 Other No.: _____

Signature: 

Date: 08/10/2020

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

| | |
|--|------------|
| <input type="checkbox"/> COMMERCIAL FAÇADE IMPROVEMENT PROGRAM | \$ _____ |
| <input type="checkbox"/> PROPERTY AND BUSINESS IMPROVEMENT PROGRAM | \$ _____ |
| <input type="checkbox"/> STREETScape ENHANCEMENT PROGRAM | \$ _____ |
| <input checked="" type="checkbox"/> DEVELOPMENT INCENTIVE PROGRAM | \$ 640,000 |
| <input type="checkbox"/> PROPERTY TAX REIMBURSEMENT PROGRAM | \$ _____ |

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

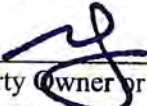
20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

Matthew Rieger

I Manager of the SLP attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

 _____ Signature of
Property Owner or Business Owner

Matthew Rieger

Print Name

TAB 2



MOUNT HERMON APARTMENTS– BUSINESS PLAN

Attached, please review the financial proforma of the above referenced project. This proforma represents 15 years of projected operations of a 110 – unit senior property. Housing Trust Group and Mt. Hermon Apartments, LLC have established a public/private partnership organized to undertake this project and is requesting \$640,000 in financial assistance from the CRA. The proforma submitted is the business plan for the development and operations of the property.

The Project: The project is situated in the Fort Lauderdale's Northwest District. This is a residential community comprised of working families, small businesses, historic churches and landmarks. This neighborhood is bolstered by its central location to downtown Fort Lauderdale's Progresso and Flagler Village. Additionally, Historic Sistrunk area is conveniently located near most of the area's major roadways arteries providing drivers with easy access to Interstate 95 and 595.

Historic Sistrunk Area: The project entails the development of a seven 7 story building on land owned by Mt Hermon African Methodist Episcopal Church, Inc. The property is located at NW 4th Street, Fort Lauderdale and contains approximately 1.08 acres and will accommodate a 110-unit structure providing affordable rental housing to seniors. Unit mix will consist of eighty-eight (77) 1 bedroom and twenty-two (22) 2 bedroom apartments. The estimated project cost is approximately, \$38,772,621 and the CRA is being requested to provide \$640,000 in financial assistance.

Affordable Housing Overview:

Affordable housing conditions for Broward County were examined utilizing data provided by CoStar. The analysis is limited to properties with income and/or rent restrictions and does not include properties with rent subsidies or rent controls. Supply and demand indicators, including inventory levels, absorption, vacancy and rental rates would result in the following:

There are 60 projects and 10,286 existing units in Broward County, the overall vacancy rate is 2.0% which is lower than the five-year average of 2.9%. Current average rental rates range from \$827 for a studio unit to 1,215 for a three-bedroom unit, the average rental rates are higher than the five-year averages for all unit types. Concessions are negligible. There are currently no affordable units under construction in the Fort Lauderdale submarket. There is one planned /proposed affordable housing project named the Gallery at FAT Village. The Related Group has proposed to build 168 apartments and 4000 square feet of retail/commercial space at 600 North Andrews Avenue. The residential component of the Gallery at FAT Village would include 150 units for households making no more than 120% of the county's area median income.

Proforma - The building's operations were analyzed over a 15-year period review period. Revenues are expected to increase by 2% annually with its rent increase governed by the State of Florida. Operating expenses over the period of review are projected to increase by 3% annually. The project's net profit position averages \$65,000 annually over the first five years of the project.

Based on the analysis of the projected cash flow and the availability of low-income tax credit proceeds, the project from a financial perspective is deemed to be realistic attainable. The support of the CRA, if structured as a "Local Government Contribution" will increase the probability of this project being funded by Florida Housing and Finance Corporation due to one of its goals for FY 2019 is to fund a Broward County project with a Local Government Contribution and sponsored by a non-profit, Mount Hermon Senior Apartments meet this criteria.

Attachments:

**Proforma
Sources and Uses Chart**

Project Summary

Mount Hermon Apartments - Broward - Elderly

Basic Project Info

| | |
|----------------|-------------------------|
| Name | Mount Hermon Apartments |
| Type of Deal | 9% |
| Demographic | Elderly |
| County | Broward |
| City/State | Fort Lauderdale, FL |
| Street Address | 0 |
| Category | NC High-Rise Concrete |
| PHA deal? | No |

Site Control

| | |
|--------------------------------|-------------|
| Ground Lease? | No |
| Purchase Price for Real Estate | 3800000 |
| Price per Door | 34545.45455 |
| Building owned for 10 years? | No |
| Allocation of Price to Land | 3800000 |
| | 0 5000 |

Construction Cost

| | |
|---------------------------|-------------|
| Const. Cost per Gross Ft. | 184.5663662 |
| Const. Cost per unit | 215909.0909 |

First Mortgage and Cash Flow

| | |
|-------------------------------|--------------|
| Permanent Loan 1 | \$28,000,000 |
| Cash Flow Average 15 Years | \$202,391 |
| Per Unit Cash Flow Average 15 | \$1,840 |
| Debt Service C. Ratio Year 1 | 1.20 |

Affordable Deal Result

| | |
|--------------------------------|-------------|
| Developer Fee Percentage | 16% |
| Development Fee | \$4,795,550 |
| Paid Development Fee | \$4,362,829 |
| Deferred Development Fee | \$432,721 |
| Percentage of Dev. Fee deferre | 9% |
| Cash Flow earned in 14 years | \$2,753,316 |
| Price per Tax Credit Dollar | \$0.93 |

Unit Mix

| | |
|----------------------|------|
| Number of Units | 110 |
| % Units - Affordable | 1 |
| 1beds | 77 |
| 2beds | 33 |
| 3beds | 0 |
| % ELI | 0.25 |
| Parking Spaces | 140 |

Project Type

| | |
|-------------------|--------------|
| Elevator | 2 |
| Number of Stories | 6 |
| Water | Tenant Pays |
| Sewer | Tenant Pays |
| Trash | Project Pays |

Land

| | |
|-------------------|------|
| Land (Acres) | 1.08 |
| Requires Rezoning | No |

Sources

| | |
|----------------------|---------------------|
| Tax Credit Equity | \$26,799,900 |
| Permanent Loan 1 | \$10,900,000 |
| Other Hard Pay | \$0 |
| Broward County CF | \$640,000 |
| Other Soft | \$0 |
| Broward County | \$0 |
| Grant/Other #2 | \$0 |
| Cash flow from ope | \$0 |
| Deferred Developer | \$432,721 |
| Total Project | \$38,772,621 |

| Project Information | | | Timing | Units | Elapsed Months | Cumulative Months |
|---------------------|-------------------------|--------------|--|--------|----------------|-------------------|
| Project Name | Mount Hermon Apartments | Demographic | Predevelopment Start Date | Date | | |
| City, State | Fort Lauderdale, FL | Land (Acres) | Closing Date | Aug-21 | | |
| County | Broward | Max Density | First Unit Occupied (# of Occupied upon initial C/O) | Mar-22 | | 14 |
| Developer | Bryan | Zoning | Last Unit Occupied (# of Occupied per month) | May-23 | 5 | 19 |
| Ownership Entity | Address | | Permanent Loan Closing Date | Oct-23 | 4 | 23 |
| | | | | Feb-24 | | |

| Deal Info | | Unit Type | | | | | | Set Aside | | % of Sq Ft | |
|-----------------|-----------------------|-----------|--------|-------|---------|----------|--------------|--------------|---------|------------|------|
| Deal Type: | 9% | Studio | Sq Ft. | Units | % Units | % Income | Utility All. | 33% | % Units | % Income | 0% |
| Acquisition: | No | 1/1 | 700 | 77 | 70% | A/C | \$ | 50% | 0% | 0% | 0% |
| Project Type: | NC High-Rise Concrete | 2/2 | 900 | 33 | 30% | | \$ | 60% | 90% | 96% | 0% |
| # of Buildings: | 1 | 3/2 | 1,050 | 0 | 0% | | \$0.00 | Market | 0% | 0% | 0% |
| # of Floors: | 7 | | | | | | | | | | |
| # of Elevators: | 2 | | | | | | | | | | |
| | | Total | 760 | 110 | 100% | 0% | | % Affordable | 100% | 100% | 100% |

| Residential Rent Schedule | # of Units | Rent Limit | Unit Sq. Ft. | Market Rents | 2018 FHFC Max Rent | Net Rent | Total Rent Monthly | Total Rent Annual | Total Sq. Ft. | Rent P.S.F. | Rent Per Unit |
|---------------------------|------------|------------|--------------|--------------|--------------------|----------|--------------------|-------------------|---------------|-------------|---------------|
| 1/1 | 69 | 60% | 700 | | \$1,002 | \$930 | \$64,170 | \$770,040 | 48,300 | \$1.33 | \$11,160 |
| 1/1 | 8 | 25% | 700 | | \$417 | \$345 | \$2,760 | \$33,120 | 5,600 | \$0.49 | \$4,140 |
| 2/2 | 30 | 60% | 900 | | \$1,203 | \$1,113 | \$33,390 | \$400,680 | 27,000 | \$1.24 | \$13,356 |
| 2/2 | 3 | 25% | 900 | | \$501 | \$411 | \$1,233 | \$14,796 | 2,700 | \$0.46 | \$4,932 |
| 3/2 | 0 | 60% | | | \$1,390 | \$1,390 | \$0 | \$0 | | | |
| 3/2 | 0 | 25% | | | \$622 | \$622 | \$0 | \$0 | | | |
| Total | 110 | | 83,600 | | \$579 | \$9,558 | \$101,553 | \$1,218,636 | 33,600 | \$1.21 | \$11,079 |

| Operating Expenses | Total | Per Unit | P.S.F. (rentable) | Notes |
|------------------------------|----------------|----------------|----------------------|-------|
| Management Fee (% of EGI) | 73,770 | \$871 | \$0.88 | 6.00% |
| Admin | 35,285 | \$321 | \$0.42 | |
| Contracted Services | 54,144 | \$492 | \$0.65 | |
| Leasing and Marketing | 7,578 | \$69 | \$0.09 | |
| Maintenance | 23,100 | \$210 | \$0.28 | |
| Payroll | 132,523 | \$1,205 | \$1.59 | |
| Utilities | 49,512 | \$450 | \$0.59 | |
| Real Estate Taxes | 5,500 | \$50 | \$0.07 | |
| Insurance | 71,500 | \$650 | \$0.86 | |
| Replacement Reserves | 33,000 | \$300 | \$0.39 | |
| Other | - | | \$0.00 | |
| Total | 485,911 | \$4,417 | | |
| Purchase Price | | \$34,545 | \$45.45 | |
| Senior Debt Service Coverage | \$3,800,000 | 1.20x | | |
| Total Debt Service Coverage | | 1.20x | | |

| Operating Assumptions | Per Year | Total |
|-----------------------|----------|--------|
| Vacancy Rate | 5% | 60,932 |
| Rental Income Growth | 2% | |
| Other Income Growth | 2% | |
| Expense Growth | 3% | |

| Parking Income | Factor | Spaces | Rent/month | Total/month | Per Annum |
|--------------------|--------|------------|------------|-------------|------------|
| Included in Rent | 1.27 | 140 | \$0 | \$0 | \$0 |
| Available for Rent | | 0 | \$0 | \$0 | \$0 |
| Vacancy | 20% | | | \$0 | \$0 |
| Net Total | | 140 | \$0 | \$0 | \$0 |

| Other Income | Unit/mo | % | Unit/yr | Per Annum |
|---------------------------|-------------|------|--------------|-----------------|
| Laundry | \$40 | 95% | \$456 | \$47,652 |
| Premiums | \$15 | 95% | \$171 | \$17,870 |
| Other | \$5 | 100% | \$60 | \$6,270 |
| Other | \$0 | 0% | \$0 | \$0 |
| Other | \$0 | 0% | \$0 | \$0 |
| Total Other Income | \$60 | | \$687 | \$71,792 |

Mount Hermon Apartments - Broward - Elderly Capital Stack

| Sources | | Per Unit | Amount | Rate | Constr | Perm | Amort. (0=I/O) | Soft | DSC Cap | DSC Yr 1 | Orig. | CC | For. Fund | Mo. Pay | Yr. Pay |
|---------|--------------------|----------|------------|-------|--------|------|-------------------|------|---------|----------|-------|-------|-----------|----------|-----------|
| Debt | Hard | | | | | | | | | | | | | | |
| | Construction Loan | Proj. | 27,842,774 | 4.00% | Yes | No | 0 | | | | 0.50% | 0.20% | No | \$93,333 | ##### |
| | Bridge Loan | - | - | 6.00% | Yes | No | 0 | | | | 0.00% | 0.00% | | \$0 | \$0 |
| Soft | Permanent Loan 1 | | \$99,091 | 4.50% | No | Yes | 420 | | 1.20x | 1.2012 | 0.75% | 0.20% | No | \$51,585 | \$619,020 |
| | Broward County CRA | | \$5,818 | 0.00% | Yes | Yes | 0 | Yes | 0.00x | | 0.00% | 0.00% | | \$0 | \$0 |
| | Broward County | | \$0 | 0.00% | Yes | Yes | 0 | | | | 0.00% | 0.00% | | \$0 | \$0 |

| Tax Credit Equity | | Total Credits | Amount | \$/TC | Constr | Perm | IC% 4% | IC% 9% |
|------------------------|--|---------------|--------------|--------|--------|------|--------|--------|
| LIHTC LP Equity | | \$28,817,097 | \$26,799,900 | \$0.93 | Yes | Yes | 3.20% | 9.00% |
| Historic LP Equity | | \$0 | \$0 | \$0.00 | Yes | Yes | | |
| Deferred Developer Fee | | | \$432,721 | | | | | |

**Mount Hermon Apartments - Broward - Elderly
Eligible Basis/Tax Credit Calculation**

| Eligible Costs | Total Costs | LIHTC | | Eligible Costs Acquisition | Ineligible Costs | Historic | |
|--|-------------------|------------------|--------------------------|----------------------------|------------------|------------------|----------------|
| | | Enter Eligible % | Eligible Basis New/Rehab | | | Enter Eligible % | Eligible Costs |
| Hard Construction Costs | 20,833,333 | 98% | 20,416,667 | - | 416,667 | 0% | - |
| GC Profit | 1,250,000 | 100% | 1,250,000 | - | - | 0% | - |
| GC General Requirements | 1,250,000 | 100% | 1,250,000 | - | - | 0% | - |
| GC Overhead | 416,667 | 100% | 416,667 | - | - | 0% | - |
| Recreational / Owner Items | 200,000 | 50% | 100,000 | - | 100,000 | 0% | - |
| Off-Site Improvements / acre | - | 0% | - | - | - | 0% | - |
| Hard Cost Contingency | 1,187,500 | 100% | 1,187,500 | - | - | 0% | - |
| Other | - | 100% | - | - | - | 0% | - |
| Construction Interest Expense | 1,451,171 | 57% | 827,699 | - | 623,472 | 0% | - |
| Bridge Loan Interest Expense | - | 0% | - | - | - | 0% | - |
| PDL Interest Expense | - | 0% | - | - | - | 0% | - |
| Permanent Loan Origination Fee | 81,750 | 0% | - | - | 81,750 | 0% | - |
| Permanent Loan Closing Costs | 15,000 | 0% | - | - | 15,000 | 0% | - |
| Construction Loan Origination Fee | 110,000 | 100% | 110,000 | - | - | 0% | - |
| Construction Loan Closing Costs | 25,000 | 100% | 25,000 | - | - | 0% | - |
| Other Loan Closing Costs | 12,500 | 0% | - | - | 12,500 | 0% | - |
| Costs of Issuance | - | 0% | - | - | - | 0% | - |
| Accounting Fees | 45,000 | 100% | 45,000 | - | - | 0% | - |
| Application Fees | - | 0% | - | - | - | 0% | - |
| Appraisal | 5,000 | 100% | 5,000 | - | - | 0% | - |
| Architect Fee-Design | 410,000 | 100% | 410,000 | - | - | 0% | - |
| Architect Fee-Supervision | 60,000 | 100% | 60,000 | - | - | 0% | - |
| Builder's Risk Insurance | 229,167 | 100% | 229,167 | - | - | 0% | - |
| Building Permit | 350,000 | 100% | 350,000 | - | - | 0% | - |
| Brokerage Fee | - | 0% | - | - | - | 0% | - |
| Credit Underwriting Fee | 17,845 | 0% | - | - | 17,845 | 0% | - |
| Engineering Fee | 50,000 | 100% | 50,000 | - | - | 0% | - |
| Environmental Report | 5,000 | 100% | 5,000 | - | - | 0% | - |
| FHFC Administrative Fees | 259,380 | 0% | - | - | 259,380 | 0% | - |
| FHFC Application Fees | 3,000 | 0% | - | - | 3,000 | 0% | - |
| FHFC Compliance Mon. Fee | 212,332 | 0% | - | - | 212,332 | 0% | - |
| Impact Fees (Detail) | 300,000 | 100% | 300,000 | - | - | 0% | - |
| Inspection Fees | 115,000 | 100% | 115,000 | - | - | 0% | - |
| Insurance- Property/Liability | 71,500 | 100% | 71,500 | - | - | 0% | - |
| Legal Fees- Partnership | 160,000 | 50% | 80,000 | - | 80,000 | 0% | - |
| Legal Fees- Other | 45,000 | 75% | 33,750 | - | 11,250 | 0% | - |
| Market Study | 5,500 | 100% | 5,500 | - | - | 0% | - |
| Marketing/Advertising + Lease Up | 75,000 | 0% | - | - | 75,000 | 0% | - |
| Property Taxes | 30,500 | 100% | 30,500 | - | - | 0% | - |
| Soil Test Report | 15,000 | 100% | 15,000 | - | - | 0% | - |
| Survey(Including as-built) | 25,000 | 100% | 25,000 | - | - | 0% | - |
| Title Insurance & Recording | 218,895 | 85% | 186,061 | - | 32,834 | 0% | - |
| Utility Connection Fee | 250,000 | 100% | 250,000 | - | - | 0% | - |
| Plan and Cost Review | 2,500 | 100% | 2,500 | - | - | 0% | - |
| NGBS/LEED Certification | 26,300 | 100% | 26,300 | - | - | 0% | - |
| Contingency (Soft Cost) | 152,346 | 100% | 152,346 | - | - | 0% | - |
| Sub-Total | 29,972,185 | | 28,031,156 | - | 1,941,030 | | - |
| Existing Buildings, Owned | - | 100% | - | - | - | 0% | - |
| Existing Buildings, To be Acquired | - | 100% | - | - | - | 0% | - |
| Other Acquisition Costs | - | 100% | - | - | - | 0% | - |
| Operating Deficit Reserve (3M OpEx & Debt Service) | 204,886 | - | - | - | 204,886 | 0% | - |
| Land, To be Acquired | 3,800,000 | - | - | - | 3,800,000 | - | - |
| Other Land Costs | - | - | - | - | - | - | - |
| Developer's Admin. & Overhead | - | 100% | - | - | - | 0% | - |
| Developer's Profit Acquisition | - | 100% | - | - | - | 0% | - |
| Developer's Profit | 4,795,550 | 100% | 4,795,550 | - | - | 0% | - |
| Total Cost | 38,772,621 | 100% | 32,826,705 | - | 5,945,916 | 0% | - |

**Mount Hermon Apartments - Fort Lauderdale, FL
Eligible Basis/Tax Credit Calculation**

| Tax Credit Calculation | | County |
|---|--|---------------|
| County | | Broward |
| DDA or OCT - (Yes/No) | | Yes |
| Maximum Request per unit | | 26,200 |
| Geographic Cap | | 2,882,000 |
| Per Unit Cap | | 2,882,000 |
| Applicable Cap | | 2,882,000 |
| LIHTC 9% OR 4% | | 9% |
| Eligible Basis (Rehab & New Construction) | | 32,826,705 |
| Eligible Basis (Acquisition) | | - |
| Applicable % | | 100.00% |
| Qualified Basis (Rehab & New Construction) | | 42,674,717 |
| Qualified Basis (Acquisition) | | - |
| Credit % Rehab & New Construction (enter here) | | 9.00% |
| Credit % Acquisition (enter here) | | 0.00% |
| Max Annual Credits | | 3,840,725 |
| Max Total Credits | | 2,882,000 |
| Annual Credits Request (Rounded Down nearest \$1) | | 2,882,000 |
| Total Credits (10 years) | | 28,820,000 |
| % Syndicated to LP (Enter % here -->) | | 99.99% |
| Price per Credit | | 0.93 |
| Limited Partner Equity - Rounded nearest \$100 | | \$ 26,799,900 |

Factor Applied

#REF!

--Based on Units

| Financing Vehicle | | Credit % |
|---------------------------------|------|-------------|
| TE Bonds/4% LIHTC | | 3.20% |
| LIHTC 9% | | 9.00% |
| Tax-Exempt Bond Test (50% Test) | | Amount |
| Eligible Basis | | 32,826,705 |
| Land, To be Acquired | | 3,800,000 |
| Total | | 36,626,705 |
| Tax-exempt bond request | | 28,000,000 |
| As a Percent | | 76.45% |
| TC Delivery | | Year |
| | 2023 | \$1,375,500 |
| | 2024 | \$2,882,000 |
| | 2025 | \$2,882,000 |
| Excess Eligible Basis = | | 8,194,227 |
| FHFC Request | | \$2,882,000 |

Tax Credit Calc
N/A

| Tax Credit Equity Pay-in | | | | Payment Date | Elapsed Months | Cumulative Months | DRAW # |
|----------------------------------|------|-------------|-------------------|--------------|----------------|-------------------|-------------|
| Closing Equity | | | | Mar-22 | | | |
| Equity at 25.00% | 25% | 25.00% | 6,699,975 | Aug-22 | 5 | 5 | 5 |
| Equity at 50.00% | 50% | 0.00% | - | Sep-22 | 1 | 6 | 6 |
| Equity at 75.00% | 75% | 0.00% | - | Dec-22 | 8 | 9 | 9 |
| Equity at 100.00% | 100% | 25.00% | 6,699,975 | Apr-23 | 5 | 13 | 13 |
| Stabilization Equity | | 50.00% | 13,399,950 | Feb-24 | 18 | 23 | 13 |
| Total | | 100% | 26,799,900 | | | | #N/A |
| Total Equity During Construction | | | | | | | 6,699,975 |

Mount Hermon Apartments - Broward - Elderly Construction Inputs

| Hard Construction Costs | | # of Bldgs. | Sq. Ft. | \$ PSF | Cost Per Housing Unit | Total Cost |
|--------------------------------------|-----|-------------|----------------|-----------------|-----------------------|---------------------|
| Construction (Hard) Costs {A} | | | | | | |
| Housing | | | | | | |
| Hard Construction Costs | | 1 | 83,600 | \$161.90 | \$123,044 | \$13,534,867 |
| Common Area | 35% | | 29,260 | \$161.90 | \$43,065 | \$4,737,203 |
| Garage | 113 | 140 | 15,820 | \$161.90 | \$23,284 | \$2,561,263 |
| Total Housing | | 141 | 128,680 | \$161.90 | \$189,394 | \$20,833,333 |
| Commercial | | | | | | |
| Hard Construction Costs | | 0 | 0 | \$80.00 | \$0 | \$0 |
| Common Area | | | 0 | \$80.00 | \$0 | \$0 |
| Site Work | | | | | \$0 | \$0 |
| Total Commercial | | 0 | 0 | \$0.00 | \$0 | \$0 |
| Hard Cost Sub-total | | 141 | 128,680 | \$161.90 | \$189,394 | \$20,833,333 |

| Construction Fees {A} | | | | | |
|-------------------------|--------------|---------|----------|-----------|--------------|
| Description | Applicable % | | \$ PSF | Per Unit | Total |
| GC Profit | 6.0% | | \$9.71 | \$11,364 | \$1,250,000 |
| GC General Requirements | 6.0% | | \$9.71 | \$11,364 | \$1,250,000 |
| GC Overhead | 2.0% | | \$3.24 | \$3,788 | \$416,667 |
| TOTAL | | | \$22.67 | \$26,515 | \$2,916,667 |
| | | | \$284.09 | | |
| GRAND TOTAL | 141 | 128,680 | \$184.57 | \$215,909 | \$23,750,000 |

| Recreational/ Owner Items {B} | | Cost Per Housing Unit | Total Cost |
|-------------------------------|--|-----------------------|----------------|
| Housing | | | |
| FF& E | | 1,818 | 200,000 |
| Add Alts | | 1,364 | 150,000 |
| Recreation Items | | - | - |
| Clubhouse | | - | - |
| Total Housing | | 3,182 | 350,000 |
| Commercial | | | |
| Item #1 | | - | - |
| Item #2 | | - | - |
| Item #3 | | - | - |
| Total Commercial | | - | - |
| Sub-total | | 3,182 | 350,000 |

| Utility Connection Fees | | |
|------------------------------|---------------|------------------|
| | Per Unit Cost | Total |
| Water & Sewer Connection Fee | \$2,000 | \$220,000 |
| Water Meter | \$100 | \$11,000 |
| TOTAL | | \$231,000 |
| Override | | \$231,000 |

| Building Permit Fee's {D} | | |
|---------------------------|----------------|------------------|
| | Per Unit | Total |
| Building Permit | \$600 | \$66,000 |
| SWFMD/SOFMD | \$100 | \$11,000 |
| Water Tap fee | \$100 | \$11,000 |
| Sewer Tap fee | \$100 | \$11,000 |
| Plans | \$100 | \$11,000 |
| Other | \$0 | \$0 |
| TOTAL | \$1,000 | \$110,000 |
| Override | | \$110,000 |

Reviewed By

X

Print Name: Bert Del Valle

Date:

Mount Hermon Apartments - Broward - Elderly Operating Statement

| Income: | Per Unit | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Net Rental Income | \$11,079 | \$1,218,636 | \$1,243,009 | \$1,267,869 | \$1,293,226 | \$1,319,091 | \$1,345,473 | \$1,372,382 | \$1,399,830 | \$1,427,826 | \$1,455,383 | \$1,483,510 | \$1,511,221 | \$1,539,525 | \$1,567,436 | \$1,607,964 |
| Reserve for Vacancy @ 5.0% | (\$554) | (\$60,932) | (\$62,150) | (\$63,393) | (\$64,661) | (\$65,955) | (\$67,274) | (\$68,619) | (\$69,991) | (\$71,391) | (\$72,819) | (\$74,276) | (\$75,761) | (\$77,276) | (\$78,822) | (\$80,398) |
| Parking Income | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Laundry | \$433 | \$47,652 | \$48,605 | \$49,577 | \$50,569 | \$51,580 | \$52,612 | \$53,664 | \$54,737 | \$55,832 | \$56,949 | \$58,088 | \$59,249 | \$60,434 | \$61,643 | \$62,876 |
| Other | \$162 | \$17,870 | \$18,227 | \$18,591 | \$18,963 | \$19,343 | \$19,729 | \$20,124 | \$20,526 | \$20,937 | \$21,356 | \$21,783 | \$22,218 | \$22,663 | \$23,116 | \$23,578 |
| Other | \$57 | \$6,270 | \$6,395 | \$6,523 | \$6,654 | \$6,787 | \$6,923 | \$7,061 | \$7,202 | \$7,346 | \$7,493 | \$7,643 | \$7,796 | \$7,952 | \$8,111 | \$8,273 |
| Other | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Housing | \$11,177 | \$1,229,496 | \$1,254,086 | \$1,279,167 | \$1,304,751 | \$1,330,846 | \$1,357,463 | \$1,384,612 | \$1,412,304 | \$1,440,550 | \$1,469,361 | \$1,498,748 | \$1,528,723 | \$1,559,298 | \$1,590,484 | \$1,622,293 |
| Expenses: | Per Unit | | | | | | | | | | | | | | | |
| Housing | | | | | | | | | | | | | | | | |
| Management Fee (% of EGI) | \$671 | \$73,770 | \$75,245 | \$76,750 | \$78,285 | \$79,851 | \$81,448 | \$83,077 | \$84,738 | \$86,433 | \$88,162 | \$89,925 | \$91,723 | \$93,558 | \$95,429 | \$97,338 |
| Admin | \$321 | \$35,285 | \$36,343 | \$37,434 | \$38,557 | \$39,713 | \$40,905 | \$42,132 | \$43,396 | \$44,698 | \$46,039 | \$47,420 | \$48,842 | \$50,308 | \$51,817 | \$53,371 |
| Contracted Services | \$54 | \$5,144 | \$5,268 | \$5,411 | \$5,578 | \$5,757 | \$5,940 | \$6,129 | \$6,329 | \$6,539 | \$6,750 | \$6,965 | \$7,185 | \$7,408 | \$7,634 | \$7,861 |
| Leasing and Marketing | \$69 | \$7,578 | \$7,805 | \$8,040 | \$8,281 | \$8,529 | \$8,785 | \$9,049 | \$9,320 | \$9,600 | \$9,888 | \$10,184 | \$10,490 | \$10,804 | \$11,129 | \$11,462 |
| Maintenance | \$210 | \$23,100 | \$23,793 | \$24,507 | \$25,242 | \$25,999 | \$26,779 | \$27,583 | \$28,410 | \$29,262 | \$30,140 | \$31,044 | \$31,976 | \$32,935 | \$33,923 | \$34,941 |
| Payroll | \$1,205 | \$132,523 | \$136,498 | \$140,593 | \$144,811 | \$149,155 | \$153,630 | \$158,239 | \$162,986 | \$167,876 | \$172,912 | \$178,099 | \$183,442 | \$188,945 | \$194,614 | \$200,452 |
| Utilities | \$450 | \$49,512 | \$50,997 | \$52,527 | \$54,103 | \$55,726 | \$57,398 | \$59,120 | \$60,894 | \$62,720 | \$64,602 | \$66,540 | \$68,536 | \$70,592 | \$72,710 | \$74,891 |
| Real Estate Taxes | \$50 | \$5,500 | \$5,665 | \$5,835 | \$6,010 | \$6,190 | \$6,376 | \$6,567 | \$6,764 | \$6,967 | \$7,176 | \$7,392 | \$7,613 | \$7,842 | \$8,077 | \$8,319 |
| Insurance | \$650 | \$71,500 | \$73,645 | \$75,854 | \$78,130 | \$80,474 | \$82,888 | \$85,375 | \$87,936 | \$90,574 | \$93,291 | \$96,090 | \$98,973 | \$101,942 | \$105,000 | \$108,150 |
| Replacement Reserves | \$300 | \$33,000 | \$33,990 | \$35,010 | \$36,060 | \$37,142 | \$38,256 | \$39,404 | \$40,586 | \$41,803 | \$43,058 | \$44,349 | \$45,680 | \$47,050 | \$48,462 | \$49,915 |
| Other | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$4,417 | \$485,911 | \$499,751 | \$513,991 | \$528,643 | \$543,719 | \$559,232 | \$575,195 | \$591,620 | \$608,521 | \$625,913 | \$643,808 | \$662,223 | \$681,173 | \$700,672 | \$720,738 |
| Net Operating Income | \$6,760 | \$743,585 | \$754,335 | \$765,178 | \$776,110 | \$787,129 | \$798,234 | \$809,422 | \$820,690 | \$832,036 | \$843,457 | \$854,949 | \$866,510 | \$878,136 | \$889,823 | \$901,568 |
| Debt Service & Cashflow | | | | | | | | | | | | | | | | |
| Hard Debt | | | | | | | | | | | | | | | | |
| Predevelopment Loan | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 |
| GP Loan | 1.20 | 1.22 | 1.24 | 1.26 | 1.27 | 1.29 | 1.29 | 1.31 | 1.33 | 1.34 | 1.36 | 1.38 | 1.40 | 1.42 | 1.44 | 1.46 |
| Construction Loan | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Bridge Loan | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Permanent Loan 1 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| DSCR | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Permanent Loan 2 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Permanent Loan 3 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Hard Debt | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 |
| Waterfall Cashflow | \$5,627 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 | \$619,020 |
| Asset Mgmt Fee | \$3,035,664 | \$124,565 | \$135,315 | \$146,158 | \$157,090 | \$168,109 | \$179,214 | \$190,402 | \$201,670 | \$213,016 | \$224,437 | \$235,929 | \$247,490 | \$259,116 | \$270,804 | \$282,548 |
| DDF | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| DDF | \$308,156 | \$172,841 | \$26,683 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Soft Debt | | | | | | | | | | | | | | | | |
| Broward County CRA | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Broward County | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Soft Paid | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Net Cashflow | \$0 | \$0 | \$0 | \$0 | \$130,407 | \$168,109 | \$179,214 | \$190,402 | \$201,670 | \$213,016 | \$224,437 | \$235,929 | \$247,490 | \$259,116 | \$270,804 | \$282,548 |
| Debt Service Coverage | | | | | | | | | | | | | | | | |
| Permanent Loan 1 | 1.20 | 1.22 | 1.24 | 1.26 | 1.25 | 1.27 | 1.29 | 1.31 | 1.33 | 1.34 | 1.36 | 1.38 | 1.40 | 1.42 | 1.44 | 1.46 |

Mount Hermon Apartments - Broward - Elderly Sources & Uses

| Sources | Permanent Phase | | |
|------------------------|---------------------|-------------|----------------|
| | Total | % | Per Unit |
| Debt | | | |
| Construction Loan | \$0 | 0.00% | - |
| Bridge Loan | \$0 | 0.00% | - |
| Permanent Loan 1 | \$10,900,000 | 28.11% | 99,091 |
| Broward County CRA | \$640,000 | 1.65% | 5,818 |
| Broward County | \$0 | 0.00% | - |
| Tax Credit Equity | | | |
| LIHTC LP Equity | \$26,799,900 | 69.12% | 243,635 |
| Deferred Developer Fee | \$432,721 | 1.12% | 3,934 |
| Total Sources | \$38,772,621 | 100% | 352,478 |

| Construction Phase | | |
|---------------------|-------------|----------------|
| Total | % | Per Unit |
| \$28,000,000 | 79.23% | 254,545 |
| - | 0.00% | - |
| \$0 | 0.00% | - |
| \$640,000 | 1.81% | 5,818 |
| \$0 | 0.00% | - |
| 6,699,975 | 18.96% | 60,909 |
| \$0 | 0.00% | - |
| \$35,339,975 | 100% | 321,273 |

| Uses | Permanent Phase | | |
|--|---------------------|---------------|------------------|
| | Total | % | Per Unit |
| Hard Construction Costs | \$20,833,333 | 53.7% | \$189,394 |
| GC Profit | \$1,250,000 | 3.2% | \$11,364 |
| GC General Requirements | \$1,250,000 | 3.2% | \$11,364 |
| GC Overhead | \$416,667 | 1.1% | \$3,788 |
| Recreational / Owner Items | \$200,000 | 0.5% | \$1,818 |
| Off-Site Improvements / acre | \$0 | 0.0% | \$0 |
| Hard Cost Contingency @: | \$1,187,500 | 3.1% | \$10,795 |
| Other | \$0 | 0.0% | \$0 |
| Construction Interest Expense | 1,451,171 | 3.7% | \$13,192 |
| Bridge Loan Interest Expense | - | 0.0% | \$0 |
| Other Interest Expense | \$0 | 0.0% | \$0 |
| Permanent Loan Origination Fee | \$81,750 | 0.2% | \$743 |
| Permanent Loan Closing Costs | \$15,000 | 0.0% | \$136 |
| Construction Loan Origination Fee | \$110,000 | 0.3% | \$1,000 |
| Construction Loan Closing Costs | \$25,000 | 0.1% | \$227 |
| Other Loan Closing Costs | \$12,500 | 0.0% | \$114 |
| Costs of Issuance | \$0 | 0.0% | \$0 |
| Accounting Fees | \$45,000 | 0.1% | \$409 |
| Application Fees | \$0 | 0.0% | \$0 |
| Appraisal | \$5,000 | 0.0% | \$45 |
| Architect Fee-Design | \$410,000 | 1.1% | \$3,727 |
| Architect Fee-Supervision | \$60,000 | 0.2% | \$545 |
| Builder's Risk Insurance | \$229,167 | 0.6% | \$2,083 |
| Building Permit | \$350,000 | 0.9% | \$3,182 |
| Brokerage Fee | \$0 | 0.0% | \$0 |
| Credit Underwriting Fee | \$17,845 | 0.0% | \$162 |
| Engineering Fee | \$50,000 | 0.1% | \$455 |
| Environmental Report | \$5,000 | 0.0% | \$45 |
| FHFC Administrative Fees | \$259,380 | 0.7% | \$2,358 |
| FHFC Application Fees | \$3,000 | 0.0% | \$27 |
| FHFC Compliance Mon. Fee | \$212,332 | 0.5% | \$1,930 |
| Impact Fees (Detail) | \$300,000 | 0.8% | \$2,727 |
| Inspection Fees | \$115,000 | 0.3% | \$1,045 |
| Insurance- Property/Liability | \$71,500 | 0.2% | \$650 |
| Legal Fees- Partnership | \$160,000 | 0.4% | \$1,455 |
| Legal Fees- Other | \$45,000 | 0.1% | \$409 |
| Market Study | \$5,500 | 0.0% | \$50 |
| Marketing/Advertising + Lease Up | \$75,000 | 0.2% | \$682 |
| Property Taxes | \$30,500 | 0.1% | \$277 |
| Soil Test Report | \$15,000 | 0.0% | \$136 |
| Survey(including as-built) | \$25,000 | 0.1% | \$227 |
| Title Insurance & Recording | \$218,895 | 0.6% | \$1,990 |
| Utility Connection Fee | \$250,000 | 0.6% | \$2,273 |
| Plan and Cost Review | \$2,500 | 0.0% | \$23 |
| NGBS/LEED Certification | \$26,300 | 0.1% | \$239 |
| Contingency (Soft Cost) | \$152,346 | 0.4% | \$1,385 |
| Sub-Total | \$29,972,185 | 77.3% | \$272,474 |
| Existing Buildings, Owned | \$0 | 0.0% | \$0 |
| Existing Buildings, To be Acquired | \$0 | 0.0% | \$0 |
| Other Acquisition Costs | \$0 | 0.0% | \$0 |
| Operating Deficit Reserve (3M OpEx & D | \$204,886 | 0.5% | \$1,863 |
| Land, To be Acquired | \$3,800,000 | 9.8% | \$34,545 |
| Other Land Costs | \$0 | 0.0% | \$0 |
| Developer's Admin. & Overhead | \$0 | 0.0% | \$0 |
| Developer's Profit Acquisition | \$0 | 0.0% | \$0 |
| Developer's Profit | \$4,795,550 | 12.4% | \$43,596 |
| Total Project Cost | \$38,772,621 | 100.0% | \$624,953 |

| Construction Phase | | |
|---------------------|---------------|------------------|
| Total | % | Per Unit |
| \$20,833,333 | 58.1% | \$189,394 |
| \$1,250,000 | 3.5% | \$11,364 |
| \$1,250,000 | 3.5% | \$11,364 |
| \$416,667 | 1.2% | \$3,788 |
| \$200,000 | 0.6% | \$1,818 |
| \$0 | 0.0% | \$0 |
| \$1,187,500 | 3.3% | \$10,795 |
| \$0 | 0.0% | \$0 |
| \$1,590,270 | 4.4% | \$14,457 |
| \$0 | 0.0% | \$0 |
| \$0 | 0.0% | \$0 |
| \$81,750 | 0.2% | \$743 |
| \$15,000 | 0.0% | \$136 |
| \$110,000 | 0.3% | \$1,000 |
| \$25,000 | 0.1% | \$227 |
| \$12,500 | 0.0% | \$114 |
| \$0 | 0.0% | \$0 |
| \$45,000 | 0.1% | \$409 |
| \$0 | 0.0% | \$0 |
| \$5,000 | 0.0% | \$45 |
| \$410,000 | 1.1% | \$3,727 |
| \$60,000 | 0.2% | \$545 |
| \$229,167 | 0.6% | \$2,083 |
| \$350,000 | 1.0% | \$3,182 |
| \$0 | 0.0% | \$0 |
| \$17,845 | 0.0% | \$162 |
| \$50,000 | 0.1% | \$455 |
| \$5,000 | 0.0% | \$45 |
| \$259,380 | 0.7% | \$2,358 |
| \$3,000 | 0.0% | \$27 |
| \$212,332 | 0.6% | \$1,930 |
| \$300,000 | 0.8% | \$2,727 |
| \$115,000 | 0.3% | \$1,045 |
| \$71,500 | 0.2% | \$650 |
| \$160,000 | 0.4% | \$1,455 |
| \$45,000 | 0.1% | \$409 |
| \$5,500 | 0.0% | \$50 |
| \$75,000 | 0.2% | \$682 |
| \$30,500 | 0.1% | \$277 |
| \$15,000 | 0.0% | \$136 |
| \$25,000 | 0.1% | \$227 |
| \$218,895 | 0.6% | \$1,990 |
| \$250,000 | 0.7% | \$2,273 |
| \$2,500 | 0.0% | \$23 |
| \$26,300 | 0.1% | \$239 |
| \$152,346 | 0.4% | \$1,385 |
| \$30,111,285 | 83.9% | \$273,739 |
| \$0 | 0.0% | \$0 |
| \$0 | 0.0% | \$0 |
| \$0 | 0.0% | \$0 |
| \$3,800,000 | 10.6% | \$34,545 |
| \$0 | 0.0% | \$0 |
| \$0 | 0.0% | \$0 |
| \$0 | 0.0% | \$0 |
| \$1,963,273 | 5.5% | \$17,848 |
| \$35,874,557 | 100.0% | \$599,871 |

Financing Gap surplus/(short) \$0

\$165,418

1090707.162

| Developer Fee | |
|--------------------------------------|--------------------|
| Paid Dev. Fees @ Stabilization | \$4,362,829 91% |
| DDF | \$432,721 9% |
| Total Developer's Fees | \$4,795,550 16% |
| TDC Dev Fee Reduction | (\$31,539) |
| Total Dev Fees Post Reduction | \$4,764,011 |

| % Paid at: | % | Date | Amount |
|---------------|-----|----------|-------------|
| Closing | 35% | Mar-22 | \$1,526,990 |
| 25% | 0% | Aug-22 | \$0 |
| 50% | 10% | 9/1/2022 | \$436,283 |
| 75% | 0% | Dec-22 | \$0 |
| 100% | 30% | Apr-23 | \$1,308,849 |
| Stabilization | 25% | Feb-24 | \$1,090,707 |

TAB 3

APPLICANT CAPACITY

Reverend Henry Green, Jr. - Mount Hermon AME Church Inc., and Affiliate/Community Partner

Matthew Rieger – Principal, President & CEO of HTG

Matthew Rieger is a Principal and President & CEO of Housing Trust Group (HTG), an award-winning, full-service developer of multifamily residential communities whose real estate transactions have exceeded \$2 billion in commercial, land and residential developments across Florida, the Southeastern U.S. and Arizona. HTG has developed over 6,000 units of multifamily housing, including affordable, workforce, student housing, and market-rate for rent and for sale communities, and is the leading developer of affordable housing in the State of Florida.

As President and CEO of HTG since 2011, he has focused on expanding HTG's capacity and development pipeline, bringing greater awareness to the issue of affordable and workforce housing, and working alongside industry leaders, public officials and legislators to shape policy that benefits working-class communities and families. In 2017, he was elected to serve on the Board of Directors of the Coalition of Affordable Housing Providers, a strategic alliance of non-profit and for-profit developers and professional service providers dedicated to providing safe and affordable housing to Floridians.

A native of Miami and third-generation Floridian, Matthew holds a Juris Doctorate from Nova Southeastern University and a Bachelors of Arts degree in Geography from the University of Florida. He is an active member of the Florida Bar Association and American Bar Association, and is involved with a number of charities including Habitat for Humanity, The First Tee and Wade's World Foundation.

Randy Rieger – Chairman and Founder of HTG

Mr. Rieger is the Founder and Chairman of Housing Trust Group. Prior to forming Housing Trust Group, for some 25 years, Mr. Rieger served as Vice President, then as Managing General Partner, of Royal Palm Beach Colony, L.P. The company was a large publicly held real estate development company listed on the American Stock Exchange and was actively involved in the development of numerous large-scale communities in Western Palm Beach County, Florida. Under Mr. Rieger's leadership, Royal Palm Beach Colony, L.P. developed the Village of Royal Palm Beach, and nearly 10,000 surrounding acres.

Bryan Finnie - VP of Development

Mr. Finnie, as President of Urbanfin, LLC, provides the HTG team strategic alliance with over twenty years of public and private institutional experience in structuring private banking, community development and affordable housing investments in targeted communities. He is an experienced public administrator having served as a city manager as well as holding several senior level executive positions in New York, New Jersey and Florida managing high risk community development and affordable housing investment portfolios. Prior to joining HTG he was the Business Development Manager for the Related Urban Group where he specialized in working with governmental agencies, public housing authorities, community redevelopment agencies and private investors to identify projects for Related Urban's investments.

Mr. Finnie holds a BA from Tufts University and a Master's Degree in Urban Planning from Portland State University.

Humberto Del Valle - Executive Vice President of Construction, HTG

Bert Del Valle is a General Contractor with over twenty five years of experience in both residential and commercial/industrial construction. Responsible for over \$200 million dollars in development and construction projects. Proficient in scheduling, coordinating, and team building, through all facets of construction from land acquisition/development to obtaining the Certificate of Occupancy. Bert holds a Bachelor's degree in Finance from Florida International University, as well as a General Contractors License, Master Plumbing License, and Real Estate Broker's License in the state of Florida.

ANF Group, Inc.

Since 1981 ANF Group, Inc has been providing quality pre-construction, construction management, general contracting and design-build services to the South Florida market. Our experience and attention to detail, passion for work and executive involvement are the groundwork we bring on every project.

We are an industry leader in commercial, multi-family, education construction, and have played a vital role in the highly specialized niche of healthcare construction with expertise working on active campuses, laboratories and research facilities. We have built our outstanding reputation with hard work, long-term relationships with our clients and subcontractors along with an understanding of the agility needed to adapt to the ever-changing construction industry.

For over 3 decades, ANF Group has benefited from energetic, principled, and creative leaders at its helm. These qualities live on today. ANF's executive team brings a diverse set of skills and experience, ensuring a well-rounded perspective on company operations. Although from varied backgrounds, our leaders share a common vision and values; they possess a passion for building, a devotion to our clients, a determined dedication to safeguarding our company's and our people's continued growth and prosperity, and an enthusiasm for strengthening our communities.

Reptwar

Reptwar is a design-oriented practice focused on delivering a superior Architecture and Interior Design service. Its founders are committed to excellence and leading from the front. Our design process has been refined through our experiences and observations with successful firms. These experiences include work on internationally recognized project in locations ranging from as far as Hong Kong to more regional settings in Miami and its surroundings. The founders have been committed to finding the best education and experiences in each of their individual careers and made obvious by their selection of high profile firms in which they have worked. These experiences have been combined to create Reptwar architecture, which is committed to competing on the level in which they have been trained.

Reptwar was established for enhancing the quality of life for our clients, the public realm and ourselves by engaging the spirit of design and embodying the essence of Architecture



People You Trust

Multi-Family • Healthcare • Education • Commercial



COMPANY QUALIFICATIONS

Residential Experience

2700 Davie Road, Davie, FL 33314 | (954) 693-9900 | www.anfgroup.com

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Company Information

Section 1



The ANF Advantage™



Al Gil
Senior Vice President

Al Fernandez
President

Nelson Fernandez
Executive Vice President

Company Principals

ANF Group, Inc. has developed a track record and reputation for delivering exceptional quality, price and value to any project we are involved with. Our ability to identify the needs of the client and get the job done, no matter how delicate the working conditions, continue to be contributing factors to our success. ANF Group has successfully completed a wide variety of residential, commercial, and healthcare projects and provided general contracting and construction management services to hundreds of clients. The wealth of knowledge of our staff is unquestionable and we have a tremendous support system through our subcontractors that enable us to get real time pricing as needed

As a company we understand that the ultimate responsibility for any project we undertake, lies with the Principals. The active participation of our principals is, and continues to be, the formula for our success. As issues and unforeseen circumstances occur, it does not take days or weeks to reach the upper management of the company; it's immediate, this results in more expedited solutions. Our project management team takes comfort in knowing that any support or decision needed is only a step away, that's *The ANF Advantage™*

Firm Legal Name:

ANF Group, Inc.

Federal ID:

59-2111285

State of Florida General Contractor License:

CGC-024773

Contact Information:

Address: 2700 Davie Road
Davie, Florida 33314

Phone: 954.693.9900

Fax: 954.693.9901

Website: www.anfgroup.com

Company Principals:

Alberto Fernandez
President

Nelson Fernandez
Executive Vice President

Alberto Gil
Senior Vice President

Organization Size:

Medium, 51 Employees

Organization Type:

Corporation

Year Established:

June 2, 1981

Years in Business in the State of Florida:

39

Contact Name:

Arthur "AJ" Meyer
ameyer@anfgroup.com

ANF OFFICES

Corporate Office

Address: 2700 Davie Road
Davie, Florida 33314
Main Office Phone: 954.693.9900
Main Office Fax: 954.693.9901
Office Contact: Janet Flores
Direct Line: 954.449.1610
Email: jflores@anfgroup.com

Healthcare Benefits

ANF Group, Inc. provides Full Healthcare Benefits to all of its employees.



Professional Resumes

Section 2





Alberto Fernandez, *President*

Alberto Fernandez is widely recognized as one of the most impartial and assiduous executives in the South Florida Construction Market. He began his career in 1981 as a General Contractor, Qualifying Agent and Vice President of Construction for ANF Group, Inc. Alberto held this position until 1992 when he took the reigns as President.

As a founding member of ANF Group, Inc. Alberto has been at the forefront producing the quality of work ANF Group, Inc. has built their reputation on.

In addition to his role as President, Alberto Fernandez is actively involved in several associations, along with serving the local community. He serves as a board member of the South Florida Chapter of Associated Builders and Contractors as well as a board member of their Political Action Committee. He is a member of Construction Association of South Florida, Latin Builders Association, Hispanic Unity of Florida, and an alternate on the Board of Rules and Appeals for Broward County.

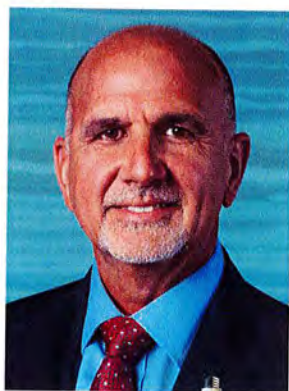


Nelson Fernandez, *Executive Vice President*

Nelson Fernandez has taken on many roles at ANF Group, Inc. including Secretary from 1986 to 1992. He was later promoted to Executive Vice President, Secretary and Treasurer.

Mr. Fernandez's work history encompasses extensive experience in professional and medical office space build out and tenant coordination, including lease negotiations. He is well versed in Real Estate development, having developed over 500,000 square feet of office space. He has worked on all aspects of the project from land acquisitions, to financing and property management. He is an active participant in many local organizations and has served on Boards such as Work Force One Broward, Valley Bank of Florida, Peaceful Haven Ranch Group home, United Way of Broward, and is now the Chairman of the Board for the Greater Ft. Lauderdale Alliance.

Mr. Fernandez is responsible for business development, marketing, insurance and banking relations for ANF Group, Inc. and real estate development for all related companies.



Alberto Gil, *Senior Vice President*

Alberto Gil began his career in construction in 1983. His career with ANF Group, Inc. started shortly after he came on board as one of the company's Project Superintendents, which he held from 1986 to 1989. He quickly grew in the ranks becoming a Senior Project Manager from 1989 through 1992.

Mr. Gil has served as Senior Vice President of Construction since 1993. Alberto Gil has personally managed and successfully completed an excess of over 80 projects worth more than \$400 million in construction value.

Alberto Gil is responsible for the entire construction division, beginning with preliminary cost projections and continuing through all phases of construction until projects are successfully completed. His responsibility includes coordinating with professional consultants, government officials, cost projections, monthly cost updating, scheduling and working as a liaison with field personnel.



LUIS SENRA

Vice President of Preconstruction

Luis Senra has worked in the construction industry for over seventeen years. He graduated with a Bachelor of Science in Civil Engineering from Florida International University in 2003, and later earned his certified State of Florida General Contractors license. Luis has worked on many projects including those in the healthcare, education and commercial areas. As the VP of Preconstruction, Luis is responsible for the daily management, supervision, coordination and successful completion of all project buyouts and estimates which are used to meet time and cost objectives with respect to contracting, scheduling, bidding and contract administration functions. Luis chooses to work in the construction industry because he appreciates the constant and interesting challenges.

ANF Team Member: 2002
Experience: 17 Years

Associations:
Board Member of ABC Florida
ASCE Member

Certifications / License:
Intern (E.I.); Per Florida Board
of Professional Engineers.
State of Florida
Certified General Contractor
ICRA Certified

Education:
Florida International University
School of Engineering, 2003
Bachelor of Science in Civil Engineering



St. Martin's Place



RECENT / PREVIOUS EXPERIENCE

Alcazar Apartments - Phase II, Homestead, FL
Project Value: \$7,540,027
Delivery Method: Cost Plus / HUD
Project Size: (3) 3-Story Apartment Buildings
Role: V.P. of Preconstruction

Pines Garden at City Center, Pembroke Pines, FL
Project Value: \$47,850,893
Delivery Method: Cost Plus Fixed Fee - CM
Project Size: 387 Unit | 16 Buildings
Role: V.P. of Preconstruction

Alcazar Apartments - Phase I, Homestead, FL
Project Value: \$21,486,316
Delivery Method: Cost Plus | HUD - CM
Project Size: 279,105 GSF / 9 Buildings
Role: V.P. of Preconstruction

Memorial Hospital West, Pembroke Pines, FL
West Parking Garage
Project Value: \$44,400,000
Delivery Method: CM/GMP
Project Size: 594,374 GSF - 1,449 Spaces, 7 Story

The Sheridan at Cooper City, Cooper City, FL
Project Value: \$16,003,360
Delivery Method: GMP
Project Size: 99,452 GSF
Role: Sr. PM | V.P. of Preconstruction

Center for Innovative Medicine, Coral Gables, FL
Project Value: \$6,704,373
Delivery Method: CM/GMP
Project Size: 61,500 SF | 80 Space Parking Garage
Role: Sr. PM | V.P. of Preconstruction

St. Martin's Place, Miami, FL
Apartments & Parking Garage
Project Value: \$15,000,000
Delivery Method: Lump Sum / Davis Bacon Wages
Florida Housing Credit
Project Size: 224,036 GSF, 12-Story, 94 Units
77 Parking Spaces, 3-Level Garage
Role: V.P. of Preconstruction

Nova Southeastern University, Davie, FL
Center for Collaborative Research
Project Value: \$80,000,000
Delivery Method: CM/GMP
Project Size: 216,522 GSF
Role: Sr. PM | V.P. of Preconstruction

The Filling Station Lofts, Miami, FL
Mixed-Use Lofts w/Parking Garage
Project Value: \$10,745,523
Delivery Method: CM/GMP
Project Size: 176,486, 127 Space Parking Garage
Role: Senior Project Manager

Florida National University, Hialeah, FL
Parking Garage Expansion
Project Value: \$8,533,472
Delivery Method: Lump Sum
Project Size: 6 Story, 780 Spaces, 287,633 GSF
Role: Senior Project Manager

Joe DiMaggio Children's Hospital, Hollywood, FL
Children's Hospital, Bridges, Central Energy Plant
Project Value: \$83,300,000
Delivery Method: CM/GMP
Project Size: 170,000 GSF
(AHCA & LEED Gold Project)
Role: Senior Project Manager

Center for Innovative Medicine & Parking Garage



The Filling Station Lofts





ARTHUR "AJ" MEYER

Vice President of Business Development / Program Manager

AJ embodies our company's excitement for new projects. As Program Manager, AJ will work closely with our Preconstruction Department, Project Management Team, Design Team and Project Owners to ensure that the promises ANF Group make are completely fulfilled. AJ keeps the ANF Group quality train rolling full steam ahead. He is instrumental to the collaborative effort between project owners and our entire project team that will be required to ensure project success. As Program Manager, AJ is actively involved in the entire project process, as project teams work to resolve design issues, overcome budget constraints and plan for the project's aggressive design and construction schedule.

ANF Team Member: 2016
Experience: 9 Years

Associations:
Member of ABC Florida East
Builders & Contractors

Professional Allifications:
American Society of
Professional Estimators (ASPE)
Construction Association of
S. Florida (CASF)

Education:
Master of Science, Construction Management,
Florida International University, 2011
Bachelor of Science, Construction Management,
Florida International University, 2009

Gables 4585



Grove @ Grand Bay



Alcazar Apartments (Phase I)



RECENT / PREVIOUS EXPERIENCE

Alcazar Apartments - Phase II, Homestead, FL
Project Value: \$7,540,027
Delivery Method: Cost Plus / HUD
Project Size: (3) 3-Story Apartment Buildings
Role: VP of Business Development

Pines Garden at City Center, Pembroke Pines, FL
Project Value: \$47,850,893
Delivery Method: Cost Plus Fixed Fee - CM
Project Size: 387 Unit | 16 Buildings
Role: VP of Business Development

Alcazar Apartments - Phase I, Homestead, FL
Project Value: \$21,486,316
Delivery Method: Cost Plus | HUD - CM
Project Size: 279,105 GSF / 9 Buildings
Role: VP of Business Development

4585 Ponce Apartments and Parking Garage, Coral Gables, FL
Project Value: \$26,432,568
Scope: Phase II of Gables Ponce was a 10-story add. adjacent to its immensely successful Phase I.
Role: Estimator

4535 Ponce Apartments and Parking Garage, Coral Gables, FL
Project Value: \$16,000,000
Scope: Phase 1 was a 10-story, 755,000 SF, FGBC-certified green mixed-use apt. building and integrated parking garage with 750 spaces. Includes 352,000 square feet of residential space.
Role: Estimator

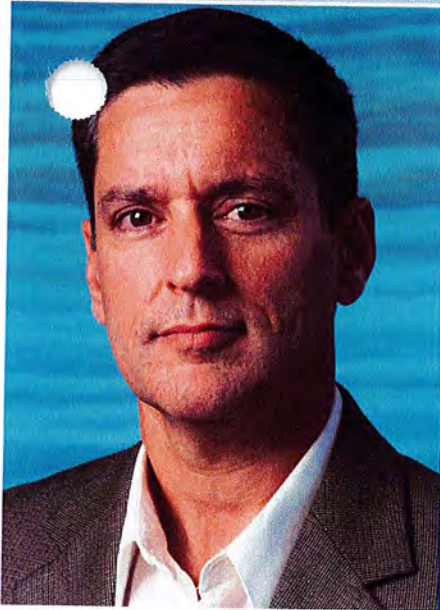
Grove at Grand Bay, Miami, FL
Project Value: \$150,000,000
Scope: Two 20-story towers, 740,000+ square foot luxury waterfront condominium consisting of 100 units and 100,000+sf of amenity areas.
Role: Estimator

Miami Entertainment Complex, Miami, FL
Project Value: \$10,500,000
Scope: Public-Private-Partnership to renovate an existing 2-story facility into a TV and Film Production Studio P3 Developer: EUE Screen Gems
Role: Dir. of Project Development

Collins Park Place Garage, Miami Beach, FL
Project Value: \$32,000,000
Scope: This 5-story, 450-space, mixed-use parking garage incorporates significant elements of architecturally exposed concrete.
Role: Dir. of Project Development

University Corners Student Housing, Gainesville
Project Value: \$35,500,000
Scope: New 8-story precast parking garage wrapped by a 6-story student housing facility, 594 beds, 610 parking spaces, and 15,000sf of retail.
Role: Estimator

FIU Parking Garage 6, Miami, FL
Project Value: \$42,000,000
Scope: A 790,000 square foot, 2,000-space precast parking garage.
Role: Dir. of Project Development



ERNIE RODRIGUEZ

Sr. Project Manager



Ernie has over 23 years of experience in the construction industry with extensive Residential and Commercial projects as well as experience in Education projects. He began his career as a Project Superintendent and progressed into positions including Project Manager and Director of Construction for distinguished Developer and GC Firms. Ernie has extensive knowledge in project estimating, job scheduling, building permitting, subcontractor selection and any relative job purchasing requirements. His experience includes: site development, OSHA safety requirements, retaining seawall construction and permitting, maintenance of traffic (MOT) coordination and traffic signalization (DOT requirements) and quality building control standards. Ernie's leadership skills empower his team to succeed and further promote ANF Group's core values.

ANF Team Member: 2017
Experience: 23 Years

State of Florida Licensed
General Contractor
CGC 061256

Associations:
Member of CASF
Member of ABC,
Florida East Coast Chapter

Education:
Miami-Dade Community College
Associates in Arts
Architecture

Pines Garden at City Center



Villa Florini



Labre Place



RECENT / PREVIOUS EXPERIENCE

Pines Garden at City Center, Pembroke Pines, FL

Project Value: \$47,850,893

Delivery Method: Cost Plus Fixed Fee - CM

Project Size: 387 Unit | 16 Buildings

Role: Sr. Project Manager

St. Martin's Place, Miami, FL

Apartments & Parking Garage

Project Value: \$15,000,000

Delivery Method: Lump Sum - Davis Bacon

Project Size: 224,036 GSF, 12-Story, 94 Units

77 Parking Spaces, 3-Level Garage

Role: Sr. Project Manager

Palazzo Del Sol, Miami Beach, FL

Apartments on Fisher Island

Project Value: \$150,000,000

Project Size: 10 Story - 43 Units

Role: Project Manager

Previous Experience

Casa Matias, Naranja, FL

Apartments

Project Value: \$11,000,000

Project Scope: 7 stories 90 units, 2 Story
detach concrete parking garage.

Role: Construction Manager for Developer

Previous Experience

Bridgewater, North Bay Village, FL

Condominium Apartments

Project Value: \$20,000,000 +/-

Project Scope: 21 Story - 118 Unit

Role: Project Manager

Previous Experience

Villa Florini, Coral Gables, FL

Apartments

Project Value: \$6,000,000 +/-

Project Scope: 8 Story 38 Units

Role: Sr. Project Manager

Labre Place, Miami, FL

Project Value: \$15,000,000 +/-

Project Scope: 9 Story Mixed Use Housing. 90
Units with 3,000 GSF Ground Floor Retail Space
and 58 Car Subterranean Parking Garage.

Role: Construction Manager for Developer

Village Carver Phase II, Miami, FL

Project Value: \$20,000,000 +/-

Project Scope: 8 Story Mixed Income Midrise
Building. 90 units | 1&2 bedrooms apartments.
The townhome is a 2 Story are 3 bedrooms with a
loft. A 4 Story Parking
Garage with 152 spaces.

Role: Construction Manager for Developer

Shepherds Court, Miami, FL

Project Value: \$20,000,000 +/-

Project Scope: 8 Story 80 Units

Role: Construction Manager for Developer

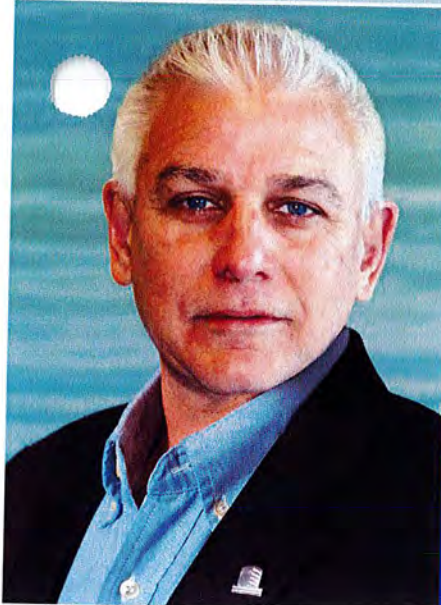
Miami River Park, Miami, FL

Apartments

Project Value: 26,000,000

Project Scope: 1 - 14 Story Tower, 1 - 5 Story
Parking Garage, 1 - 3 Story Building & 5 - 3 Story
Townhomes

Role: Project Manager



TONY FERNANDEZ
Sr. Project Manager



Tony Fernandez began his career as an Architectural Draftsman for Homer Daniel Architect in June of 1978. Tony's work ethic and dedication to his craft has helped him achieve success in the construction industry and has catapulted him to the ranks of Senior Project Management. The strong relationships and experience that he has accumulated during his 38+ years in the Construction industry makes him an invaluable team member. His knowledge includes construction management of Multifamily Projects, Luxury Condominiums, Retail Shopping Centers, Healthcare Facilities, and Residential Homes.

ANF Team Member: 2015
Experience: 42 Years

Licensed State of Florida
Roofing Contractor

Education:
University of Florida, Gainesville, FL
B.A. in Architectural Design - 1982

Certifications / Licenses:
Licensed State of Florida
General Contractor

Fluent in English & Spanish

Florida International University, Miami, FL
B.A. in Construction Management - 1988

Alcazar Apartments (Phase I)



Signature at Davie



Georgia Ayers Apartments



RECENT / PREVIOUS EXPERIENCE

Garden Walk, Cutler Bay, FL
Project Value: \$11,800,000
Delivery Method: Affordable Housing
Project Size: 10 Buildings
Role: Senior Project Manager

Alcazar Apartments (Phase II) Leasure City, FL
Alcazar Rental Community
Project Value: \$7,540,027
Project Scope: (3) 3-Story Apartment Buildings
Delivery Method: Cost Plus / HUD
Role: Senior Project Manager

Alcazar Apartments (Phase I), Homestead, FL
Project Value: \$21,486,316
Project Scope: 9 Apartment Buildings
Clubhouse, 216 Units
Delivery Method: Cost Plus / HUD
Role: Senior Project Manager

LaJoya Housing, Naranja, FL
Affordable Housing Project
Centennial Management
Project Value: \$13,500,000
Project Scope: 150 Units
Role: Senior Project Manager
Previous Experience

Signature at Davie, Davie, FL
Toscano Apartments
Project Value: \$24,100,000
Project Scope: 17 - 3 Story Buildings
Clubhouse, Storage Bldg. 350 Units
Previous Experience

Georgia Ayers, Opa-Locka, FL
Biscayne Housing Group
Project Value: \$7,600,000
Project Size: 72 Units
Role: Senior Project Manager

Riverside Elderly Housing Apt., Miami, FL
Affordable Housing Project
Project Scope: 2-6 stories Buildings
200 units in total of HUD - Davis Bacon Wages.
Role: Senior Project Manager
Previous Experience

Clearwater Elderly Housing Apt., Clearwater, FL
Affordable Housing Project
Project Scope: 2-4 Story Buildings
80 Apartments in total, HUD -Davis Bacon Wages
Role: Senior Project Manager
Previous Experience

Los Robles Elderly Housing Apt., Sweetwater, FL
Affordable Housing Project
Project Scope: . 1 Building 4 stories
100 Apartments HUD - Davis Bacon Wages.
Role: Senior Project Manager
Previous Experience

Bluewater Workforce Housing., Tavernier, FL
Project Scope: 3 Buildings,
1-Story, 36 units
Project Value: 5.2 Million
Role: Senior Project Manager
Previous Experience

Project Experience

Section 3



Project Information

Project Value:
\$47,850,893

Project Size:
387 Units | 16 Buildings
Clubhouse & 2 Auxiliary Buildings

Start Date: Jan. 2018
Completion Date:
August 2019

Delivery Method: GMP / CM

Project References

Sr. Project Manager:
Ernie Rodriguez
erodriguez@anfgroup.com

Project Manager:
Delilah Alvarez
dalvarez@anfgroup.com

Owner:
Terra City Center MF, LLC
2665 S Bayshore Drive
Suite 1020
Coconut Grove, FL 33133

Architect:
Pascual Perez Kiliddjian & Associates
Oscar Perez
1300 NW 84th Avenue
Doral, FL 33126
305.592.1363

PINES GARDEN AT CITY CENTER

10450 City Center Blvd., Pembroke Pines, Florida



ANF Group, Inc., was selected by Terra Group to construct Phase II of the City Center development master plan which consists of the Pines Garden Apartments in Pembroke Pines, Florida.

At the site, ANF will construct 16 new market-rate apartment buildings, consisting of 387-units, which is part of City Center, Pembroke Pines' new "Downtown" area, a roughly 100-acre development, including lakes and retention ponds, located near the current city hall. Terra Group, which is the developer for this project will be developing 47 acres of City Center.



CAM #20-0

Project Information

Project Value:
\$36,609,408

Project Size: 280 Units, 7 Buildings

Start Date: May 16, 2019
Completion Date:
Scheduled for December 16, 2020

HUD: 066-35329
Davis Bacon: FL190197

Project References

Sr. Project Manager:
Tony Fernandez
tfernandez@anfgroup.com

Owner:
Boardwalk 280, LLC
9900 SW 107th Avenue
Suite 103
Miami, FL 33176
305.757.3737

Architect:
Richard Jones Architecture
10 SE First Ave
Delray Beach, FL 33444
561.274.9186

BOARDWALK 280 APARTMENTS

121 SW 50th Street, Miramar, Florida



Boardwalk 280 Apartment Complex recently broke ground in Miramar, FL. The 12.5 acre site is located on the west side of Flamingo Road, between Southwest 50th Avenue and Somerset Boulevard. The new apartment complex will have 280 units in seven, four story buildings.



Project Information

Project Value:
\$11,800,000

Project Size: 10 Buildings

Completion Date: Scheduled for 2020

Delivery Method: Affordable Housing
Davis Bacon: IDIS 5710 FL180117

Project References

Sr. Project Manager:
Tony Fernandez
tfernandez@anfgroup.com

Owner:
Tacolcy Economic Development Corp.
Carol Gardner, CPA, President
675 NW 56th Street, Suite C
Miami, FL 33127
305.757.3737

Architect:
Frank Costoya Architects
Frank Costoya
600 N. Pines Island Road, Suite 175
Plantation, FL 33324
frank@fcaarchitect.com
954.680.4440

GARDEN WALK APARTMENTS

21354 SW 112th Avenue, Cutler Bay, Florida



Garden Walk Apartments, is the renovation of 10 buildings each 3 Stories in height. The scope of work will include the renovation to the clubhouse which is a 1 story 3,943 sq.ft. building, and 9 buildings totalling 233,865 sq.ft.



Project Information

Project Value:
\$7,540,027

Project Size: 3 Buildings

Completion Date: October 2019

Delivery Method: CM / Lump Sum

HUD Project Number: 066-35337
David Bacon Wages: FL180117

Project References

Sr. Project Manager:
Tony Fernandez
tfernandez@anfgroup.com

Owner:
Alcazar Development Group, LLC.
7520 S.W. 5th Avenue, Suite G
South Miami, FL 33143
786.314.4400

Architect:
Frances • Anillo • Toledo, LLC
Architecture & Planning
3191 Coral Way, Suite 400
Miami, FL 33145
305.854.4070

ALCAZAR APARTMENTS (Phase II)

14983 SW 284th Street, Liesure City, Florida



Alcazar Phase II Apartments, is the new construction of 3 buildings each 3 Stories in height. These 3 buildings will conclude all of the buildings on this lot which we were hired to build by Alcazar Design Group. This project falls under the HUD submissions which sums up the final builds for this property.



Project Information

Project Value:
\$22,000,000

Project Size:
216 Units | 9 Buildings - 227,052 GSF
Clubhouse - 3,718 GSF

Start Date: February 20, 2017
Completion Date: March 2018

Delivery Method: CM / Lump Sum

HUD Project Number: 066-35325
David Bacon Wages: FL170117 Mod 0

Project References

Sr. Project Manager:
Tony Fernandez
tfernandez@anfgroup.com

Owner:
Alcazar Development Group, LLC.
Justo Fernandez
7520 S.W. 5th Avenue, Suite G
South Miami, FL 33143
786.314.4400

Architect:
Frances • Anillo • Toledo, LLC
Architecture & Planning
Carlos Jimenez
architects@fatarch.com
3191 Coral Way, Suite 400
Miami, FL 33145
305.854.4070

ALCAZAR APARTMENTS (Phase I)

14983 SW 284th Street, Liesure City, Florida



Alcazar Phase I Apartments, is the new construction of 9 buildings each 3 Stories in height. These buildings consist of 216 Walk Up Units. In addition to the 9 buildings, we are building a clubhouse and swimming pool, which will be reinforced with masonry and flat plate construction.



Project Information

Project Name:
LaJoya Apartments

Project Value:
\$13,500,000

Project Size:
(4) 3-Story Buildings
(2) 2-Story Buildings
150 Units

Completion Date:
February 2015

Project References

Sr. Project Manager:
Tony Fernandez
tfernandez@anfgroup.com

Client:
Tower Road Gardens, Ltd
5709 NW 158th Street
Miami Lakes, FL 33014
305.821.0330

Architect:
Forum Architecture & Interior Design, Inc.
745 Orienta Avenue
Suite 1121
Altamonte Springs, FL 32701
407.830.1400

LAJOYA APARTMENTS

26700-26790 SW 142nd Ave, Naranja, Florida



Project Details

This project was the construction of 6 affordable living Buildings including (2) 2-Story and (4) 3-Story 150 Unit Garden Style apartment buildings. This project included a clubhouse and swimming pool, and was built using reinforced masonry and flat plate construction.

In addition, La Joya Apartments is a National Green Building Standard (NGBS) certified development providing high efficiency central air conditioning systems, lighting, landscaping, and doors/windows that are high efficiency and hurricane impact rated.

This project utilized Davis Bacon Wages



Project Information

Project Name:
Georgia Ayers Apartments

Project Value:
\$7,600,000

Project Size:
(3) - 3 Story Building
72 Units

Completion Date:
March 2013

Project References

Sr. Project Manager:
Tony Fernandez
tfernandez@anfgroup.com

Architect:
Corwil Architects, Inc.
4210 Laguna Street
Coral Gables, FL 33146
305.448.7383

GEORGIA AYERS APARTMENTS

Miami, Florida



Project Details

This project is the completion of a reinforced masonry and flat plate concrete construction of 72 residential multi family apartment units in 3 three story buildings including a one story club house located in Opa Locka, Florida completed in March 2013.



Project Information

Project Name:
Signature at Davie

Project Value:
\$24,100,000

Project Size:
(17) - 3 Story Building
350 Units

Completion Date:
June 2013

Project References

Sr. Project Manager:
Tony Fernandez
tfernandez@anfgroup.com

Client:
CC Davis, LLC
135 San Lorenzo Avenue, Suite 730
Coral Gables, FL 33146
Michael Getz
305.448.0353

Architect:
Roger Fry & Associates
2791 Bird Ave.
Coconut Grove, FL 33133
305.446.7787

SIGNATURE AT DAVIE (TOSCANO APARTMENTS)

Davie, Florida



Project Details

This project is the completion of a 330 residential multi family apartment unit in 17 three story buildings including a one story Club House. Located in Davie, Florida completed in June 2013.



Project Information

Project Name:
Casa Matias Apartments

Project Value:
\$11,040,000

Project Size:
6 Story Building
80 Units
Parking Garage

Completion Date:
December 2011

Project References

Sr. Project Manager
Ernie Rodriguez
erodriguez@anfgroup.com

Architect:
Corwil Architects, Inc.
4210 Laguna Street
Coral Gables, FL 33146
305.448.7383

CASA MATIAS
Princeton, Florida



Project Details

This project is A 6 story post tension structure and reinforced masonry multi family residential building of 80 units and a two story cast in place parking garage. Community amenities, fitness center, lounge. Located in Princeton, Florida



Project Information

Project Name:
The Sheridan at Cooper City
Assisted Living Facility

Project Value:
\$16,003,360

Project Size:
99,452 GSF
117 Units | 3 Story

Start Date: April 2015
Completion Date: July 2016

Delivery Method: GMP

Project References

Project Manager:
David Trujillo
dtrujillo@anfgroup.com

Owner:
Senior Lifestyle Corporation
James Skagg,
VP of Project Management
303 East Wacker Drive, Ste. 2400
Chicago, IL 60601
312.425.8788

Architect:
PRDG, LLC
Catherine Busch, Ass. Principal
3535 Travis St. suite 265
Dallas, TX 75204
214.915.8415

THE SHERIDAN AT COOPER CITY

2580 S. Pine Island Road, Cooper City, Florida



1484 - Project Details

This project consist of the new construction of a 99,452 total square foot Multi-Family building which will encompass a 2 Story - 39 unit Memory Care and a 3-Story - 78 unit of residential living. These residential units and common area amenities including dining, an arts and crafts studio, fitness, physical therapy, private dining, a great room and multi-purpose room will support a variety of activities. The building structure is concrete block walls and pre-stressed hollow core precast plank slabs. This project also consists of a 1,000 Sq.Ft. Kitchen which will serve an 1,800 Sq. Ft. General Dining Area, and two 150 Sq.Ft. Gourmet Kitchens which will serve two separate Private Dining Areas; one is 780 Sq.Ft. and the other is 600 Sq.Ft.



CAM #20-0
Exhib

Project Information

Project Name:
St. Martin's Place

Project Value:
\$15.9 Million

Project Size:
224,036 GSF
12-Story
94 Units
77 Parking Spaces

Completion Date: September 2015

Delivery Method: Lump Sum
Davis Bacon: FL130027 Mod 0
Florida Housing Credit
2011 - # 069CH
2013 - # 021CH

Project References

Sr. Project Manager:
Ernie Rodriguez
erodriguez@anfgroup.com

Owner:
McCormack Baron Salazar
Meg Manley
720 Olive Street, Suite 2500
St. Louis, MO 63101
meg.manley@mccormackbaron.com
314.335.2728

Architect:
Corwil Architects
Alberto Cordoves
4210 Laguna Street
Coral Gables, FL 33146
305.448.7383

St. MARTIN'S PLACE

1128 NW 7th Avenue, Miami, Florida



Project Details

St. Martin's Place is a ground up new construction of a 12 story mid-rise tower consisting of 94 rental apartments: one, two and three bedroom mix. 77 space parking garage and site improvements. This project is an ANF-DMBC Joint Venture Project.



Project Information

Project Name:

Filling Station

Project Value:

\$9,616,027

Project Size:

176,486 GSF

77 Residential Lofts

127 Space Parking Garage

Completion Date:

October 2013

Delivery Method:

CM/GMP

Project References

Sr. Project Manager:

Luis Senra

lsenra@anfgroup.com

Project Manager:

Delilah Alvarez

dalvarez@anfgroup.com

Client:

FSL Development, LLC

Terry Wellons

Park Centre Blvd., Suite 450

Miami Gardens, FL 33169

305-625-0949

Architect:

Bermello, Ajamil & Partners, Inc.

2601 South Bayshore Drive

10th Floor

Miami, FL 33133

305.859.2050

THE FILLING STATION LOFTS

1657 N. Miami Avenue, Miami, Florida



Project Details

This project is the completion of an existing shell which consists of a 16-Story building with 127 space parking garage, pool deck, first floor finished spaces, corridors and 77 resident loft units. The project also consisted of remaining site work, concrete, masonry, miscellaneous metals, glazing, finishes and MEP systems.



CAM #20-0

Preconstruction Services

Section 4



Project Estimates / Budgeting

At ANF Group we have a preconstruction department that works seamlessly together on negotiated work and competitively bid projects in residential construction. We perform quantity survey on 16 CSI divisions and understand the design requirements. Our bid process includes notification to the local market, full participation from qualified bidders in every trade, and thorough scopes to avoid scope gaps or change orders during construction.

Being a locally owned contractor, active in the community for over 39 years, we maintain outstanding relationships with large and small subcontractors specifically experienced in commercial construction making our pricing competitive without compromising the quality of our team's work in the field. Our project team has estimated over 400 projects ranging from \$250,000 to \$85,000,000 in the last five years and has the experience to assure the GMP proposals we prepare include the full scope of work required in construction.

We review the construction documents while bidding and identify constructability issues and conflicts on the drawings through preconstruction RFIs and provide scope clarifications making it very clear what our bid includes.

Project Scheduling

ANF Group utilizes CPM scheduling methods and begins our schedule with preconstruction activities that include permitting, and the submittal process with milestones needed for ordering long lead items. Our construction schedules identify lead times for material orders and all of the construction trades. They are updated on a weekly basis and incorporate the construction times agreed to by the Subcontractors. We utilize our project schedule as a management tool to coordinate shut downs, installation of Owner purchased equipment, and building department inspections.

Change Order Management / Value Engineering

At ANF Group, we have a centralized purchasing department. The estimators who put the original project scopes together follow the process through contract award creating in depth contract scopes with the low qualified bidders. We utilize this purchasing process to write contract scopes that eliminate non scope change orders during construction.

During the bid or submittal process, we have the knowledge, experience, and understanding of how to identify the items the team will find as true "value added" to the project and will suggest alternate products to what is specified for the architect's review. Our goal is to present the team cost savings options that will not impact the project quality or schedule.



Preconstruction Services

At ANF Group we have a preconstruction department that has worked together on primarily negotiated work in residential, healthcare, commercial, and educational construction. Over 80% of the projects we work on include full preconstruction services from the schematic design phase. Our philosophy of teamwork emanates in the value we provide the team while the design documents are completed. We have a proven track record of success in our budgeting and consistently deliver contract prices within 4% of our original budget.

Developing Estimates

We perform quantity survey on 16 CSI divisions and understand the design requirements for construction enabling us to put together an accurate budget with minimal design information. We have years of historical cost data to pull from and utilize our long lasting relationships with local subcontractors to provide accurate pricing to our clients. Our preconstruction process begins in schematic design where we utilize our experience to identify the cost drivers in the project so they are represented in the first budget estimate for the project. As the design progresses, we identify the cost premium of any items driving the cost above the original budget. In the GMP phase we include notification to the local market, full participation from qualified bidders in every trade, and thorough scopes to avoid scope gaps or change orders during construction.

Purchasing

At ANF Group, we have a centralized purchasing department. The estimators who put the original project scopes together follow the process through contract award creating in depth contract scopes with the low qualified bidders. The local subcontractors understand our awards will be fair and will include the knowledge and agreements made in the preconstruction process.

Value Engineering

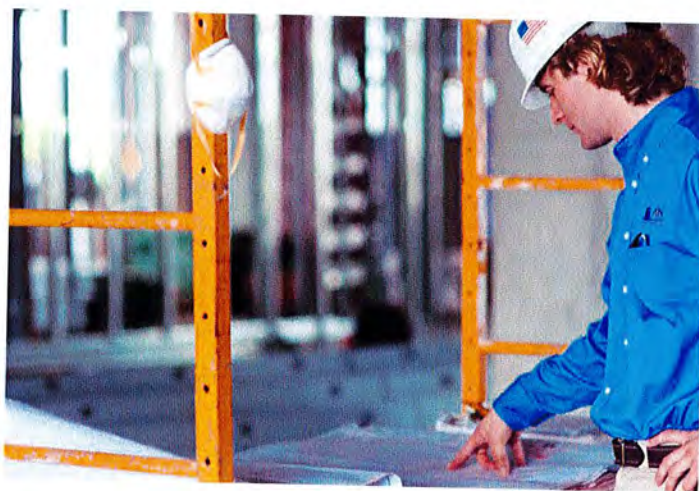
At ANF Group, we have the knowledge, experience, and understanding of how to identify the items the team will find as true "value added" to the project. Our goal is to listen, study, and communicate the options the Owner and Design team have to modify the project design so the program is met within the project budget.

Material Recommendation & Construction Techniques

We work with the design professionals from schematic design through construction documents to study the cost and constructability of the alternative structural, architectural, and mechanical systems that will be implemented in the final design documents. We are experienced with LEED design and incorporate LEED products into the selection of materials when it is desirable by the Owner.

Life Cycle Cost Analysis / Energy Efficiency

Our analysis of the "true cost" of the items in the cost estimate will consider both the upfront cost and the cost to the Owner over time. Using life cycle cost analysis we are able to study and make recommendations of the project systems that make the most sense for each Owner and each individual project. It is often found that a building material or a project system may cost less upfront, however, will require higher maintenance dollars in the future.



Construction Services

Section 5



Communication

Our projects start with an estimate turnover meeting where subcontractor selection and contract scope and clarifications are discussed with project management and accounting. Our project management team consists of a project manager, project engineers and superintendents who hold weekly staff meetings to communicate project status. There are daily tool box talks for project safety. The submittal process is managed by setting submittal due dates in project award and the deadlines are maintained by the project manager. The superintendents have weekly scheduling meetings with the subcontractors to review the one week look ahead and subcontractors are held accountable for the deadlines established for the completion of their scope of work. Alberto Gil, Senior Vice President participates in all of the staff meetings to lend over 40 years of construction experience to the team.

Additionally we assign the best suited project manager, superintendent and staff to meet each project's specific needs. Our experienced project management team understands the importance of written, electronic and oral communication to keep the team informed throughout the process. Some of our documentation procedures are implemented using Onscreen Takeoff, Multivista exact-built and Viewpoint Software as well as running punch lists, photos and sometimes even webcams.

Communication with Clients

ANF Group has OAC meetings on a bi-weekly basis where we review RFI logs, submittal logs, change order logs, allowance logs, and the project schedule. A huge advantage at ANF Group is that our principals are personally involved with each project and attend the Owner meetings regularly. They provide the client their direct phone numbers and are available to discuss issues on the project at any time necessary.

Coordinate w/ Owner Supplied Materials & Equipment

ANF Group understands the importance of coordinating with our owners and their vendors to ensure that all owner provided items are delivered and installed to meet the project schedule.

As soon as our contracts are awarded to our subcontractors, we begin processing owner purchase orders. Our project managers and project accountants are experienced at reviewing and approving all owner purchase order invoices, to ensure that all documents are received by our client's accounting department as required for timely payment. At the end of the project we work with all parties to reconcile and close all owner purchase orders as needed.

Control Quality in Design

ANF Group has developed a Quality Control Plan to be utilized in preconstruction. It is comprehensive, well-defined, written set of procedures and activities aimed at delivering products that meet or exceed a customer's expectations. Our quality control plan identifies the design information we recommend for quality control during preconstruction. Following this plan, we are able to be accountable for the cost information provided and feel confident the coordination between trades and disciplines at each phase of design is considered.

Quality Control / Quality Assurance

ANF group has a thorough QC/QA policy during construction. It starts with our submittal review, assuring our submittals represent the products that are specified. During construction our superintendent reviews the work being put in place to correct any quality issues while the subcontractor is there. We make our own running punchlist and correct most deficiencies prior to the architect conducting their punchlist.

We pride ourselves on the level of quality control offered to our clients in order to ensure superior construction. First we select well suited subcontractors with the right experience for your project, we then follow-up by maintaining and promoting safety, organization and supervision on the job sites. This enables the subcontractors to complete their work in the most effective way possible. A huge advantage at ANF Group is that our principals are personally involved with each project. They make themselves available to you, the Owner, throughout the project and beyond. **They personally guarantee that our team is delivering the project on time, within budget while exceeding our client's expectations in the quality of construction we provide.**

Claims Management

At ANF Group, we understand that even in the best built projects, a need for service or upgrade can arise, within the warranty period or even several years down the line. For this reason our close-out package is prepared in an easy-to-follow method with complete subcontractor contact information and maintenance information on the equipment and finishes used. In addition our office keeps a copy of your close-out package and project files, in case there is any other useful information needed. We look forward to keeping in touch with our clients and are always just a phone call or an email away, to assist you with any claims or services required.

Project Close-Out

We provide a complete, project specific close-out package. Our packages include but are not limited to as-built drawings, subcontractor contact list, copy of permit occupancy certificates, project specific governmental agency approval letters (AHCA, HRS, etc.), release of liens, equipment/product care, repair and maintenance information, contractor and manufacturer warranties, etc. We have the capabilities of providing both hardcopy and digital (if specified) copies to all corresponding parties.

Warranty Period

Our standard warranty period is one calendar year from the date of substantial completion, unless otherwise specified in the contract documents. We guarantee that work executed under our contract for our projects will be free from defects of material and workmanship. We agree to replace and make good such defects without expense to our clients.



Safety is the NUMBER ONE PRIORITY on all of our projects. At our job sites we strive to isolate construction activity to eliminate interaction between staff and visitors and our construction personnel.

When preparing for any submittal, we send ANF Team Members to visit your job site in advance on numerous occasions to study all traffic patterns during critical time periods (i.e. morning and evening hours). We take the data we gather during these visits and devise a logistics plan, so as to minimize inconveniences to all building patrons.

Staff & Visitor Zones are created, clearly identified and stringently enforced when applicable. These Patron Safety Zones are respected by all ANF Group construction personnel. All construction activities are encapsulated and isolated. Notwithstanding the construction isolation, access to all areas are always conveniently maintained by our staff.

At ANF Group we have highly trained team members, which act as Safety Liaisons on all of our projects. One of these members will be a point of contact for your security and management personnel. They report and monitor on all matters pertainin to employee and visitor safety. On larger projects we often use a safety consultant from a third party company whom visits the site weekly.

CONSTRUCTION PERSONNEL

All ANF Group construction personnel are required to complete OSHA certified ANF Safety Training Seminar's which include a 45-minute video covering general safety issues, OSHA standards and job specific topics. Upon their completion and prior to being given site access, all personnel will be issued registered emblems to be prominently displayed on their hard hats, providing our clients peace of mind that all ANF Group Team Members have received the necessary training.

Furthermore; all ANF Group Team Members are required to participate in additional annual training which includes OSHA 10/40 hour safety, CPR and

First Aid training & ICRA. ANF's Experience M. O. D. rating is .76 and we have an exemplary safety record.

- Visitor Safety Zones
- Overhead Protected Walk-ways
- Clearly Identified Traffic Patterns
- Isolated Construction Areas
- Independent Construction Access
- Properly Trained & Informed Personnel
- Safety Liaison

These key points of interest are what is know in to our satisfied clients as: **The ANF Advantage!™**



Licenses & Certificates

Section 6





RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

FERNANDEZ, ALBERTO

ANF GROUP INC
2700 DAVIE ROAD
DAVIE FL 33314

LICENSE NUMBER: CGC024773

EXPIRATION DATE: AUGUST 31, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

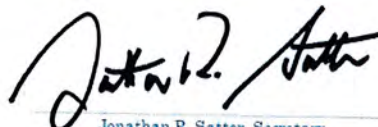
This is your license. It is unlawful for anyone other than the licensee to use this document.

State of Florida
Minority Business Certification

ANF Group, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

10/21/2019  10/21/2021



Jonathan R. Satter, Secretary
Florida Department of Management Services



Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

ANF Group, Inc. is proud to state that we are bonded by Travelers Casualty and Surety Company of America an A.M. Best's (Superior) Rated A++, Class XV Surety Company.

BONDING AGENT CONTACT INFORMATION:

American Global
Vivian Santiago
Surety Account Manager
Email: vivian.santiago@americanglobal.com
O. 305-351-9135
C. 786-214-1024

BONDING CAPACITY:

Estimated at \$100,000,000 single and \$200,000,000 aggregate.

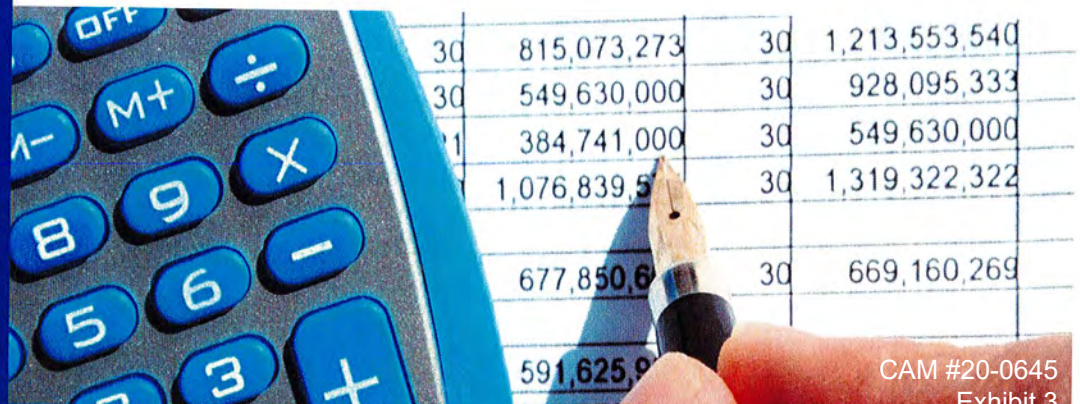
BONDING REFERENCES:

Travelers Casualty and Surety
Company of America
One Tower Square
Hartford, CT 06183
O. 80.277.0111

American Global
Vivian Santiago
121 SW 3rd Avenue
5th Floor
Miami, FL 33129
O. 305.351.9150
www.americanglobal.com

BANKING REFERENCES:

Professional Bank
Maria E. Puig
Senior Vice President / Client Management Group
396 Alhambra Circle, Suite 255
Coral Gables, FL 33134
O. 786.483.1757
F. 786.999.0974



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| 31 | 1,076,839,511 | 30 | 1,319,322,322 |
| 31 | 677,850,611 | 30 | 669,160,269 |
| 31 | 591,625,911 | | |

REPRTWÄR

EDUCATION

Bachelor of Architecture Oklahoma State University,
College of Engineering, Architecture and Technology,
Stillwater, Oklahoma.
05.1995.

STUDIES ABROAD

(European Architecture): Oklahoma State University &
University of Illinois, Versailles, France. Paris, Northern and
Southern France, Monte Carlo, Geneva, Barcelona, Genoa,
Pisa, Florence, Rome, Vatican City, Venice, Vienna, Prague,
Frankfurt,
05.1993-08.1993
Foundation Scholar Northeastern State University (NSU),
Foundation Class
Vice-President, Tahlequah, Oklahoma. 08.1988-05.1990

LICENSE

Registered Architect (R.A.) Florida #0017090
Registered Architect (R.A.) Oklahoma #4190
Registered Architect (R.A.) New York #031500
Registered Architect (R.A.) Virginia #018080
Interior Design (I.D.) Florida #6236

CERTIFICATIONS

National Council of Architectural Registration Boards
(NCARB) #52,551
Structural Masonry Inspector – Florida Concrete Products
Association
#SMI-1889

AWARDS & EXHIBITS

2012 U.S. Embassy Housing –
Award Contract
2008 FIU Engaging the Urban Symposium
2001 AIA Design Award of Merit –
Jordan Associates – Advertising Offices
(AIA Oklahoma State Chapter- Design Excellence)
1998 Employee of the Quarter –
(Edmond, OK Chamber of Commerce)
1995 Alpha Rho Chi Medal –
Oklahoma State University
Professional achievement award
1995 Pella Prize Winner –
Oklahoma State University
1995 Fifth Year Book Award –
Oklahoma State University
(Outstanding Architectural design student of the
Graduating Class)
1995 Caudill Fellowship Finalist - Oklahoma State
University
(Based on a portfolio of design work during the entire
architectural program)
1993 Alumni Scholarship - Oklahoma State University
(Outstanding Architectural Student; voted on by the
faculty)
1988 Foundation Scholarship (Academic) –
Northeastern State University

T.TODD MARTIN

PRINCIPAL ARCHITECT

RA, NCARB

TMARTIN@REPRTWAR.COM

Todd Martin has a Professional Degree in Architecture from Oklahoma State University and participated in a study abroad program with OSU and the University of Illinois based in l'Ecole nationale supérieure d'architecture de Versailles (ENSA-V), France. Todd has over twenty eight years of professional practice experience. In addition to his professional degree, Todd also holds a license to practice architecture in the states of Florida, Virginia + New York as well as being certified by the National Council of Architecture Registration Boards (NCARB). Todd has been involved in every phase of a project from early Programming, Schematic Design through to Construction Administration. Todd has successfully competed in competitions and has been honored for his academic and professional designs. Todd's experiences range from luxury multi family residential housing to low income housing, including mid rise and high rise construction, as well as restaurants, hospitality, federal work, internationally recognized projects with the U.S. Dept. of State, and working side by side with one of his mentors Paul Holt, of Holt Hinshaw in San Francisco, on the OKC Bombing Memorial Competition. These experiences have been combined with his team of designers to create **REPRTWÄR** architecture+design studios.

SELECTED PROJECTS

Azimuth (2019) *Multi Family Residential*

Location: Lee County, FL.
Description: A 50 story, 200,000 SF luxury multi family residential building designed for the Related Group comprised of 50 units, administration offices, mail room, social rooms for larger gathering or meetings, gym and a pool.
Service: Full Architectural & Engineering Design and Construction Documents.

Casa Grove (2019) *Multi Family Residential*

Location: Coconut Grove, FL.
Description: A 12 Story, 233,000 SF mixed-use/ multi family office building with amenities pool, social rooms, as well as, a multilevel parking garage, CBS/post tension concrete slab and glazing storefront systems.
Service: Full Architectural & Engineering Design and Construction Documents with Construction Administration.

4100 Design District (2018) *Commercial/Retail*

Location: Miami, FL.
Description: A 3 Story Commercial/Retail existing building that became the first completed renovation/construction that was to become part of the larger master plan for the new MIAMI DESIGN DISTRICT.
Service: Façade and interior renovation, including full Architectural & Engineering Design and Construction Documents with Construction Administration.

Sports Park (2018) *Multi Family Residential*

Location: Pompano Beach, FL.
Description: A 2 and 3 story, 104,000 SF affordable housing development comprised of 20 dwelling units. The unit design consists in a 3-bedroom unit over 2 story unit types. Two garages per unit and extra visitor parking on lot.
Service: Full Architectural & Engineering Design and Construction Documents.

Voda 2 (2018) *Multi Family Residential*

Location: North Bay Village, FL.
Description: A 15 story, +/- 200,000 SF multi family residential waterfront development with CBS/post tension concrete slab and glazing storefront systems.
Service: Full Architectural & Engineering Design and Construction Documents.

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River Oaks (2017) *Multi Family Residential*

Location: Ft. Lauderdale, FL.
 Description: A 2 story, 26,000 SF affordable housing development comprised of 13 three-bedroom units with 2 carport spaces and 1 tandem parking each one.
 Service: Full Architectural & Engineering Design and Construction Documents.

Biscayne Gardens Townhomes (2017) *Multi Family Residential*

Location: Miami, FL.
 Description: A 2 Story, 30,000 SF townhouses development with CBS/post tension concrete slab and glazing storefront systems.
 Service: Full Architectural & Engineering Design and Construction Documents with Construction Administration.

Kensington Townhouses (2017) *Multi Family Residential*

Location: Pompano Beach, FL.
 Description: A 2 and 3 story, 20,000 SF affordable housing development comprised of 11 dwelling units with a combination of 2 and 3-bedroom units over 2 and 3 story unit types. One garage space per unit and extra visitor parking on lot.
 Service: Full Architectural & Engineering Design and Construction Documents.

Coral Way (2016) *Multi Family Residential*

Location: Miami, FL.
 Description: A 8 Story, 100,200 SF mixed-use/ multi family/ office building with CBS/post tension concrete slab and glazing storefront systems.
 Service: Full Architectural & Engineering Design and Construction Documents with Construction Administration.

Riverside (2016) *Multi Family Residential*

Location: Miami, FL.
 Description: A 8 Story, 55,000 SF mixed-use/ multi family/ office building with CBS/post tension concrete slab and glazing storefront systems.
 Service: Full Architectural & Engineering Design and Construction Documents.

Voda 1 (2015) *Multi Family Residential*

Location: North Miami Beach, FL.
 Description: A 4 Story, 37,000 SF multi family residential development with CBS/post tension concrete slab and glazing storefront systems.
 Service: Full Architectural & Engineering Design and Construction Documents.

Yard House (2014) *Commercial/Restaurant*

Location: Miami Beach, FL.
 Description: A 14,000 SF restaurant located at the West end of Lincoln Road. Large glazing systems are used to open the West Facade of the restaurant to the pedestrian traffic that surrounds this location.
 Service: Full Architectural & Engineering Design and Construction Documents with Construction Administration.

Melody Tower (2013) *Multi Family Residential*

Location: Downtown Miami, FL.
 Description: A 36 Story, 840,000 SF mixed-use/ multi family/ office with ground level lobby, pool amenity level and multi-story parking garage.
 Service: Architect of Record, FGBC Certification and UDRB Presentation.

U.S. Embassy Housing (2012) *Multi Family Residential*

Location: Santo Domingo, DR.
 Description: A 2 Story, +/- 300,000 SF residential development with 75 single/multi-family units with recreation facilities, clubhouses, pools, gyms, and social areas, situated near the new American Embassy Compound in Santo Domingo.
 Service: Full Architectural Design and Construction Documents with Construction Administration.

North Beach Place (2010) *Office Building/Commercial*

Location: Miami Beach, FL.
 Description: A 7 Story, 100,000 SF commercial office and retail development with a structured parking garage housing 100 spaces, post-tension concrete structural slab/column structure with a creative combination of CBS walls and energy efficient glass.
 Service: Full Architectural & Engineering Design and Construction Documents.

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One Plaza (2009) *Multi Family Residential*

Location: Miami, FL.
Description: A 23 story, 450,000 SF mixed-use/ multi family/ office building with CBS/post tension concrete slab and glazing storefront systems.
Service: Full Architectural & Engineering Design and Construction Documents with Construction administration.

Fox-Israel Building (2008) *Commercial/Retail*

Location: North Miami Beach, FL.
Description: A 25,000 SF Commercial building with a ground level parking. Situated off the Everglades interchange, the double height metal and glass building serves as an entry landmark during the day and as a lighted beacon in the evening.
Service: Full Architectural & Engineering Design and Construction Documents with Construction Administration.

Kidney Spa Medical Center (2008) *Medical*

Municipality: Miami, FL.
Description: A 7,000 SF Medical Office and Dialysis center in Little Havana.
Service: Full Interior Architectural & Engineering Design, Construction Administration, Branding, business identity and signage.

Professional Office Center (2008) *Office Building/Commercial*

Location: Miami-Dade County, FL.
Description: An 8 Story, 100,000 SF Office building with a multi-level parking structure composed of post-tension concrete slabs and CBS/Glass walls.
Service: Full Architectural & Engineering Design and Construction Documents with Construction Administration.

San Lorenzo (2007) *Multi Family Residential*

Location: Miami, FL.
Description: A 90 Unit, 170,000 SF residential development complete with amenities deck, lap pool, barbeque area, and a meditation gazebo, situated near the Orange Bowl in the Little Havana neighborhood of Miami.
Service: Full Architectural & Engineering Design and Construction Documents with Construction Administration, including Design Review Board and Planning & Zoning Hearing.

Florida Largemouth Bass Conservation Center (2005) *Civic/Museum*

Location: Richloam, FL.
Description: A 5,000 SF Fish hatchery and Educational Display designed for the State of Florida.
Service: Design Architect.

Visitor Center for State of Florida Fish Hatchery (2005) *Civic*

Location: Richloam, FL.
Description: A 1,000 SF Visitor Center designed for the State of Florida.
Service: Design Architect.

P.I.C. Corporate Office (2002) *Office Building/Commercial*

Municipality: Miami-Dade County, FL.
Description: A 2 story, 12,180 SF office and storage complex, CBS/traditional concrete slabs and curved steel roof structure.
Service: Full Architectural & Engineering Design and Construction Documents with Construction Administration including Community Council Hearing Board.

Cyber Port (2002) *Office/Mix Use Commercial*

Location: Hong Kong, China.
Description: Pak Fu Lam, Hong Kong. Cyberport is a major infrastructure project being developed by the Pacific Century Group in partnership with the government of Hong Kong. It is a mixed-use development focused around Information Technology with 1.7 million square feet of office and commercial facilities and 4.1 million square feet of residential space. Estimated cost 1.7 billion.
Service: Design Architect while working for Arquitectonica.

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St Regis (2002) *Hotel/Hospitality*

Location: Ft. Lauderdale, FL.

Description: A 26 story five star hotel/condominium along the Ft. Lauderdale beaches. It is a mixed-use development focused around full service condominiums as well as hotel rooms. The projects unique site allows for clear views of the Atlantic Ocean. The units above step back from each other allowing for an open terrace at each level. Estimated cost 100 million. 16-story Beach front Hotel.

Service: Design Architect while working at Arquitectonica.

St. Anthony Medical Center (2001) *Medical*

Location: Oklahoma City, OK.

Description: A 39,000 SF 2-story medical office building. This design combines orthopedic and surgical practices on the second floor with a 13,000 SF ambulatory surgical center on the first floor. Contextually this building is just one of many on the North Campus. The design allows for a 2-atrium space, which provides for a common area for patients to gather on the campus.

Service: Design Architect while working at TAP.

Saxon Publishing Head Quarters (1999) *Office Building/Commercial*

Location: Norman, Oklahoma.

Description: A 1 Story, 50,000 SF building to house an advertising firm, programs includes office space, lounges, storage, and cafeteria.

Service: Design Architect while working at TAP.

Woodland Hills Medical Center (1999) *Medical*

Location: Oklahoma City, Oklahoma.

Description: The 52,200 SF, 3-story medical office building was designed to include 10 medical practices including physical therapy, hyperbaric treatment areas, ophthalmology, out-patient surgery, sports medicine, pediatrics, family medicine, women's center and a hospital conference center for the hospital next door.

Service: Design Architect while working at TAP.

Jordan & Assoc. Warehouse (1998) *Office /Commercial*

Location: Oklahoma City, OK.

Description: A 1 Story, 50,000 SF building to house Jordan & Assoc. advertising firm. Constructed of integral color mix concrete tilt up panels supported by steel columns. Half the building is accommodates the corporate head quarters, while the other half houses the companies storage and warehouse needs.

Service: Design Architect while working at TAP.

Saxon Publishing Warehouse (1998) *Commercial*

Location: Norman, OK.

Description: A 1 Story, 50,000 SF warehouse that stores all the titles in production by Saxon Publishing.

Service: Design Architect while working at TAP.

National Route 66 Museum (1997) *Civic/Museum*

Location: Elk City, OK.

Description: A 5,600 S.F. museum that depict the feeling of the "Mother Road" from Illinois to California and fit into the existing context of the Old Town Museum Complex containing period pieces of architecture.

Service: Project Designer while employed at The Architectural Partnership.

United Airlines Indianapolis Maintenance Facility (1995) *Commercial/Transportation*

Location: Indianapolis, IN.

Description: A 3.4 million square foot aviation includes 14 hangar bays for heavy maintenance, over 40 acres of aircraft aprons, 50 acres of parking and roadways, a 100,000 square foot office building, central plant, pretreatment wastewater facility, automated warehouse and extensive aircraft shops and hangers.

Service: Design Architect while working at Frankfurt-Short-Bruzia Architects.

TAB 4

PROJECT INFORMATION

Mount Hermon Apartments is a 110-unit senior housing 7-story high-rise development project that will utilize 9% LIHTC funding in RFA 2020-202. The unit mix will consist of 77 one bedrooms and 33 two bedrooms. The site is generally located at NW 4th Street and NW 8th Avenue in Fort Lauderdale, FL, 33311. The site is a combination of 2 parcels 10-25-21-0000-00100-0000 & 03-25-21-0040-0100-0070, folio number 50-42-10-12-0500.

The proposed development is ideally located for senior affordable housing with access to major grocery stores to include Save a lot, Fresh Market, multiple pharmacies, local eateries, other neighborhood shopping, medical options at all levels, major highways all located less than 1-mile from the site.

The development will be 100% affordable with income restrictions, 10% of the units will be set-aside for residents with extremely low income (ELI) at or below 25% AMI. The remaining units will be set-aside for residents at or below 60% of the Area Median Income.

Energy efficiency is essential to the well-being and long-term success of our residents and given the high cost of utilities, we take great pride in building communities that integrate sustainable design and construction techniques. Mount Hermon Apartments will provide unit and site features that exceed the industry standards for a development of its class. See below list of features and amenities list that will offered on site.

☒Community Amenities:

- ☒Safe and secure building with an on-site management and maintenance offices.
- ☒Resident community center
- ☒Multi-purpose rooms will be available to residents on a daily basis
- ☒Library
- ☒Computer room

☒In-Unit Amenities:

- ☒Washers/Dryers hook-ups in every unit
- ☒Open floor plans
- ☒Energy-Star ceiling fans in all bedrooms
- ☒Full-size Energy-Star appliances (dishwasher, microwave, range, refrigerator)

Other features will include windows with high performance low-e glass, native species landscaping, high Seasonal Energy Efficiency Ratio (SEER 16 or better) HVAC systems, low flow plumbing fixtures and eco-friendly materials such as Green Label flooring, formaldehyde free cabinetry and low VOC paint. Mount Hermon will obtain a National Green Building Standard Certification, highlighting the importance of creating an environmentally friendly community for our residents and the neighbors environment through the utilization of sustainable construction practices.

HTG Management, an affiliate company of the applicant, comprised of a team of expert in their fields will also offer the below FHFC resident programs.

FHFC Resident Programs:

- ☒ 24 Hour Support to Assist Residents In Handling Urgent Issues
- ☒ Computer Training
- ☒ Daily Activities
- ☒ Resident Assurance Check-In Program

Mount Hermon Apartments is the perfect development for the site as it brings much needed affordable housing to an area where seniors can live peacefully while having access to major roadways and other community services.

DEVELOPMENT AND UNIT AMENITIES

Mount Hermon Apartments will provide seniors with a safe, clean and comfortable living environment and create a living atmosphere where they can interact with their neighbors safely and leisurely. The community will be enhanced with best-in-class amenities for residents to enjoy their individual lifestyles to the fullest. Please refer to attached site plan for schematic design.

Mount Hermon Apartments will provide unit features that go above and beyond what is customarily seen in the industry, such as ceiling fans in all bedrooms, walk-in and roll-in showers, and walk in closets in main bedrooms. This development will also take into account the importance of environmentally sustainable communities for residents and our neighbors by maximizing energy efficiency and indoor air quality.

As per the FHFC 2020-202 RFA, the following will be provided in Mount Hermon Apartments:

General Features (listed below are some, not all, of the features that are required in the RFA; nevertheless, all features in the 2020-202 RFA will be committed to):

- Termite prevention;
- Pest control;
- Window coverings for each window and glass door inside each unit;
- Cable or satellite TV hook-up in each unit;
- Washer and dryer hook ups in each of the Development's units and equipment for rent;
- Full-size range and oven;
- Energy Star qualified microwave and dishwasher.

Green Building Features:

Mount Hermon Apartments will provide all required Green Building features listed in the 2020-202 RFA, which include low VOC paint, low-flow water fixtures, Energy Star qualified appliances, and air conditioner and heater specifications that match the efficiency required in the RFA.

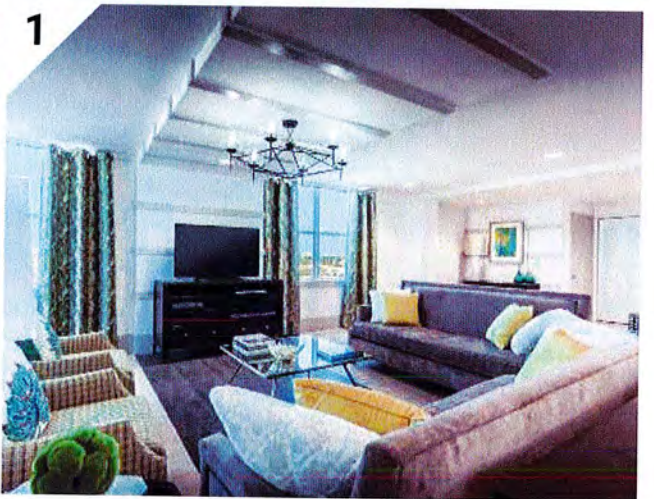
In addition, the development will achieve one of the following Green Building Certification programs: Leadership in Energy and Environmental Design (LEED); Florida Green Building Coalition (FGBC); or ICC 700 National Green Building Standard (NGBS). Selection of the program will be accomplished during the credit underwriting process.

ADA Accessibility:

All units will provide the accessibility features indicated in the RFA, which include low door thresholds, lever style handles for doors, faucet, and cabinets. Reinforced walls to allow for installation of grab bars that meet ADA Standards will also be provided in all units. At least 20% of the units will have roll-in showers and all of the tubs/showers will have horizontal grab bars for added safety.

DEVELOPMENT AND UNIT AMENITIES

Below are samples of some of HTG's properties and the interior design and amenities that we offer as our standard. 1. **VILLAGE PLACE, FORT LAUDERDALE**, 2. **COURTSIDE, MIAMI**, 3. **VALENCIA GROVE, EUSTIS**



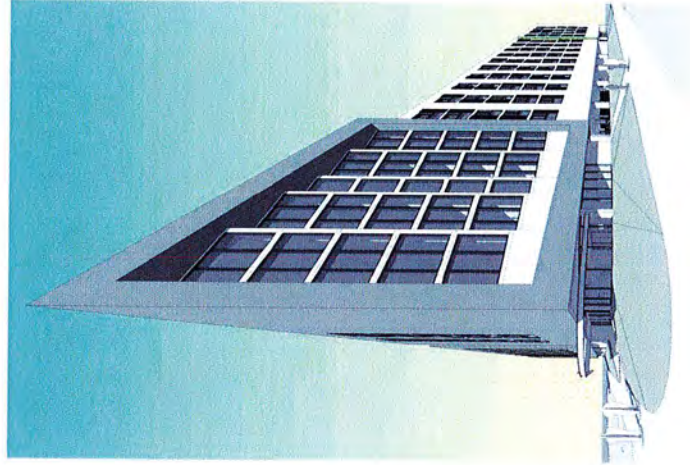
CAM #2

MT. HERMON

NW 4TH STREET & NW 8th AVE | FORT LAUDERDALE | FL 33311

LIST OF DRAWINGS

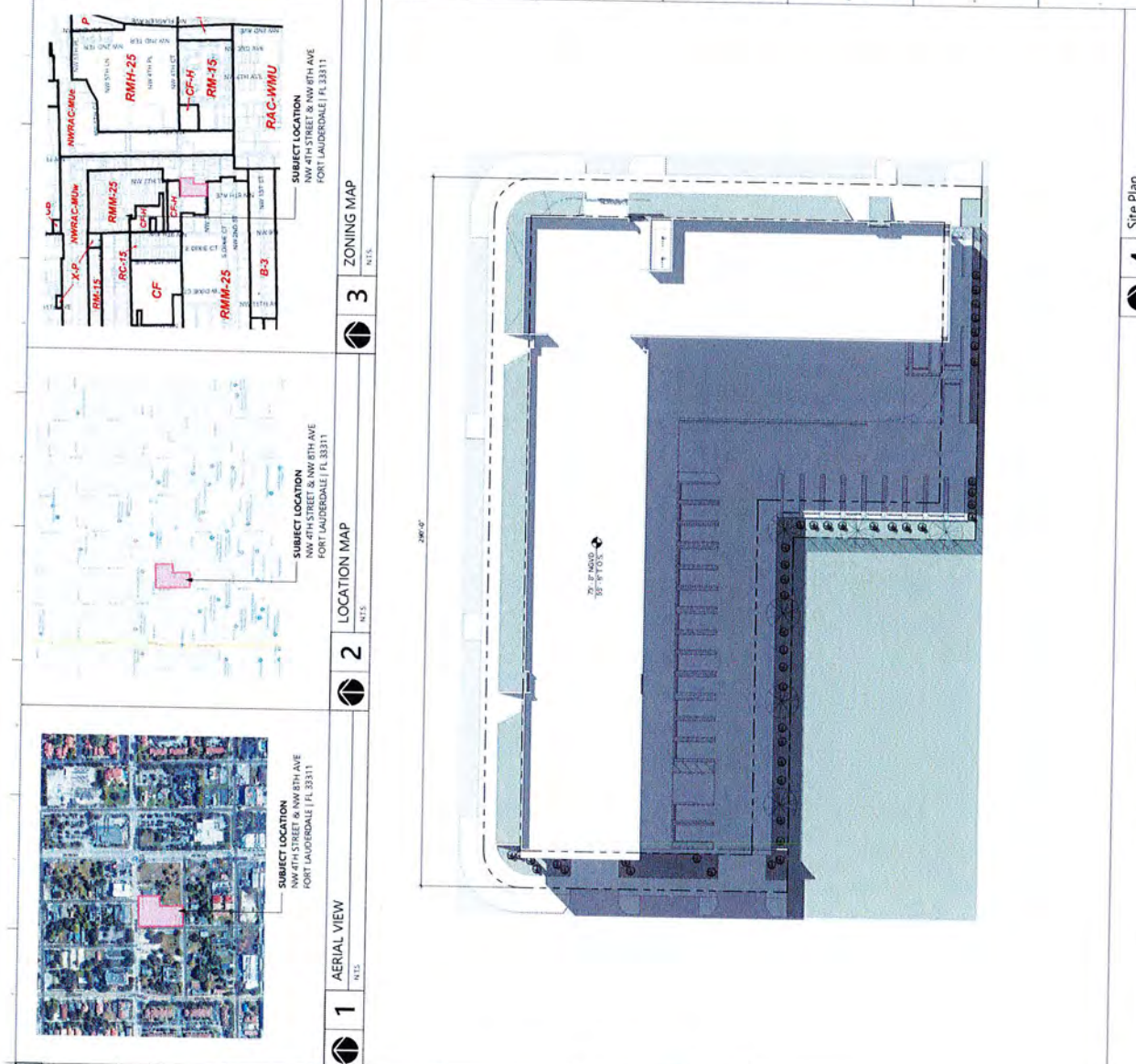
| GENERAL | COVER SHEET |
|---------|---|
| G-1 | NOTES, SYMBOLS & ABBREVIATIONS |
| G-2 | FORMING, SITE PLANS & LOCATION DIAGRAMS |
| G-3 | ARCHITECTURAL ELEVATIONS |
| G-4 | SECTION ELEVATIONS |
| G-5 | SECTION ELEVATIONS |
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| G-100 | SECTION ELEVATIONS |



CLASSIFICATION OF WORK:
NEW CONSTRUCTION
SCOPE OF WORK:
NEW RESIDENTIAL BUILDING

| | | | | | | | | | | | |
|--|--|---|--|--------------|--|---------------------|--|----------------|--|---------------------|--|
| PROJECT AND OWNER | | ARCHITECT | | MIP ENGINEER | | STRUCTURAL ENGINEER | | CIVIL ENGINEER | | LANDSCAPE ARCHITECT | |
| MT. HERMON NW 4TH STREET & NW 8th AVE FORT LAUDERDALE FL 33311 HTG 3225 Avenida Avenue 4th Floor Coconut Grove FL 33133 305-546-7188 | | /REPI TWAR/ 7261 NE 4TH AVENUE #101 MIAMI FLORIDA 33138 1 305-673-2121 | | | | | | | | | |
| REPI TWAR 7261 NE 4TH AVENUE, SUITE 101 MIAMI, FL 33138 305-673-2121 REPI@TWAR.COM WWW.REPI.TWAR.COM | | T. TODD MARTIN BA LEP 00007090 | | | | | | | | | |
| CONSULTING ENGINEERS MIP | | | | | | | | | | | |
| STRUCTURAL ENGINEER | | | | | | | | | | | |
| CIVIL ENGINEER | | | | | | | | | | | |
| LANDSCAPE ARCHITECT | | | | | | | | | | | |
| KEY PLAN | | | | | | | | | | | |
| SCHEMATIC DESIGN | | | | | | | | | | | |
| PERMIT APPLICATION DATE: 11/18/19 | | | | | | | | | | | |
| SHEET ISSUE DATE: 11/18/19 | | | | | | | | | | | |
| PROJECT NO.: 1914 | | | | | | | | | | | |
| APPENDIX: 104 | | | | | | | | | | | |
| APPROVED BY: TM | | | | | | | | | | | |
| ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE THE SOLE PROPERTY OF REPI TWAR AND MAY ONLY BE REPRODUCED WITH THEIR WRITTEN CONSENT | | | | | | | | | | | |
| SCALE | | | | | | | | | | | |
| SIGNATURE | | | | | | | | | | | |
| T. TODD MARTIN BA LEP 00007090 | | | | | | | | | | | |
| COVER SHEET | | | | | | | | | | | |
| SCALE | | | | | | | | | | | |
| N.T.S. | | | | | | | | | | | |
| SHEET NO. | | | | | | | | | | | |
| G-0 | | | | | | | | | | | |

| GENERAL SITE INFORMATION: | | | |
|---|---|------------------|---------------|
| PROPERTY ADDRESS | 3001 COWLEY STREET, FORT LAUDERDALE, FL 33311 | | |
| PROJECT | COWLEY STREET, FORT LAUDERDALE, FL 33311 | | |
| LEGAL DESCRIPTION | LOT 15 IN BLOCK 12, COWLEY STREET, FORT LAUDERDALE, FL 33311 | | |
| LOT AREA | 11,800 SQ. FT. | | |
| YEAR BUILT | 1981 | | |
| CLASSIFICATION OF WORK | A. REPAIRS AND MAINTENANCE | | |
| SCOPE OF WORK | REPAIRS AND MAINTENANCE OF EXTERIOR FLOORING, ROOFING, AND EXTERIOR FINISHES. | | |
| CONTRACT CODES | 2011 NATIONAL ELECTRICAL CODE (NEC) 2011 NATIONAL MECHANICAL CODE (NMC) 2011 NATIONAL PLUMBING CODE (NPC) 2011 IRC-ACCESSIBILITY | | |
| ZONING GUIDELINES: | | | |
| ZONING: SFR (SINGLE FAMILY RESIDENTIAL) | | | |
| PERMITTED USES | SINGLE-FAMILY RESIDENTIAL SINGLE-FAMILY DETACHED DWELLING | | |
| PERMITTED HEIGHT | 35 FEET | | |
| PERMITTED LOT AREA | 11,800 SQ. FT. | | |
| PROPERTY INFO | | | |
| LOT COVERAGE | 4,000 SQ. FT. | ALLOWED/REQUIRED | PROVIDED |
| BUILDING | 1,000 SQ. FT. | EXISTING | 2,442 SQ. FT. |
| NEW GARAGE | 1,000 SQ. FT. | NEW GARAGE | 1,000 SQ. FT. |
| NEW POOL | 1,000 SQ. FT. | NEW POOL | 1,000 SQ. FT. |
| NEW PORCH | 1,000 SQ. FT. | NEW PORCH | 1,000 SQ. FT. |
| NEW DRIVEWAY | 1,000 SQ. FT. | NEW DRIVEWAY | 1,000 SQ. FT. |
| NEW FENCE | 1,000 SQ. FT. | NEW FENCE | 1,000 SQ. FT. |
| NEW LANDSCAPE | 1,000 SQ. FT. | NEW LANDSCAPE | 1,000 SQ. FT. |
| NEW UTILITY | 1,000 SQ. FT. | NEW UTILITY | 1,000 SQ. FT. |
| NEW WALKWAY | 1,000 SQ. FT. | NEW WALKWAY | 1,000 SQ. FT. |
| NEW YARD | 1,000 SQ. FT. | NEW YARD | 1,000 SQ. FT. |
| SETBACKS | | | |
| FRONT | 20 FT | FRONT | 20 FT |
| REAR | 20 FT | REAR | 20 FT |
| SIDE | 20 FT | SIDE | 20 FT |
| DIAGONAL | 20 FT | DIAGONAL | 20 FT |



PROJECT AND OWNER

MT. HERMON

1000 NW 4TH STREET & NW 8TH AVE
FORT LAUDERDALE, FL 33311

ARCHITECT:

REPTAR

1000 NW 4TH STREET & NW 8TH AVE
FORT LAUDERDALE, FL 33311

CONSULTING ENGINEERS:

MEP

STRUCTURAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

KEY PLAN

SCHEMATIC DESIGN

PROJECT APPLICATION DATE: 11/18/19

SHEET DATE: 11/18/19

PROJECT NO.: 154

DRAWN BY: 154

APPROVED BY: 154

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SCALE:

1" = 10'

PROJECT AND OWNER

MT. HERMON

1000 NW 4TH STREET & NW 8TH AVE
FORT LAUDERDALE, FL 33311

ARCHITECT:

REPTAR

1000 NW 4TH STREET & NW 8TH AVE
FORT LAUDERDALE, FL 33311

CONSULTING ENGINEERS:

MEP

STRUCTURAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

KEY PLAN

SCHEMATIC DESIGN

PROJECT APPLICATION DATE: 11/18/19

SHEET DATE: 11/18/19

PROJECT NO.: 154

DRAWN BY: 154

APPROVED BY: 154

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SCALE:

1" = 10'

PROJECT AND OWNER

MT. HERMON

1000 WEST STREET & PARK BLVD (H&B)
LAURELHILL, CA 93041

MTG

1200 American Avenue, 4th Floor
San Francisco, CA 94103
ARCHITECT

REPR TWR

1000 WEST STREET & PARK BLVD (H&B)
LAURELHILL, CA 93041
300.673.1211 (REPR) 300.673.1211 (H&B)
ARCHITECT

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

KEY PLAN:

SCHEMATIC DESIGN

PROJECT APPLICATION DATE:

SHEET ISSUE DATE:

PROJECT NO. 154

DRAWN BY: 154

APPROVED BY: 154

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SCALE:

SIGNATURE:

T. TODD MARTIN, R.A.

LUCKY 80077990

SHEET TITLE:

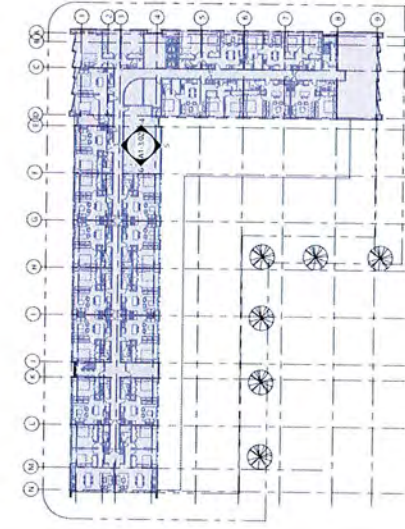
AREA DIAGRAM

SCALE:

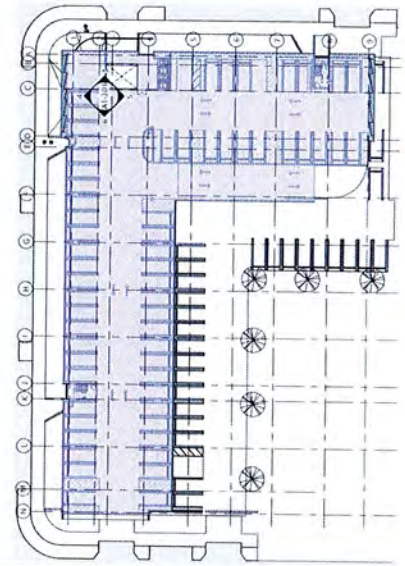
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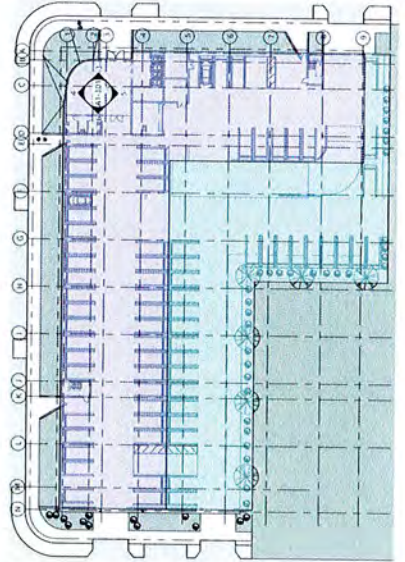
G-3



3 3RD TO 7TH LEVEL BUILDING AREA
1/32" = 1'-0"

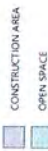


2 2ND LEVEL BUILDING AREA
1/32" = 1'-0"



1 GROUND LEVEL BUILDING AREA
1/32" = 1'-0"

REFERENCES:



AREA CALCULATIONS:

GROSS CONSTRUCTION AREA:

| | |
|------------------|--------------------|
| GROUND LEVEL | 21,745 SQ FT |
| 2ND LEVEL | 24,345 SQ FT |
| 3RD TO 7TH LEVEL | 18,260 SQ FT (X 5) |
| TOTAL | 139,811 SQ FT |

OPEN SPACE AREA:

| | |
|-------|--------------|
| TOTAL | 15,341 SQ FT |
|-------|--------------|

BUILDING INFORMATION:

| | |
|--------------------------------|--------------------|
| TOTAL HEIGHT | 70 FT |
| PARKING SPACES | |
| 80 PARKING SPACES GROUND LEVEL | |
| 15 PARKING SPACES 2ND LEVEL | |
| HDCP 151 TO 200 PCS | |
| 15 ON-STREET PARKING SPACES | |
| TOTAL PARKING SPACES | 157 PARKING SPACES |
| DENSITY | |
| 1 BEDROOM | 65 UNITS |
| 2 BEDROOMS | 5 UNITS |
| 3 BEDROOMS | 3 UNITS |
| TOTAL DENSITY | 110 UNITS |
| UNIT AREAS | |
| 1 BEDROOM | 574 / 585 SQ FT |
| 2 BEDROOMS | 750 / 761 SQ FT |
| 3 BEDROOMS | 814 / 861 SQ FT |
| TOTAL | 967 / 1099 SQ FT |

PROJECT AND OWNER

MT. HERMON

100-4TH STREET & NEW BLVD (100)

GALESDALE (N. 337)

HTG

2000 American Avenue, 100 Park

GALESDALE, N. 337, 100

ARCHITECT:

REPTWAR

2000 American Avenue, 100 Park

GALESDALE, N. 337, 100

2000 American Avenue, 100 Park

GALESDALE, N. 337, 100

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STRICTION NOTES

[illegible]

PROJECT AND OWNER

MT. HERMON

NEW 4TH STREET & NEW HWY 401 (100)

LAURENCE (11.13.11)

HTG

1000 American Avenue, Ste 100

LA, 90110

ARCHITECT

REPR T W A R

7700 S. 10TH AVE., STE 100

MINNAPOLIS, MN 55425

352.673.2121 REPR@TWAR.COM

LAURENCE (11.13.11)

CONSULTING ENGINEERS

MFP

STRUCTURAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

KEY PLAN

SCHEMATIC DESIGN

PERMIT APPLICATION DATE

SHEET NO. 104

DATE: 11/13/11

DESIGNED BY: CHAN

CHECKED BY: CHAN

APPROVED BY: CHAN

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE THE WORK OF THE ARCHITECT AND MAY ONLY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SCALE

SIGNATURE

T. TODD MARTIN, RA

LECA A0007090

SHEET TITLE

2ND LEVEL FLOOR

PLAN

SCALE

As indicated

SHEET NO

A1-1.02

DATE: 11/13/11

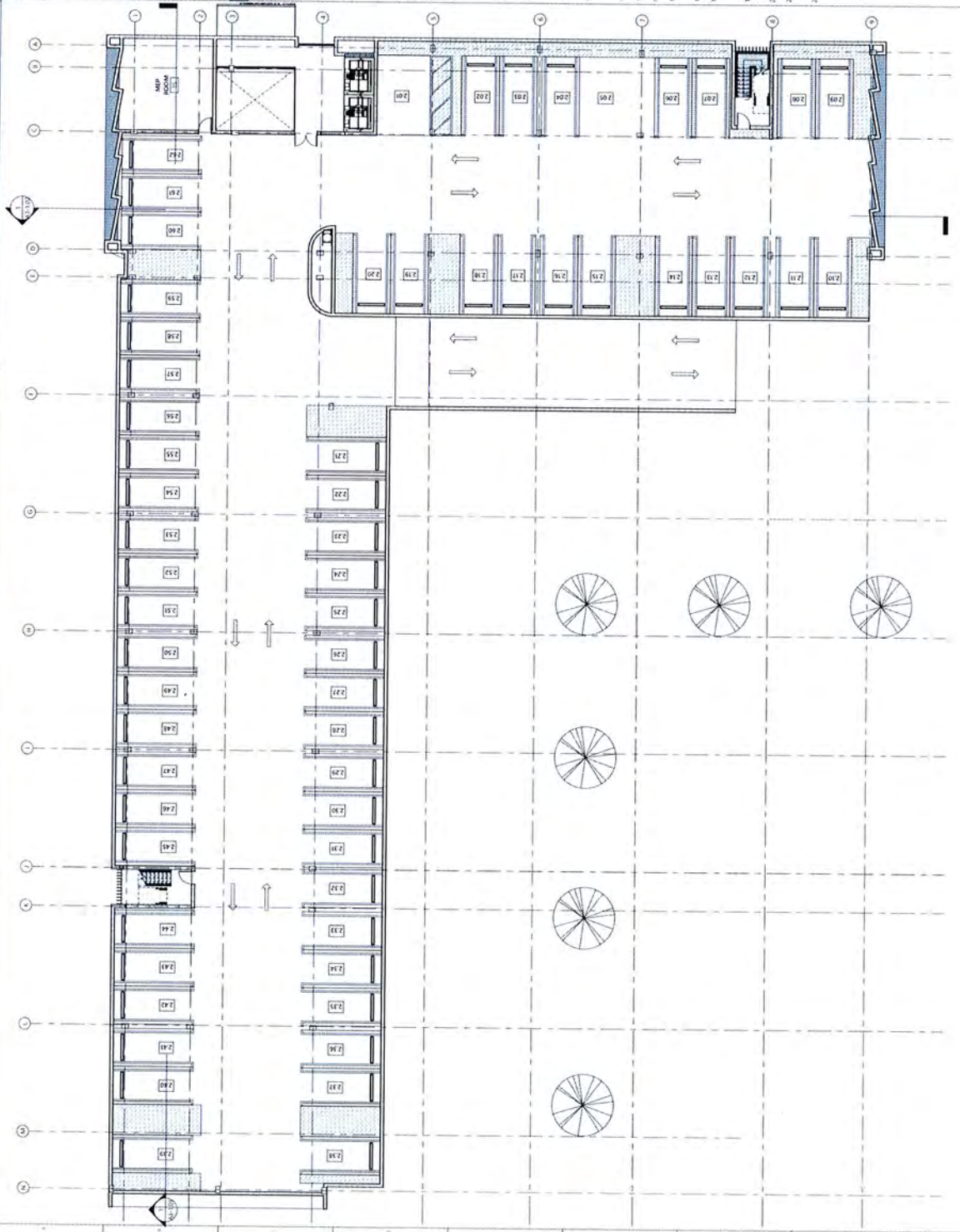
WALL LEGEND

- WALL TYPE 1
TYPICAL NON-LOAD BEARING 8" CMU WALL WITH VERTICAL REINFORCING. SEE STRUCTURE FOR DETAIL.
- WALL TYPE 2
TYPICAL NON-LOAD BEARING 8" CMU WALL WITH VERTICAL REINFORCING AND STRUTS FOR PERIMETER WALL.
- WALL TYPE 3
TYPICAL 4" INTERIOR PARTITION NON-WATED DETAIL.
- WALL TYPE 4
REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAIL.
- WALL TYPE 5
LIGHT PARTITION PARTITION WITH FINISHED. REMODEL/RENO.

SEE TYPICAL WALL TYPES SHEET A2.101 FOR DETAILS

CONSTRUCTION NOTES

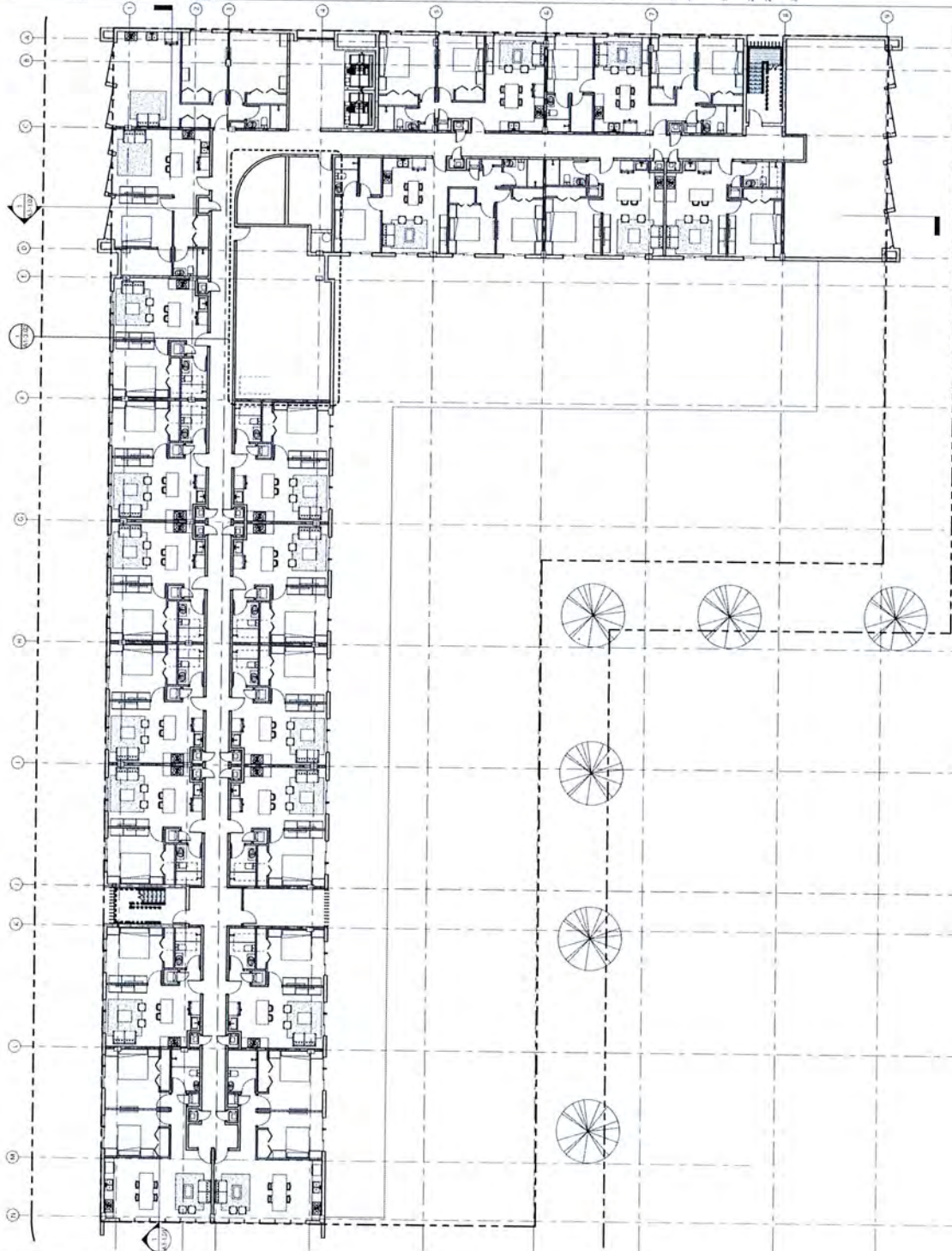
1. REFER TO DRAWINGS 1-3 FOR ADDITIONAL NOTES AND SPECIFICATIONS.
2. GENERAL CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HERMON AND THE HERMON PLANNING COMMISSION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THESE PERMITS AND APPROVALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE PERMITS AND APPROVALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE PERMITS AND APPROVALS.
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2ND LEVEL FLOOR PLAN

1/8" = 1'-0"

1



| WALL LEGEND | |
|-------------|--|
| | WALL TYPE 1 TYPICAL NON-LOAD BEARING 1/2" CMU WALLS W/ VERTICAL REINFORCING SEE STRUCTURE FOR DETAILS |
| | WALL TYPE 2 TYPICAL NON-LOAD BEARING 1/2" CMU WALLS W/ VERTICAL REINFORCING SEE STRUCTURE FOR DETAILS |
| | WALL TYPE 3 TYPICAL 1/2" INTERIOR PARTITION NON-RAISED |
| | WALL TYPE 4 MONOPROOFED CONCRETE WALL SEE STRUCTURE FOR DETAILS |
| | WALL TYPE 5 UNIT CORRUGATED PARTITION 1/4" FIRE RATED |
| | MONOPROOFED SEE TYPICAL WALL TYPES SHEET A-101 FOR DETAILS |

CONSTRUCTION NOTES

[illegible]

PROJECT AND OWNER:
MT. HERMON
900-4TH STREET & NW 28th AVE | FORT
LAUDERDALE | FL 33211
HTG.
3225 Avalon Avenue, 5th Floor
Crescent Grove II, 32113

7760 MC 47th Avenue, STE 100
MIDVAULT, VA 23103 • 231 666
305-623-2121 • REP@TWAR.COM

CONSULTING ENGINEERS
SHEPSTRUCTURAL ENGINEEROval Frightfuls:

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1) *Structure* *Information*

KEY PLAIN:

| | | |
|------------------|-------------------------|--|
| SCHEMATIC DESIGN | PERMIT APPLICATION DATE | |
| | SHEET ISSUE DATE | |
| | PROJECT NO. - 1514 | |
| | DRAWN BY | |
| | APPROVED BY | |
| | | |
| | | |
| | | |
| | | |
| | | |

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.


 SIGNATURE
 T. TODD MARTIN RA,
 LIC # ABO017090
 EJECT FILE
 3RD LEVEL FLOOR
 PLAN
 ALL
 As indicated

A1-1.03

FINISH CEILING ELEVATION LEGEND

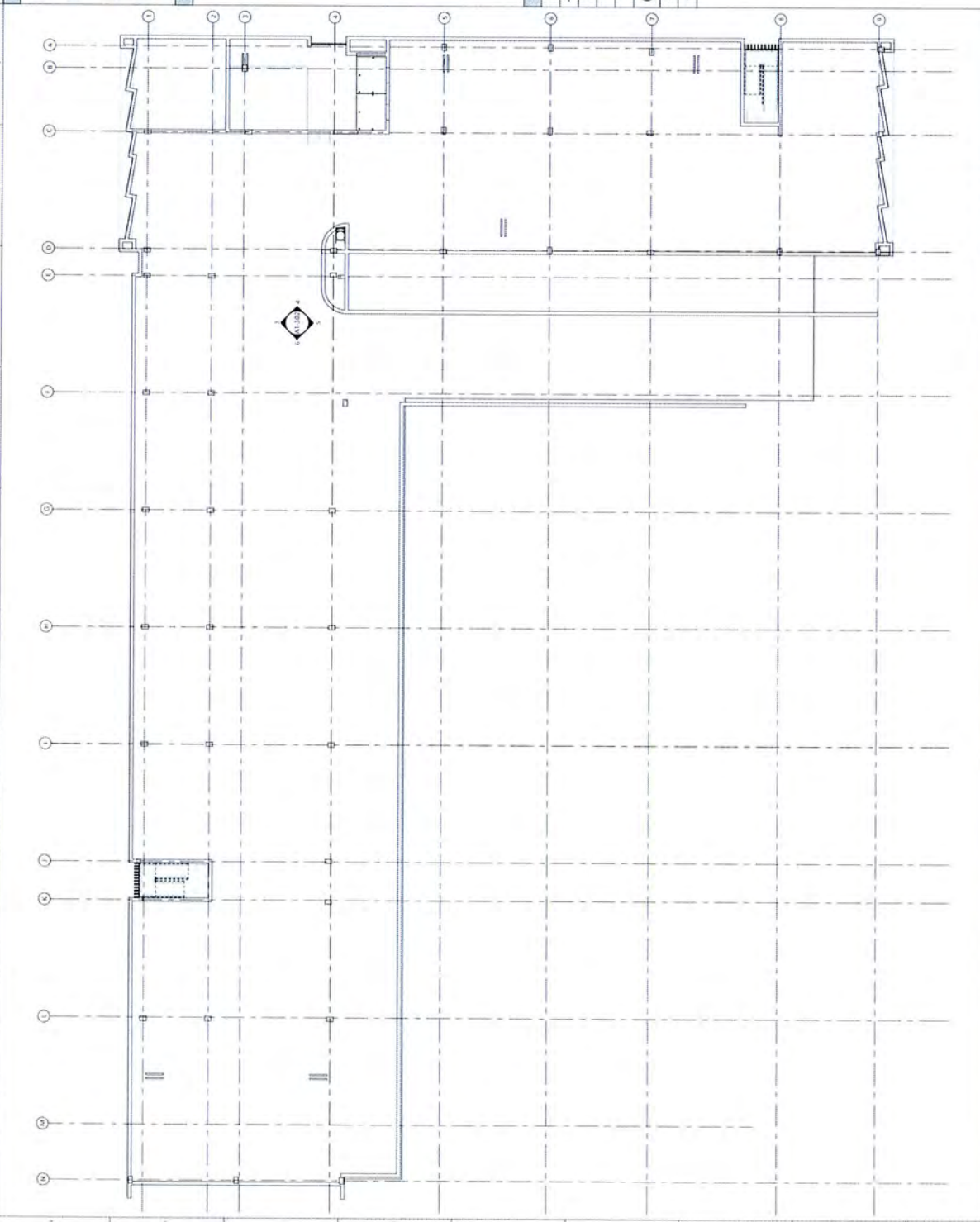
| | |
|--|--|
| 1. UNFINISHED CEILING | 2. UNFINISHED CEILING |
| 3. GYP BOARD GYF WALL COFFIN WITH SMOOTH FINISH | 4. GYP BOARD GYF WALL COFFIN WITH SMOOTH FINISH |
| 5. GYP BOARD GYF WALL COFFIN WITH SMOOTH FINISH | 6. GYP BOARD GYF WALL COFFIN WITH SMOOTH FINISH |
| 7. GYP BOARD GYF WALL COFFIN WITH SMOOTH FINISH | 8. GYP BOARD GYF WALL COFFIN WITH SMOOTH FINISH |

REFLECTED CEILING NOTES

1. REFER TO THE GENERAL NOTES SHEETS FOR ADDITIONAL NOTES AND
2. THE CEILING SHALL BE FINISHED TO THE FINISHES SHOWN ON THE
3. RELATIONSHIPS BETWEEN WALLS AND CEILING AND LOCATIONS OF KEY
4. AND ELECTRICAL INSTALLATIONS SHALL BE TO THE FINISHES SHOWN ON THE
5. NOTED ARCHITECT OF AND DISAPPEARANCE BETWEEN THE REFLECTED
6. SUE. CONTRACTOR SHALL VERIFY ALL CEILING FITMENT CONDITIONS TO
7. INSURE CLEARANCE OF DUCTWORK, PIPING AND OTHER OBSTRUCTIONS
8. FEATURES SHOWN. SUB - CONTRACTOR SHALL PROVIDE CEILING
9. WHERE LOWER CEILING ARE INDICATED TO CLIMATE CONTROL
10. SUB - CONTRACTOR SHALL VERIFY ADEQUATE SERVICE AVAILABLE FOR
11. SERVICE IS NOT ADEQUATE
12. SUB - CONTRACTOR SHALL SUPPLY ALL OPTIONS BOARD CEILING ACCESS
13. INSULATION ACCESS PANELS SHALL BE MANUFACTURED IN
14. INSULATION ACCESS PANELS SHALL BE 24" X 24" AND
15. ANY AND ALL BLOWING AS MAY BE REQUIRED
16. ENGINEERING LIGHTS SHALL BE PROVIDED FOR THE CEILING CHASES WITH
17. AND WITH ENGINEERING DRAWINGS FOR THE CEILING CHASES WITH
18. WITH ENGINEERING DRAWINGS FOR THE CEILING CHASES WITH
19. AND RETURN AIR GRILLES
20. NOTED AND DEVIATION FROM THIS INSTALLATION SHALL RESULT IN
21. PENALTY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CEILING CHASES
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23. PENALTY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CEILING CHASES
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25. PENALTY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CEILING CHASES

RCP LEGEND

| Q | FUNCTION BOX |
|----|-------------------------------------|
| 1 | EXHAUST VENT |
| 2 | 4" SQUARE THINNESS RECESSED LIGHT |
| 3 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 4 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 5 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 6 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 7 | PENDANT LIGHT |
| 8 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 9 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 10 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 11 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 12 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 13 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 14 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 15 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 16 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 17 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 18 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 19 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 20 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 21 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 22 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 23 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 24 | MANUFACTURER, EACH LIGHTING IS SEPT |
| 25 | MANUFACTURER, EACH LIGHTING IS SEPT |



2ND LEVEL R.C.P.
1/2" = 1'-0"



PROJECT AND OWNER
MT. HERMON
10000 STREET & NEW BRIDGE (1000)
GARDENHILL, A. 1011
HIS
10000 STREET & NEW BRIDGE (1000)
GARDENHILL, A. 1011
ARCHITECT:

REPR T W A R
775 N. CENTRAL AVE. 1011 (10)
10000 STREET & NEW BRIDGE (1000)
GARDENHILL, A. 1011
ARCHITECT:

CONSULTING ENGINEERS
MIP

STRUCTURAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

KEY PLAN

SCHEMATIC DESIGN

| | |
|--------------------------|---------|
| PROJECT APPLICATION DATE | 10/1/11 |
| SHEET ISSUE DATE | 10/1/11 |
| DESIGNED BY | 10/1/11 |
| APPROVED BY | 10/1/11 |

ALL DRAWINGS AND WRITTEN
NOTES SHALL BE THE PROPERTY OF
THE ARCHITECT AND SHALL NOT BE
REPRODUCED OR COPIED IN ANY
MANNER WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.



SIGNATURE
T. TODD MARTIN BA
LIC# 100007090
2ND LEVEL R.C.P.

SCALE
N.T.S.
SHEET NO.

A1-2.02

FINISH CEILING ELEVATION LEGEND

| | |
|--|---------------------|
| | 8' x 8' CEILING |
| | 4' x 4' CEILING |
| | 2' x 2' CEILING |
| | 1' x 1' CEILING |
| | 6' x 6' CEILING |
| | 3' x 3' CEILING |
| | 12' x 12' CEILING |
| | 16' x 16' CEILING |
| | 20' x 20' CEILING |
| | 24' x 24' CEILING |
| | 28' x 28' CEILING |
| | 32' x 32' CEILING |
| | 36' x 36' CEILING |
| | 40' x 40' CEILING |
| | 44' x 44' CEILING |
| | 48' x 48' CEILING |
| | 52' x 52' CEILING |
| | 56' x 56' CEILING |
| | 60' x 60' CEILING |
| | 64' x 64' CEILING |
| | 68' x 68' CEILING |
| | 72' x 72' CEILING |
| | 76' x 76' CEILING |
| | 80' x 80' CEILING |
| | 84' x 84' CEILING |
| | 88' x 88' CEILING |
| | 92' x 92' CEILING |
| | 96' x 96' CEILING |
| | 100' x 100' CEILING |

REFLECTED CEILING NOTES

1. REFER TO THE GENERAL NOTES FOR ADDITIONAL NOTES AND SPECIFICATIONS.
2. THE REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
3. THE REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
4. THE REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
5. THE REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
6. THE REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
7. THE REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
8. THE REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
9. THE REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
10. THE REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

RCP LEGEND

| SYMBOL | DESCRIPTION |
|--------|----------------------------|
| | EXHAUST VENT |
| | 4' SQUARE RECESSED LIGHT |
| | 6' SQUARE RECESSED LIGHT |
| | 8' SQUARE RECESSED LIGHT |
| | 10' SQUARE RECESSED LIGHT |
| | 12' SQUARE RECESSED LIGHT |
| | 14' SQUARE RECESSED LIGHT |
| | 16' SQUARE RECESSED LIGHT |
| | 18' SQUARE RECESSED LIGHT |
| | 20' SQUARE RECESSED LIGHT |
| | 22' SQUARE RECESSED LIGHT |
| | 24' SQUARE RECESSED LIGHT |
| | 26' SQUARE RECESSED LIGHT |
| | 28' SQUARE RECESSED LIGHT |
| | 30' SQUARE RECESSED LIGHT |
| | 32' SQUARE RECESSED LIGHT |
| | 34' SQUARE RECESSED LIGHT |
| | 36' SQUARE RECESSED LIGHT |
| | 38' SQUARE RECESSED LIGHT |
| | 40' SQUARE RECESSED LIGHT |
| | 42' SQUARE RECESSED LIGHT |
| | 44' SQUARE RECESSED LIGHT |
| | 46' SQUARE RECESSED LIGHT |
| | 48' SQUARE RECESSED LIGHT |
| | 50' SQUARE RECESSED LIGHT |
| | 52' SQUARE RECESSED LIGHT |
| | 54' SQUARE RECESSED LIGHT |
| | 56' SQUARE RECESSED LIGHT |
| | 58' SQUARE RECESSED LIGHT |
| | 60' SQUARE RECESSED LIGHT |
| | 62' SQUARE RECESSED LIGHT |
| | 64' SQUARE RECESSED LIGHT |
| | 66' SQUARE RECESSED LIGHT |
| | 68' SQUARE RECESSED LIGHT |
| | 70' SQUARE RECESSED LIGHT |
| | 72' SQUARE RECESSED LIGHT |
| | 74' SQUARE RECESSED LIGHT |
| | 76' SQUARE RECESSED LIGHT |
| | 78' SQUARE RECESSED LIGHT |
| | 80' SQUARE RECESSED LIGHT |
| | 82' SQUARE RECESSED LIGHT |
| | 84' SQUARE RECESSED LIGHT |
| | 86' SQUARE RECESSED LIGHT |
| | 88' SQUARE RECESSED LIGHT |
| | 90' SQUARE RECESSED LIGHT |
| | 92' SQUARE RECESSED LIGHT |
| | 94' SQUARE RECESSED LIGHT |
| | 96' SQUARE RECESSED LIGHT |
| | 98' SQUARE RECESSED LIGHT |
| | 100' SQUARE RECESSED LIGHT |

SCHEMATIC DESIGN

PROJECT APPLICATION DATE: 10/20/19
 PROJECT START DATE: 10/20/19
 PROJECT END DATE: 10/20/19
 DRAWN BY: T.M.
 APPROVED BY: T.M.

ALL DRAWINGS AND WRITTEN

NOTES ARE THE PROPERTY OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SCALE: 1/8" = 1'-0"

SIGNATURE: T. TODD MARTIN RA, LCK AR007090

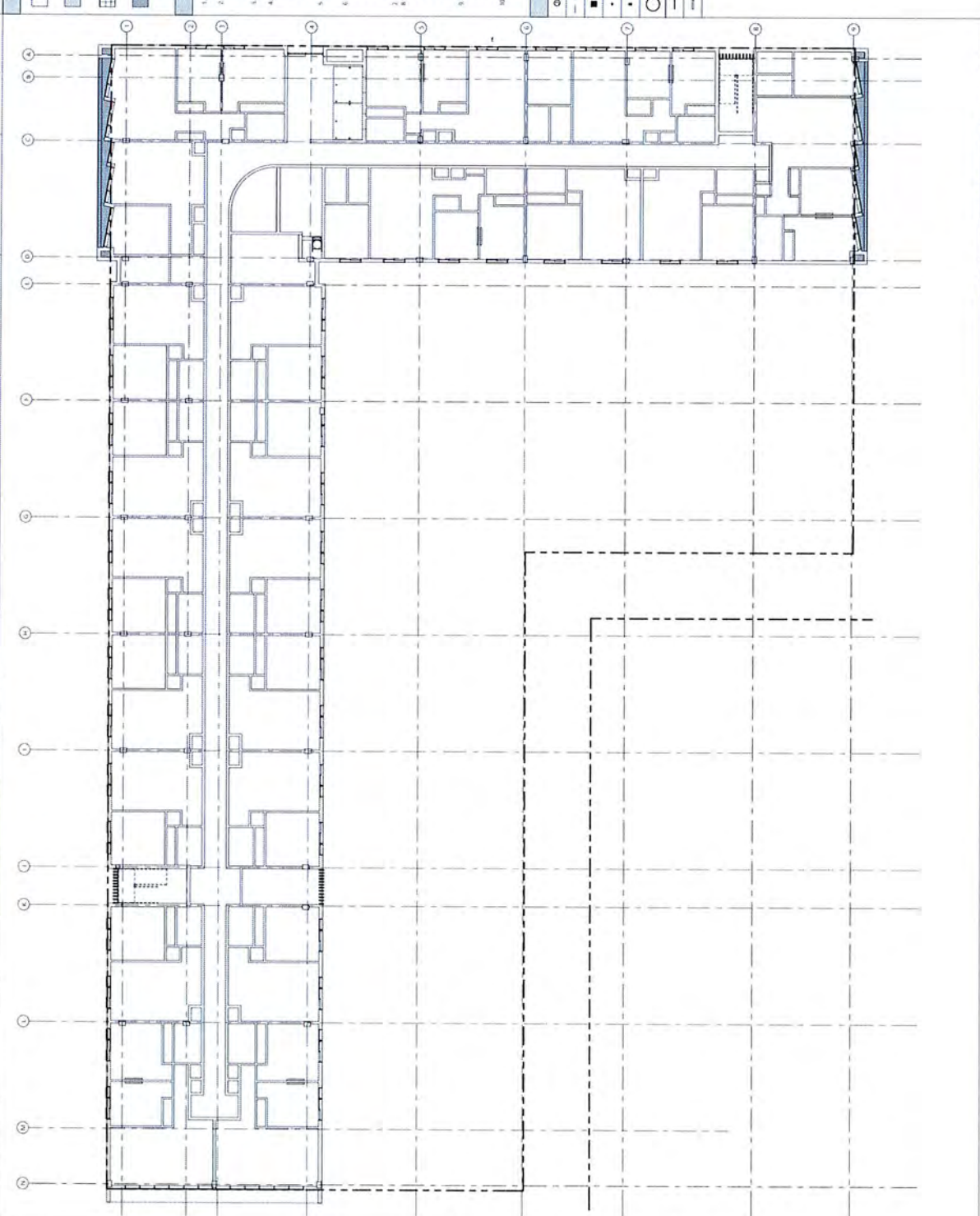
DATE: 10/20/19

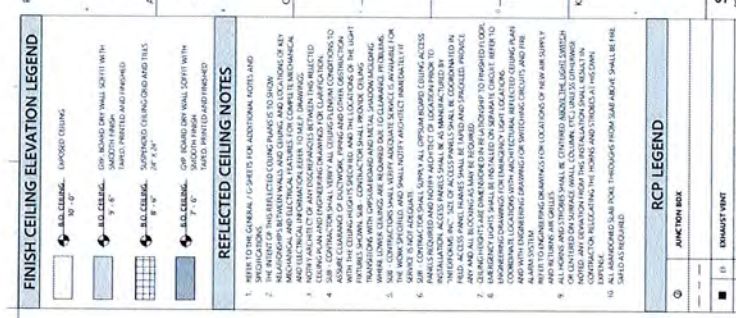
4TH TO 7TH LEVEL

R.C.P.

N.T.S.

A1-2.04



[illegible]

FINISH CEILING ELEVATION LEGEND

| | |
|---|----------------------|
|  | SMOOTH FINISH |
|  | GRID FINISH |
|  | ACOUSTIC TILE FINISH |
|  | DROP CEILING |
|  | RECESSED LIGHTING |

REFLECTED CEILING NOTES

1. REFER TO THE DRAWING / SHEETS FOR ADDITIONAL NOTES AND
2. THE INTENT OF THIS REFLECTED CEILING PLAN IS TO SHOW
3. THE LOCATION OF ALL LIGHTING AND ACCESSORIES ON THE
4. CEILING AND TO INDICATE THE TYPE OF FINISH TO BE USED.
5. THE LOCATION OF ALL ACCESSORIES SHALL BE SHOWN ON THE
6. CEILING PLAN AND SHALL BE IDENTIFIED BY A CIRCLE WITH
7. THE LETTERS "A" THROUGH "E" TO IDENTIFY THE ACCESSORIES.
8. THE LOCATION OF ALL ACCESSORIES SHALL BE SHOWN ON THE
9. CEILING PLAN AND SHALL BE IDENTIFIED BY A CIRCLE WITH
10. THE LETTERS "A" THROUGH "E" TO IDENTIFY THE ACCESSORIES.

PROJECT AND OWNER

MT. HERMON

1000 1ST STREET & NW 10th AVE (1000)

LAURELHILL, FL 33131

ARCHITECT

REPR T W A R

1000 1ST STREET & NW 10th AVE (1000)

LAURELHILL, FL 33131

CONSULTING ENGINEERS

MEP

STRUCTURAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

KEY PLAN

SCHEMATIC DESIGN

PROJECT APPLICATION DATE

SHEET ISSUE DATE

DESIGNED BY

APPROVED BY

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SCALE

DATE

T. TODD MARTIN BA

LUYK ABOUT 7000

SHEET TITLE

ENLARGED PLAN -

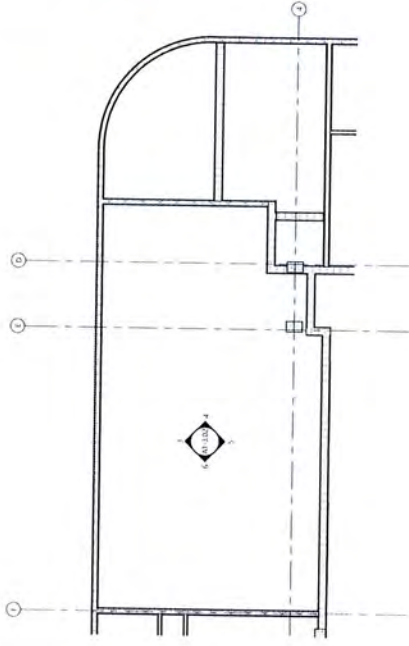
SOCIAL ROOM

SCALE

N.T.S.

SHEET NO.

A1-3.02



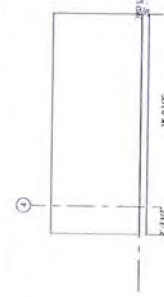
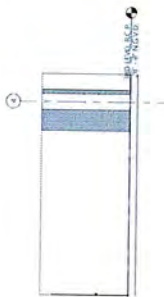
1 ENLARGED PLAN - SOCIAL ROOM

2 SOCIAL ROOM R.C.P.



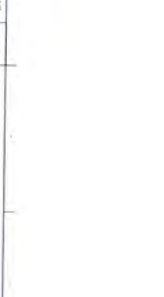
3 SOCIAL ROOM INT. ELEVATION 3

5 SOCIAL ROOM INT. ELEVATION 5



4 SOCIAL ROOM INT. ELEVATION 4

6 SOCIAL ROOM INT. ELEVATION 6



FINISH CEILING ELEVATION LEGEND

| | |
|---|----------------------------|
|  | GLASS CEILING 12" x 24" |
|  | GLASS CEILING 12" x 24" |
|  | GLASS CEILING 12" x 24" |
|  | GLASS CEILING 12" x 24" |
|  | GLASS CEILING 12" x 24" |
|  | GLASS CEILING 12" x 24" |
|  | GLASS CEILING 12" x 24" |
|  | GLASS CEILING 12" x 24" |
|  | GLASS CEILING 12" x 24" |
|  | GLASS CEILING 12" x 24" |

REFLECTED CEILING NOTES

1. REFER TO THE GENERAL NOTES FOR ADDITIONAL NOTES AND SPECIFICATIONS.
2. REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, NATIONAL ELECTRICAL CODE (NEC), AND THE NATIONAL BUILDING CODE (NBC).
3. REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, NATIONAL ELECTRICAL CODE (NEC), AND THE NATIONAL BUILDING CODE (NBC).
4. REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, NATIONAL ELECTRICAL CODE (NEC), AND THE NATIONAL BUILDING CODE (NBC).
5. REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, NATIONAL ELECTRICAL CODE (NEC), AND THE NATIONAL BUILDING CODE (NBC).
6. REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, NATIONAL ELECTRICAL CODE (NEC), AND THE NATIONAL BUILDING CODE (NBC).
7. REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, NATIONAL ELECTRICAL CODE (NEC), AND THE NATIONAL BUILDING CODE (NBC).
8. REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, NATIONAL ELECTRICAL CODE (NEC), AND THE NATIONAL BUILDING CODE (NBC).
9. REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, NATIONAL ELECTRICAL CODE (NEC), AND THE NATIONAL BUILDING CODE (NBC).
10. REFLECTED CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, NATIONAL ELECTRICAL CODE (NEC), AND THE NATIONAL BUILDING CODE (NBC).

RCP LEGEND

| SYMBOL | DESCRIPTION |
|---|----------------|
|  | RECESSED LIGHT |
|  | RECESSED LIGHT |
|  | RECESSED LIGHT |
|  | RECESSED LIGHT |
|  | RECESSED LIGHT |
|  | RECESSED LIGHT |
|  | RECESSED LIGHT |
|  | RECESSED LIGHT |
|  | RECESSED LIGHT |
|  | RECESSED LIGHT |

PROJECT AND OWNER

MT. HERMON
 1000 WEST STREET & NEW BLVD (1000)
 LAURELHILL, CA 92031
 HTG
 1000 West Street, Suite 100
 LAURELHILL, CA 92031
 ARCHITECT

REPR T W A R

1000 WEST STREET & NEW BLVD (1000)
 LAURELHILL, CA 92031
 HTG
 1000 West Street, Suite 100
 LAURELHILL, CA 92031
 ARCHITECT

CONSULTING ENGINEERS

1000 WEST STREET & NEW BLVD (1000)
 LAURELHILL, CA 92031
 HTG
 1000 West Street, Suite 100
 LAURELHILL, CA 92031
 ARCHITECT

STRUCTURAL ENGINEER

1000 WEST STREET & NEW BLVD (1000)
 LAURELHILL, CA 92031
 HTG
 1000 West Street, Suite 100
 LAURELHILL, CA 92031
 ARCHITECT

CIVIL ENGINEER

1000 WEST STREET & NEW BLVD (1000)
 LAURELHILL, CA 92031
 HTG
 1000 West Street, Suite 100
 LAURELHILL, CA 92031
 ARCHITECT

LANDSCAPE ARCHITECT

1000 WEST STREET & NEW BLVD (1000)
 LAURELHILL, CA 92031
 HTG
 1000 West Street, Suite 100
 LAURELHILL, CA 92031
 ARCHITECT

KEY PLAN

1000 WEST STREET & NEW BLVD (1000)
 LAURELHILL, CA 92031
 HTG
 1000 West Street, Suite 100
 LAURELHILL, CA 92031
 ARCHITECT

SCHEMATIC DESIGN

PROJECT APPLICATION DATE: 12/15/19
 PROJECT NO.: 194
 DRAWN BY: TML
 APPROVED BY: TML

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
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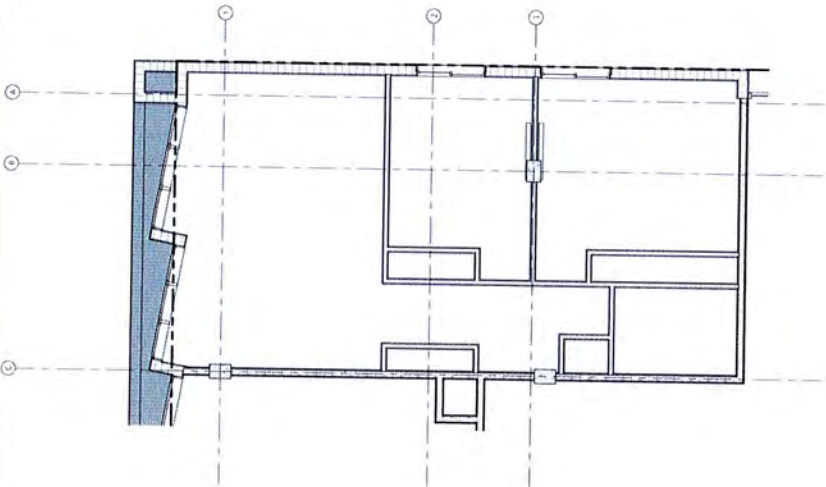
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SCALE: 1/8" = 1'-0"

SIGNATURE: T. TODD MARTIN RA
 LIC# A0007090
 SHEET TITLE: ENLARGED UNIT A

SCALE: N.T.S.
 SHEET NO: A1-4.01

1000 WEST STREET & NEW BLVD (1000)
 LAURELHILL, CA 92031
 HTG
 1000 West Street, Suite 100
 LAURELHILL, CA 92031
 ARCHITECT



ENLARGED UNIT A - R.C.P.

1/8" = 1'-0"

ENLARGED UNIT A

1/8" = 1'-0"

MATERIAL LEGEND

| | |
|----|--|
| 1 | WALL TYPE 1: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 2 | WALL TYPE 2: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 3 | WALL TYPE 3: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 4 | WALL TYPE 4: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 5 | WALL TYPE 5: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 6 | WALL TYPE 6: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 7 | WALL TYPE 7: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 8 | WALL TYPE 8: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 9 | WALL TYPE 9: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 10 | WALL TYPE 10: 1/2" GYPSUM BOARD ON 2x4 STUDS |

WALL LEGEND

| | |
|----|--|
| 1 | WALL TYPE 1: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 2 | WALL TYPE 2: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 3 | WALL TYPE 3: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 4 | WALL TYPE 4: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 5 | WALL TYPE 5: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 6 | WALL TYPE 6: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 7 | WALL TYPE 7: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 8 | WALL TYPE 8: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 9 | WALL TYPE 9: 1/2" GYPSUM BOARD ON 2x4 STUDS |
| 10 | WALL TYPE 10: 1/2" GYPSUM BOARD ON 2x4 STUDS |

SEE TYPICAL WALL TYPES SHEET A2.1 FOR DETAILS

FINISH CEILING ELEVATION LEGEND

| | |
|--|--|
| | EXPOSED CEILING |
| | DRY WALL 5/8\"/> |
| | DRY WALL 1/2\"/> |
| | DRY WALL 1/4\"/> |
| | DRY WALL 1/8\"/> |
| | DRY WALL 1/16\"/> |
| | DRY WALL 1/32\"/> |
| | DRY WALL 1/64\"/> |
| | DRY WALL 1/128\"/> |
| | DRY WALL 1/256\"/> |
| | DRY WALL 1/512\"/> |
| | DRY WALL 1/1024\"/> |
| | DRY WALL 1/2048\"/> |
| | DRY WALL 1/4096\"/> |
| | DRY WALL 1/8192\"/> |
| | DRY WALL 1/16384\"/> |
| | DRY WALL 1/32768\"/> |
| | DRY WALL 1/65536\"/> |
| | DRY WALL 1/131072\"/> |
| | DRY WALL 1/262144\"/> |
| | DRY WALL 1/524288\"/> |
| | DRY WALL 1/1048576\"/> |
| | DRY WALL 1/2097152\"/> |
| | DRY WALL 1/4194304\"/> |
| | DRY WALL 1/8388608\"/> |
| | DRY WALL 1/16777216\"/> |
| | DRY WALL 1/33554432\"/> |
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PROJECT AND OWNER:

MT. HERMON

1000 1ST STREET & NEW RD. AVE. (1000)
LAURENS, SC 29554

HTG

2025 American Architects, MT. Hermon
Architects, P.A. 10/1/21

ARCHITECT:

REPRESENTATIVE

PROJECT NO. 1914
SHEET NO. 1000-01
DATE: 10/1/21

CONSULTING ENGINEERS:

MEP

STRUCTURAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

KEY PLAN

SCHEMATIC DESIGN

PROJECT APPLICATION DATE

SHEET ISSUE DATE

PROJECT NO. 1914

DRAWN BY

APPROVED BY

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SCALE

SCALE

T. TODD MARTIN, RA

LIC # A00017093

SHEET TITLE

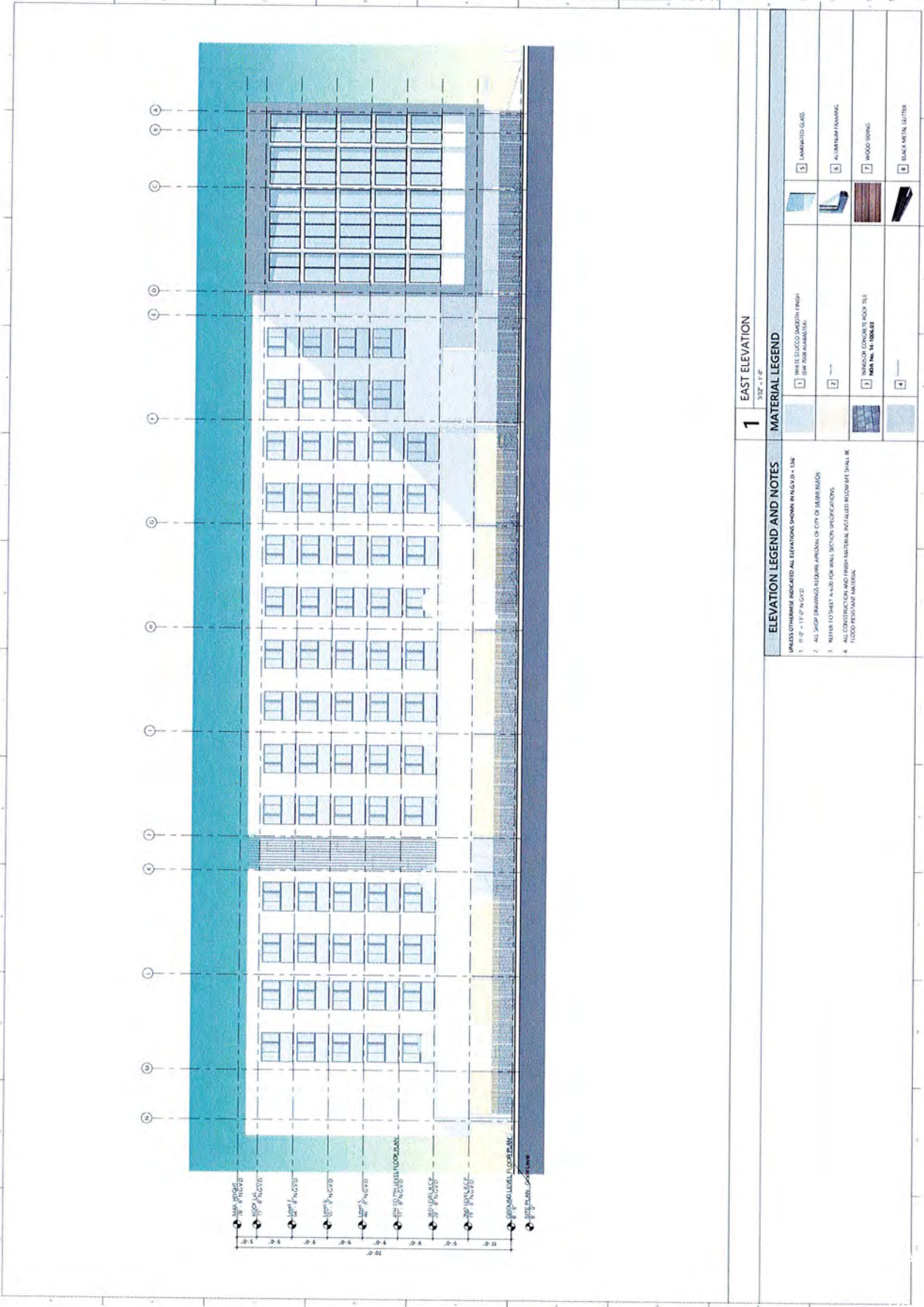
EAST ELEVATION

SCALE

As indicated

SHEET NO

A2-1.01



PROJECT AND OWNER

MT. HERMON

100 4TH STREET 6 NW BRAS (100)

LAURENCE (LA 101)

REG

100 4TH STREET 6 NW BRAS

CONSTRUCTION (LA 101)

ARCHITECT

REPR T W A R

PROJECT CHARGING: \$175/G
SHEET 1 (100) 4TH STREET 6 NW BRAS
SHEET 2 (101) 4TH STREET 6 NW BRAS
SHEET 3 (102) 4TH STREET 6 NW BRAS

CONSULTING ENGINEERS

MEP

STRUCTURAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

KEY PLAN

SCHEMATIC DESIGN

PROJECT APPLICATION DATE: 10/21/14

SHEET ISSUE DATE: 10/21/14

PROJECT NO: 1104

DESIGNED BY: [Signature]

APPROVED BY: [Signature]

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SCALE



SIGNATURE

T. TODD MARTIN, RA

10/21/2014

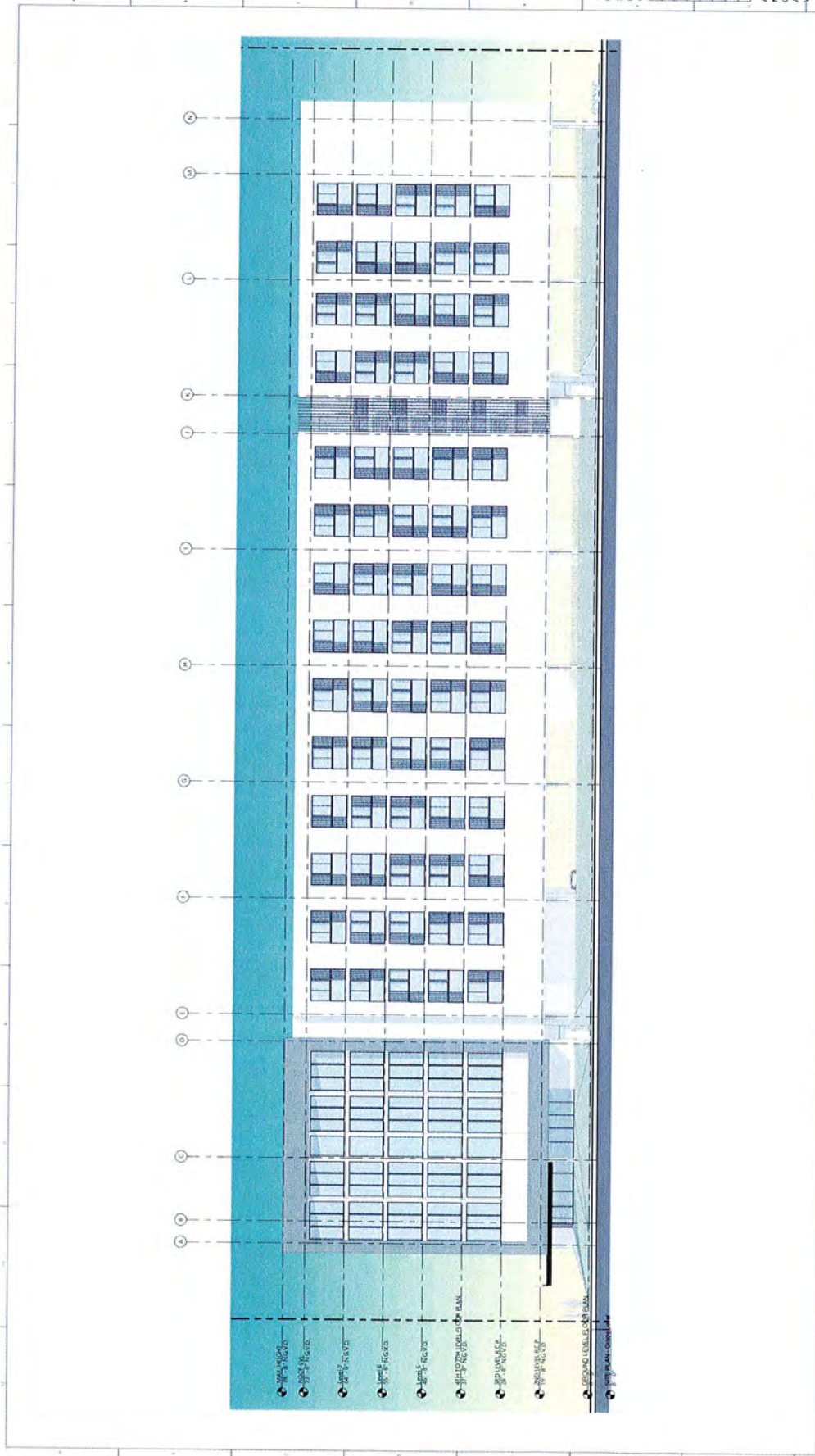
WEST ELEVATION

SCALE

As indicated

SHEET NO

A2-1.03



1 WEST ELEVATION

1/8" = 1'-0"

MATERIAL LEGEND

ELEVATION LEGEND AND NOTES

1. 1/8" = 1'-0" PLD
2. ALL SPOT DRAWINGS REQUIRE APPROVAL BY CITY OF MARIETTA
3. REFER TO SHEET A-101 FOR WALL SECTION SPECIFICATIONS
4. ALL CONSTRUCTION AND FINISH MATERIALS INSTALLED BELOW SHALL BE FLOOR FINISH AND MATERIAL

1. WHITE STAINED BRUSH FINISH

2. WHITE STAINED BRUSH FINISH

3. MASONRY CONCRETE BLOCK TILE

4. MASONRY CONCRETE BLOCK TILE

5. LAMINATED GLASS

6. ALUMINUM FINISHING

7. WOOD Siding

8. BLACK METAL OUTLET

PROJECT AND OWNER

MT. HERMON

NEW 4TH STREET & NEW BRADY (FORD)
GARDENHILL (A-1313)

DATE

ARCHITECT

REPTWART

7700 N. 4TH STREET, SUITE 100
SUITE 100, GARDENHILL, MI 48135
588-1111, 588-1111, 588-1111
588-1111, 588-1111, 588-1111

CONSULTING ENGINEERS

MEP

STRUCTURAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

KEY PLAN

SCHEMATIC DESIGN

PERMIT APPLICATION DATE

SHEET ISSUE DATE

DATE

APPROVED BY

DATE

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THE ARCHITECT AND THE OWNER
AND MAY ONLY BE DUPLICATED
WITH THEIR WRITTEN CONSENT

SCALE

SCALE

DATE

DATE

DATE

DATE

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DATE

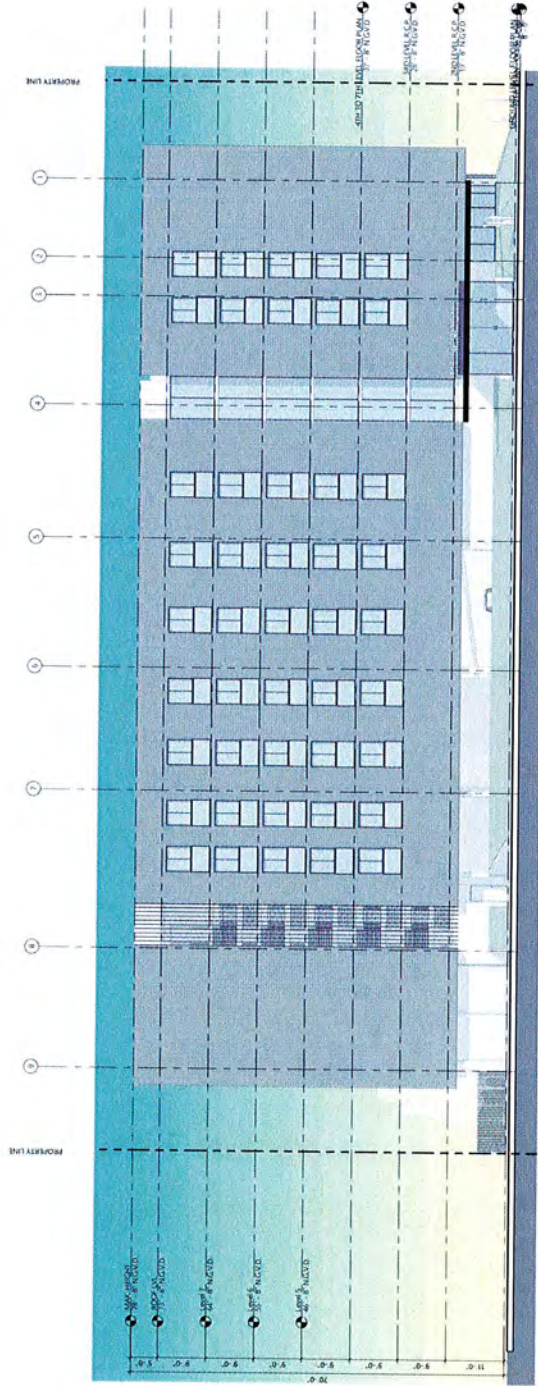
DATE

DATE

DATE

As indicated

A2-1.04



1 NORTH ELEVATION

MATERIAL LEGEND

UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.E.V.P. - 1/8"

1. 1/8" - 1/8" IN GVD

2. ALL SHIP DRAWINGS REQUIRE APPROVAL OF CITY OF MIAMI BEACH

3. REFER TO SHEET A-1.04 FOR WALL SECTION SPECIFICATIONS

4. ALL CONSTRUCTION AND FINISH MATERIALS SHALL BE APPROVED BY THE OWNER

1 WHITE GLAZED BRICK - FINISH

2 WHITE GLAZED BRICK - FINISH

3 WHITE GLAZED BRICK - FINISH

4 WHITE GLAZED BRICK - FINISH

5 WHITE GLAZED BRICK - FINISH

6 WHITE GLAZED BRICK - FINISH

7 WHITE GLAZED BRICK - FINISH

8 WHITE GLAZED BRICK - FINISH

9 WHITE GLAZED BRICK - FINISH

10 WHITE GLAZED BRICK - FINISH

1 LAMINATED GLASS

2 LAMINATED GLASS

3 LAMINATED GLASS

4 LAMINATED GLASS

5 LAMINATED GLASS

6 LAMINATED GLASS

7 LAMINATED GLASS

8 LAMINATED GLASS

9 LAMINATED GLASS

10 LAMINATED GLASS

1 ALUMINUM FRAMING

2 ALUMINUM FRAMING

3 ALUMINUM FRAMING

4 ALUMINUM FRAMING

5 ALUMINUM FRAMING

6 ALUMINUM FRAMING

7 ALUMINUM FRAMING

8 ALUMINUM FRAMING

9 ALUMINUM FRAMING

10 ALUMINUM FRAMING

1 WOOD SING

2 WOOD SING

3 WOOD SING

4 WOOD SING

5 WOOD SING

6 WOOD SING

7 WOOD SING

8 WOOD SING

9 WOOD SING

10 WOOD SING

1 BLACK METAL GUTTER

2 BLACK METAL GUTTER

3 BLACK METAL GUTTER

4 BLACK METAL GUTTER

5 BLACK METAL GUTTER

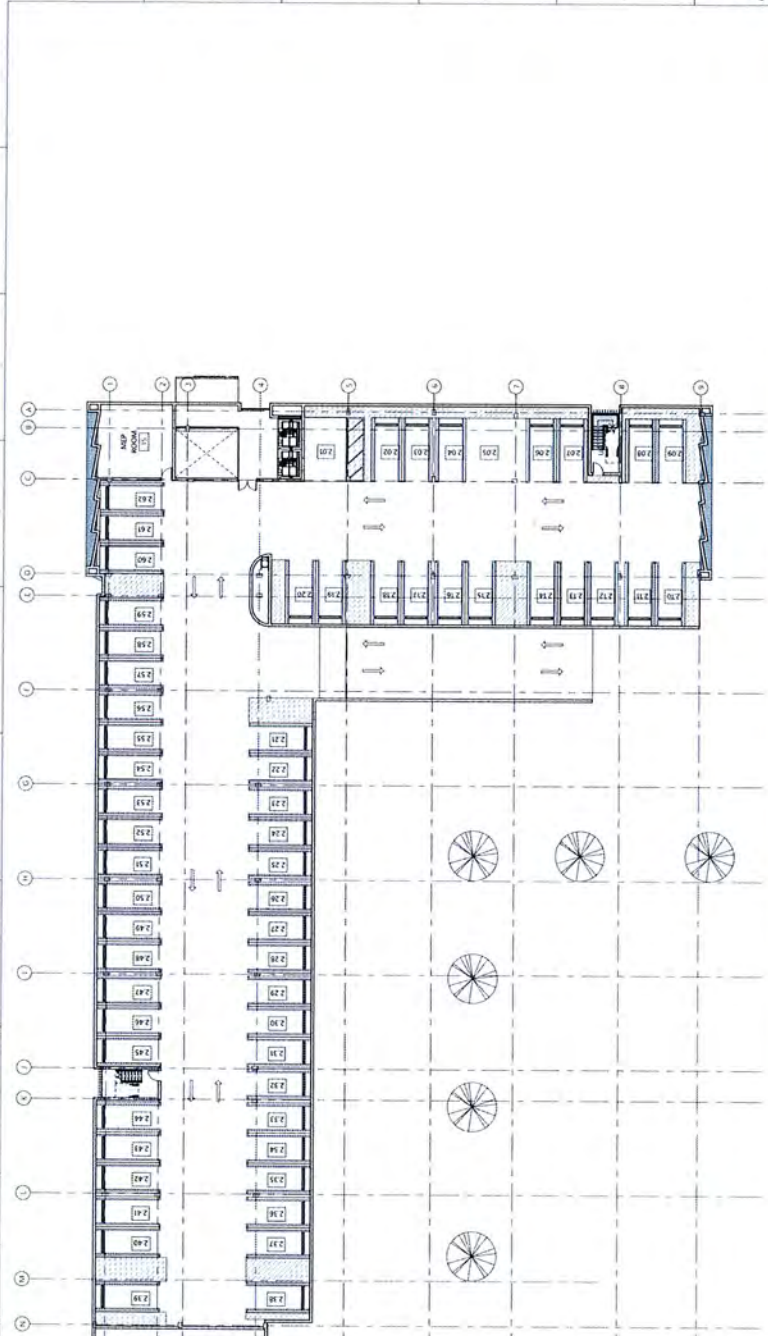
6 BLACK METAL GUTTER

7 BLACK METAL GUTTER

8 BLACK METAL GUTTER

9 BLACK METAL GUTTER

10 BLACK METAL GUTTER

[illegible]

LEGEND

| MARK | TYPE |
|------|---------------|
| 01 | REFRIGERATOR |
| 02 | 24 COFFINER |
| 03 | GAS STOVE |
| 04 | HOOD |
| 05 | SINK |
| 06 | PAVET |
| 07 | COUNTERTOP |
| 08 | 4" BACKSPLASH |
| 09 | CABINET |
| 10 | PANTRY |
| 11 | FLOOR IN |
| 12 | |
| 13 | |

PROJECT AND OWNER

MT. HERMON

NEW EN STREET & NEW BR AVE (HDI)

LAURENCE, IL 61811

HTG

2224 NEW BR AVE (HDI)

CONTRACT NO. 101-1

ARCHITECT

REPR T W A R

720 N. 4TH AVE. STE. 101

ST. LOUIS, MO 63101

314.421.1234

314.421.1234

314.421.1234

CONSULTING ENGINEERS

MEP

STRUCTURAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

KEY PLAN

SCHEMATIC DESIGN

PROJECT APPLICATION DATE

SHEET ISSUE DATE

PROJECT NO. 101-1

DRAWING NO.

APPENDED BY

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SCALE

SIGNATURE

T. TODD MARTIN, RA

LIC# AB0017090

SHEET TITLE

ENLARGED KITCHEN

PLANS & ELEV

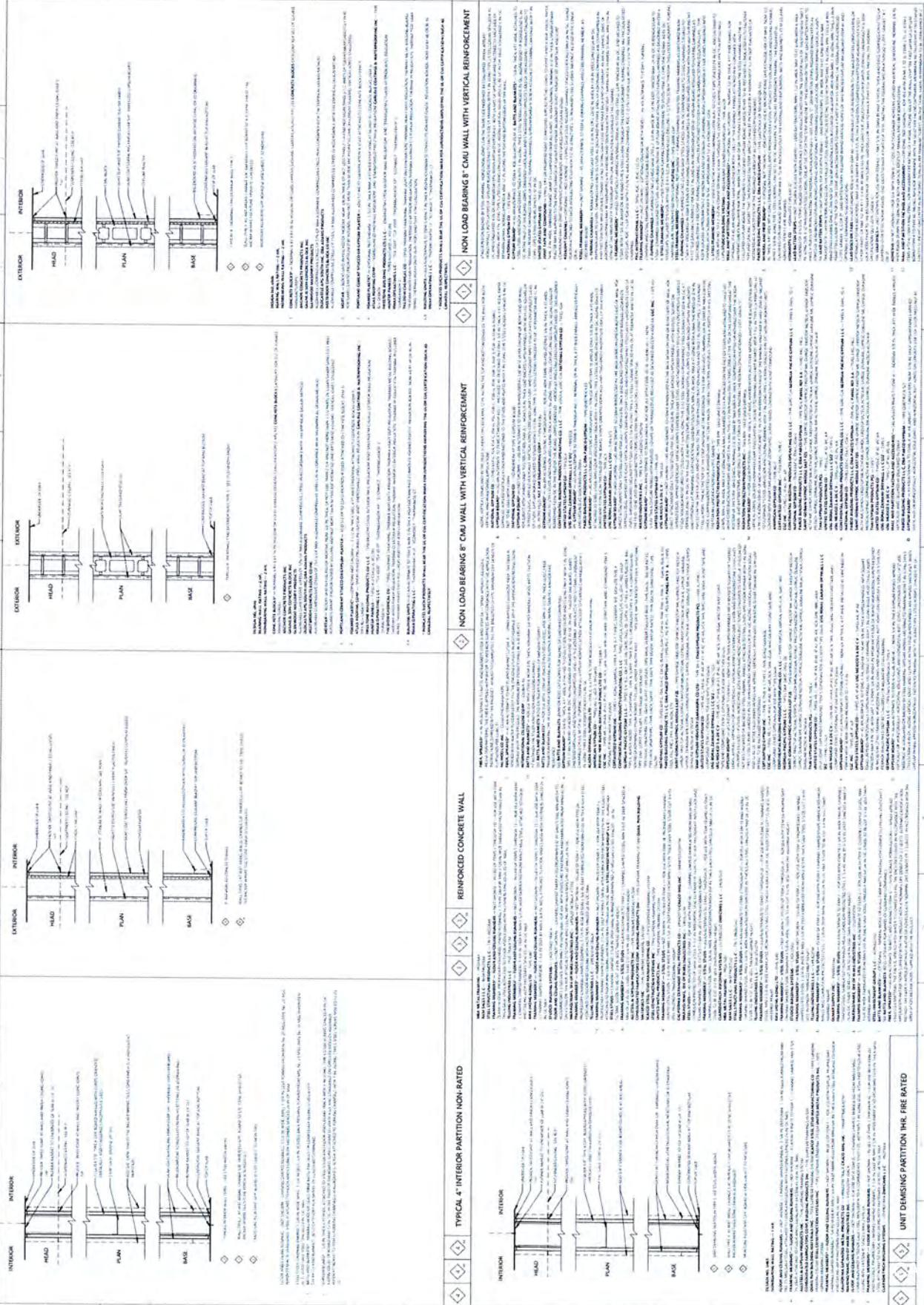
SCALE

1/4" = 1'-0"

SHEET NO.

A5-1.01

[illegible]



PROJECT AND OWNER

MT. HERMON

1004TH STREET & VAN BUREN LANE
LAURELHURST, N.J. 07031

ARCHITECT

2222 Anderson Avenue, Suite 100
LAURELHURST, N.J. 07031

REPERTWAR

700 N. 1ST AVE., SUITE 200
LAURELHURST, N.J. 07031
908.612.1237 (EXT. 7004/5009)
www.repertwar.com

CONSULTING ENGINEERS

MEP

STRUCTURAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

KEY PLAN

SCHEMATIC DESIGN

PRINT APPLICATION DATE

SHEET ISSUE DATE

PROJECT NO. 1741

DATE

APPROVED BY

ALL DRAWINGS AND WRITTEN
MATERIALS HEREIN CONSTITUTE
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THE ARCHITECT AND THE CLIENT
AND NO PART OF THIS AGREEMENT
SHALL BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR
BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM,
WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

SCALE

SIGNATURE

T. TODD MARTIN RA

LUCA ARDITTO

DATE

PROJECT TITLE

PARKING DETAILS

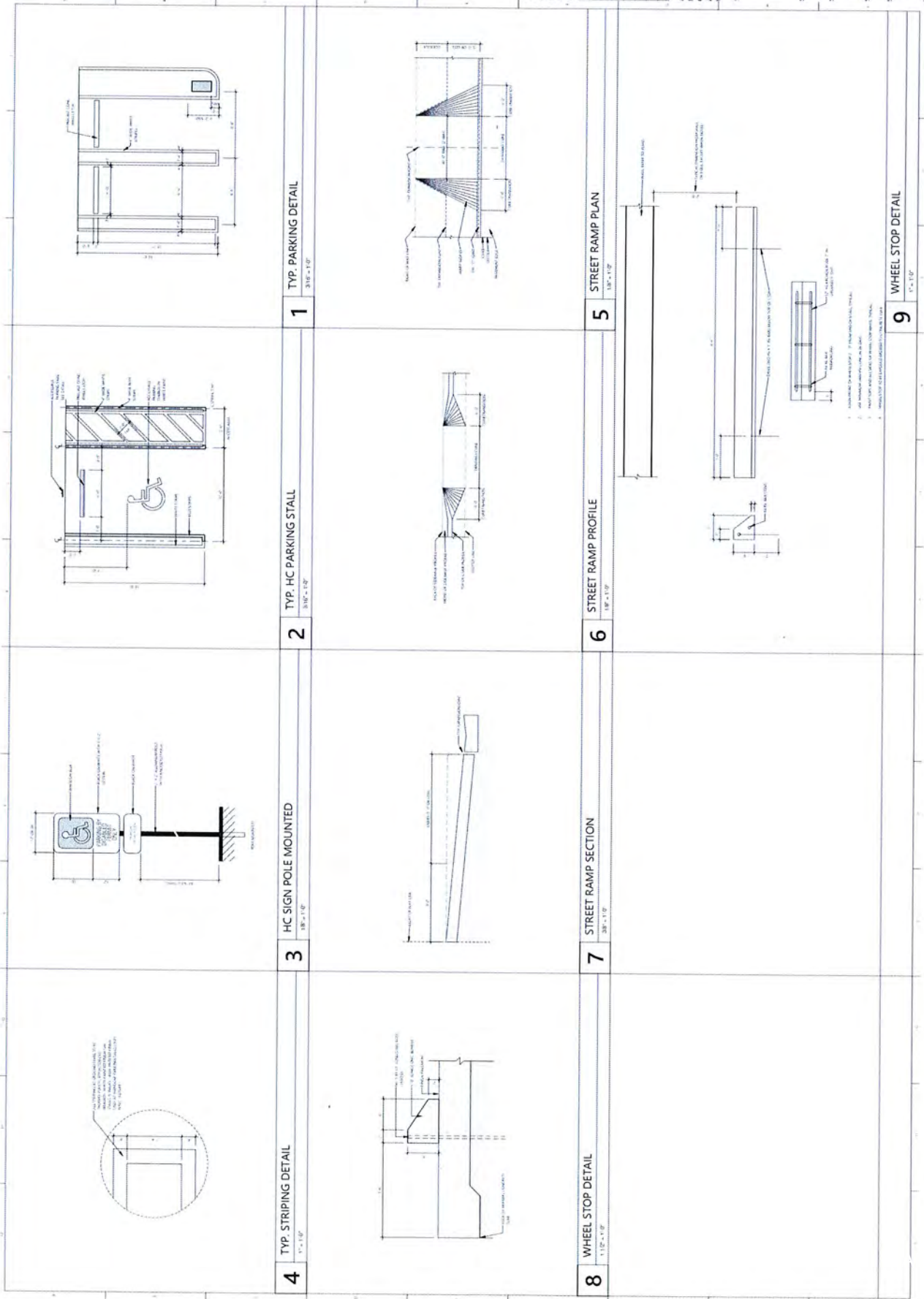
SCALE

As indicated

SHEET NO.

A7-1.04

DATE



PROJECT AND OWNER

MT. HERMON
100 WEST STREET & MAIN BLVD. (CORNER)
LAURELHURST, N.J. 07031

ARCHITECT
TODD MARTIN RA
100 WEST STREET & MAIN BLVD. (CORNER)
LAURELHURST, N.J. 07031

REPERTAR

TODD MARTIN RA
100 WEST STREET & MAIN BLVD. (CORNER)
LAURELHURST, N.J. 07031

CONSULTING ENGINEERS
MEP

STRUCTURAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

KEY PLAN

SCHEMATIC DESIGN

PERMIT APPLICATION DATE: 09/12/17

SHEET ISSUE DATE: 09/12/17

DESIGNED BY: TMR

APPROVED BY: TMR

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SCALE:

SIGNATURE

T. TODD MARTIN RA
100 WEST STREET & MAIN BLVD. (CORNER)
LAURELHURST, N.J. 07031

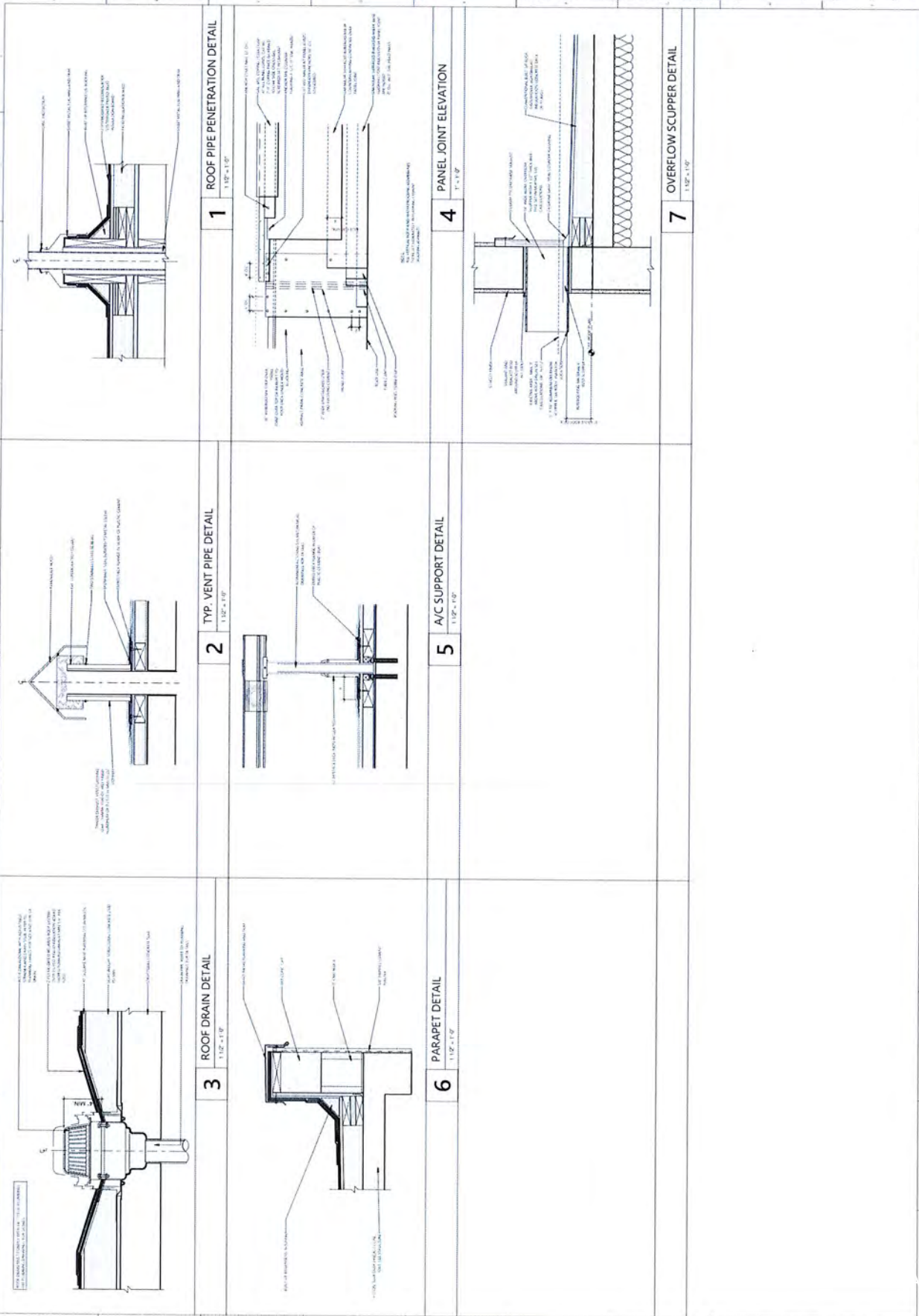
ROOF DETAILS

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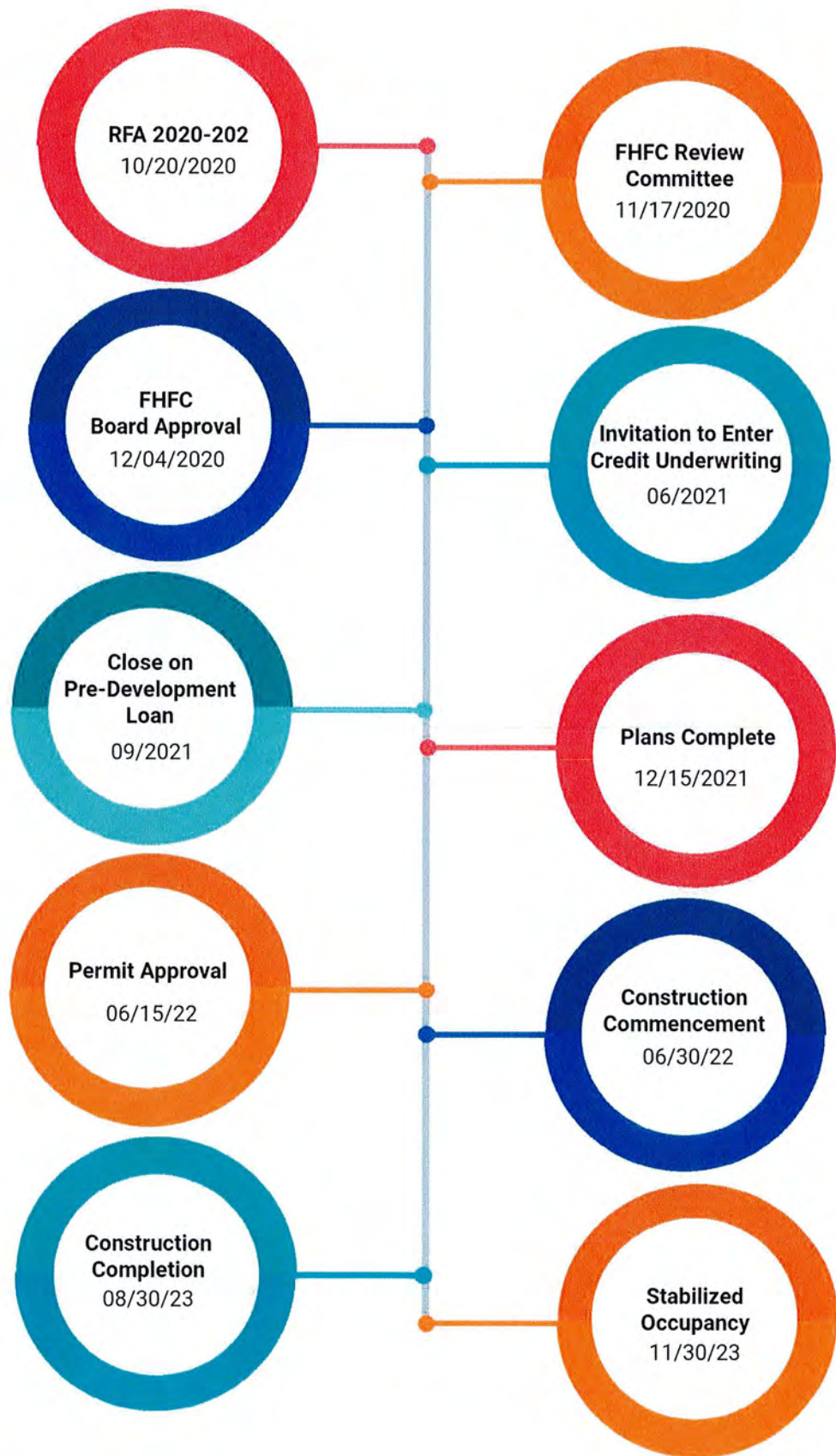
As indicated

A7-1.05

DATE: 09/12/17



MT. HERMON PROPOSED TIMELINE



TAB 5

DEVELOPMENT AND CONSTRUCTION EXPERIENCE

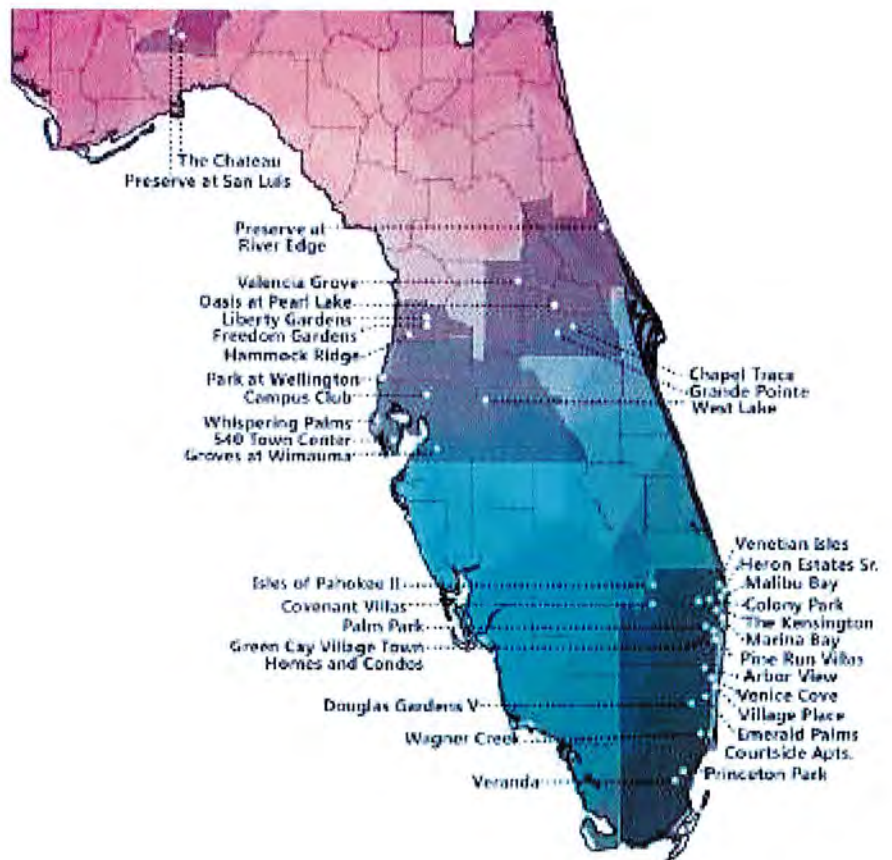
Housing Trust Group is a fully integrated real estate enterprise involved in the investment, development and management of real estate assets for affordable, workforce, and conventional multi-family residential housing. HTG has established a vertically integrated team that includes finance, legal, compliance, construction, project management, accounting and asset management executives to ensure all angles are covered when executing a new development (see organizational chart). HTG has completed over 40 developments and currently has 6 in construction with scheduled completion in 2018 and 6 in credit underwriting for completion in 2020.

Since our inception in 1997, HTG and its principals have developed more than 6,000 units of multi-family housing. We have worked closely with local governments in Pasco (3), Pinellas (2), Hernando (4), Manatee (2), Broward (6), Palm Beach (10), and Miami-Dade (6) Counties to support their housing goals. HTG is experienced in partnering with local organizations, both governmental and non-profit, to provide quality affordable housing and beneficial resident services.

Housing Trust Group is the Number 1 Affordable Housing Developer in Florida and #22 in the United States according to Affordable Housing Finance Magazine (2017). We were also named one of the Fastest Growing Companies in 2016 according to Real Estate Forum Magazine. One of our recent developments, Courtside Apartments, has also received two prominent awards this last year in the U.S.: Best Affordable Project (South Florida Business Journal Structure Awards) and Best Family Community (by Affordable Housing Finance Reader's Choice). HTG also had the honor to make into 2018's Inc. 5000 List of Companies, coming in at position 1,078.

Principals and staff members of the applicant's team maintain significant experience in developing and operating affordable housing assets. Combined, the development team has over 150 years of experience in financing communities throughout the Southeastern United States, and has successfully developed over 25,000 units utilizing Low-Income Housing Tax Credits (LIHTC).

Housing Trust Group has extensive experience on developments of equivalent scale and structure to the proposed development. The following is a list of all of HTG's developments (40+ in Florida and 5 out of state). The map below shows HTG's developments in Florida.





HOUSING TRUST GROUP

| Development Name | Florida (County) | Building Type | Units | Address | Completion Date | Source of Financing | Demographic | Status | Total Development Cost |
|---|------------------|-------------------------|-------|---|------------------|--|----------------------|--------------------|------------------------|
| Grande Pointe | Orange | Garden Style | 276 | 1705 Grande Pointe Boulevard Orlando, FL 32839 | August-01 | FHFC Bonds, Wachovia Bank | Family Affordable | Completed | \$ 17,969,282.00 |
| Colony Park | Palm Beach | Garden Style | 130 | 8215 Belvedere Road West Palm Beach, FL 33411 | May-02 | Palm Beach HFA Bonds, FHFC SAIL, Paramount Financial | Family Affordable | Completed | \$ 13,241,339.00 |
| Emerald Palms | Broward | Duplex | 318 | 5331 SW 43rd Terrace Davie Beach, FL 33314 | June-02 | Broward HFA Bonds, FHFC SAIL, MMA Financial | Family Affordable | Completed | \$ 23,792,185.00 |
| The Chateau | Leon | Garden Style | 36 | 511 N. Woodward Avenue Tallahassee, Florida 32304 | August-02 | Conventional | Students | Completed | \$ 4,500,000.00 |
| Venice Cove | Broward | Garden Style | 150 | 721 N.W. 19th Street Fort Lauderdale, FL 33311 | November-02 | Broward HFA Bonds, FHFC SAIL, MMA Financial | Family Affordable | Completed | \$ 15,074,942.00 |
| Marina Bay | Palm Beach | Garden Style | 192 | 2400 Lantana Road Lake Worth, FL 33462 | December-02 | FHFC Bonds, Palm Beach HFA Bonds, Palm Beach SHIP, Key Bank | Senior Affordable | Completed | \$ 16,145,375.00 |
| Venetian Isles I | Palm Beach | Garden Style | 288 | 800 Venetian Isles Drive Lake Park, FL 33403 | February-03 | FHFC Bonds, Palm Beach HFA Bonds, Palm Beach SHIP, MMA Financial | Family Affordable | Completed | \$ 29,426,693.00 |
| Preserve at San Luis | Leon | Townhome | 190 | 1560 San Luis Road Tallahassee, FL 32304 | August-03 | Conventional | Students | Completed | \$ 23,000,000.00 |
| Groves At Wimauma | Hillsborough | Garden Style | 108 | 5411 Palm Dunes Ct Wimauma, Florida 33598 | October-03 | Tax Credits and HOME | Family Affordable | Completed | \$ 4,300,000.00 |
| The Kensington | Palm Beach | Garden Style | 163 | 300 Crestwood Circle Royal Palm Beach, FL 33411 | January-04 | Conventional | Market Rate | Completed | \$ 18,523,429.00 |
| Venetian Isles II | Palm Beach | Garden Style | 112 | 800 Venetian Isles Drive Lake Park, FL 33403 | February-04 | Palm Beach HFA Bonds, FHFC SAIL, Palm Beach SHIP, MMA Financial | Family Affordable | Completed | \$ 14,192,003.00 |
| Chapel Trace | Orange | Garden Style | 312 | 562 Chapel Trace Drive Orlando, FL 32807 | February-04 | FHFC Bonds, Wachovia Bank | Family Affordable | Completed | \$ 16,249,000.00 |
| Malibu Bay | Palm Beach | Garden Style | 264 | 750 Malibu Bay Drive West Palm Beach, FL 33401 | April-05 | SHIP, City of WPB HOME MMA Financial, HUD 223(f) | Family Affordable | Completed | \$ 29,521,257.00 |
| Campus Club | Hillsborough | Mid-Rise | 64 | 5651 East Fletcher Avenue Tampa, FL 33617 | August-05 | Conventional | Students | Completed | \$ 12,017,644.00 |
| Preserve at River's Edge | Volusia | Garden Style | 180 | 1401 S Palmetto Avenue Daytona Beach, FL 32114 | September-05 | Conventional | Condominium for Sale | Completed | \$ 7,200,000.00 |
| The Oasis at Pearl Lake | Seminole | Garden Style | 316 | 1037 Alden Pkwy Altamonte Springs, FL 32714 | March-07 | Conventional | Condominium for Sale | Completed | \$ 12,640,000.00 |
| Green Cay Village Town Homes | Palm Beach | Townhome | 100 | 12577 Green Cay Farm Boulevard, Boynton Beach, FL 33437 | June-07 | Conventional | Workforce for Sale | Completed | \$ 2,840,666.00 |
| Green Cay Village Condominium | Palm Beach | Garden Style | 160 | 12576 Green Cay Farm Boulevard, Boynton Beach, FL 33437 | June-07 | Conventional | Workforce for Sale | Completed | \$ 4,762,779.00 |
| Palm Park I/II/a Green Cay Village Apartments | Palm Beach | Garden Style | 160 | 12575 Green Cay Farm Boulevard, Boynton Beach, FL 33437 | August-07 | Palm Beach HFA Bonds, FHFC SAIL, Palm Beach SHIP, MMA Financial | Family Affordable | Completed | \$ 24,780,341.00 |
| Veranda Senior Apartments | Miami-Dade | Garden Style | 99 | 28355 SW 152nd Avenue Homestead, FL 33033 | January-12 | FHFC MMRB (bonds), 4% Credits, TCEP loan, Miami-Dade County Surtax | Senior Affordable | Completed | \$ 20,796,869.79 |
| 540 Town Center | Pinellas | High-Rise | 146 | 540 2nd Avenue South St. Petersburg, FL 33701 | January-13 | 9% Tax Credits | Senior Affordable | Completed | \$ 24,500,000.00 |
| Pine Run Villas | Palm Beach | Townhome | 63 | 5212 Sunset Trail Lake Worth, FL 33463 | July-13 | Palm Beach HFA Bonds 4% tax credits, Palm Beach County NSP2, HOME | Family Affordable | Completed | \$ 13,431,509.39 |
| Place | Broward | Mid-Rise | 112 | 720 NE 4th Avenue Fort Lauderdale, FL 33304 | November-14 | 9% Tax Credits | Senior Affordable | Completed | \$ 25,016,991.64 |
| ing Palms | Pinellas | Townhome & Garden Style | 63 | 601 16th Avenue SE Largo, FL 33771 | November-15 | Pinellas County, 9% Tax Credits | Family Affordable | Completed | \$ 11,000,000.00 |
| Valencia Grove | Lake | Garden Style | 144 | 551 Huffstetler Drive Eustis, FL 32726 | November-16 | 4% Tax Credits, SAIL & EU, Bonds, City of Eustis Grant | Family Affordable | Completed | \$ 21,000,000.00 |
| Courtside Apartments | Miami-Dade | Mid-Rise | 84 | 1700 NW 4th Avenue Miami, FL 33136 | November-16 | Miami-Dade HFA Bonds, 4% tax credits, CRA loan, Miami-Dade Surtax | Family Affordable | Completed | \$ 20,000,000.00 |
| Wagner Creek | Miami-Dade | High-Rise | 73 | 1501 NW 13th Court Miami, FL 33125 | January-17 | 9 % Tax credits, City of Miami HOME | Family Affordable | Completed | \$ 22,800,000.00 |
| Freedom Gardens | Hernando | Garden Style | 96 | 1130 South Main St. Brooksville, FL 34601 | August-17 | 9 % Tax credits | Family Affordable | Completed | \$ 17,300,000.00 |
| Park at Wellington | Pasco | Garden Style | 110 | 4369 Sunray Drive Holiday, FL 34691 | August-17 | 9 % Tax credits | Family Affordable | Completed | \$ 19,500,000.00 |
| Park at Wellington II | Pasco | Mid-Rise | 110 | 4370 Sunray Drive Holiday, FL 34691 | March-18 | 4% Tax credits, SAIL, MMRB Bonds | Family Affordable | Completed | \$ 16,800,000.00 |
| Hammock Ridge | Hernando | Garden Style | 104 | 8274 Omaha Cr Spring Hill, FL 34606 | April-18 | 9% Tax Credits | Family Affordable | Completed | \$ 18,000,000.00 |
| Covenant Villas | Palm Beach | Garden Style | 144 | 601 Covenant Drive Belle Glade, FL 33430 | May-18 | 9 % Tax credits | Family Affordable | Completed | \$ 21,900,000.00 |
| Arbor View | Broward | Mid-Rise | 100 | 3100 N SR 7 Margate, FL 33063 | June-18 | 9% Tax Credits | Senior Affordable | Completed | \$ 27,000,000.00 |
| Princeton Park | Miami-Dade | Garden Style | 150 | 13105 SW 248th Street, Princeton, FL | December-18 | 9% Tax Credits | Family Affordable | Completed | \$ 34,800,000.00 |
| Douglas Gardens V | Broward | Mid-Rise | 110 | 709 SW 88 Avenue Pembroke Pines, FL 33025 | March-19 | 4% Tax credits, SAIL, EU, MMRB Bonds | Senior Affordable | Completed | \$ 24,000,000.00 |
| Freedom Gardens II | Hernando | Garden Style | 94 | 290 Revere Road Brooksville, FL 34601 | Est. February-19 | 4% Tax credits, SAIL, EU, MMRB Bonds | Family Affordable | Completed | \$ 18,000,000.00 |
| Twin Lakes Estates, Phase I | Polk | Garden Style | 100 | 501 Hartsell Avenue Lakeland, FL 33801 | Est. March-19 | 4% Tax credits, SAIL, EU, NIMRB Bonds | Senior Affordable | Completed | \$ 17,000,000.00 |
| Heron Estates Sr. | Palm Beach | Garden Style | 101 | 2014 W 17 Court Riviera Beach, FL 33404 | Est. July-19 | 4% Tax Credits, SAIL, EU, Palm Beach County Bonds | Senior Affordable | Under Construction | \$ 20,000,000.00 |
| Hammock Ridge II | Hernando | Mid-Rise | 92 | 8234 Omaha Circle Spring Hill, FL 34606 | Est. May-19 | 9% Tax Credits | Senior Affordable | Under Construction | \$ 18,000,000.00 |
| The Addison | Manatee | Mid-Rise | 90 | 702 6th Avenue E Bradenton 34208 | Est. July-19 | 9% Tax Credits, SAIL | Family Affordable | Under Construction | \$ 21,600,000.00 |
| Luna Trails | Brevard | Garden Style | 86 | 1705 South De Leon Avenue Titusville FL 32780 | Est. November-19 | 9% Tax Credits | Senior Affordable | Under Construction | \$ 16,300,000.00 |
| Isles of Pahokee, II | Palm Beach | Garden Style | 129 | 308 Pope Court Pahokee, FL 33476 | Est. January-20 | 9% Tax Credits | Senior Affordable | Under Construction | \$ 15,500,000.00 |
| The Palms at Town Center | Flagler | Garden Style | 88 | Palm Coast, FL | Est. March-20 | 4% Tax Credits, Workforce, SAIL | Family Affordable | Under Construction | \$ 16,000,000.00 |
| Twin Lakes Estates, Phase II | Polk | Garden Style | 132 | 501 Hartsell Avenue Lakeland, FL 33801 | Est. April-20 | 4% Tax credits, SAIL, EU, MMRB Bonds | Family Affordable | Underwriting | \$ 19,000,000.00 |



HOUSING TRUST GROUP

| Development Name | Jurisdiction (County) | Building Type | Units | Address | Completion Date | Source of Financing | Demographic | Status | Total Development Cost |
|----------------------------------|-----------------------|---------------|-------|---|-------------------|-------------------------------------|-------------------|--------------|------------------------|
| Osprey Pointe | Pasco | Garden Style | 110 | Dade City, FL | Est. June - 20 | 4% Tax credits, SAIL, EU MMRB Bonds | Family Affordable | Underwriting | \$ 22,350,000.00 |
| Paradise Lakes Apartments | Miami-Dade | Garden Style | 76 | Kendall, FL | Est. August-20 | 9% Tax Credits | Family Affordable | Underwriting | \$ 16,800,000.00 |
| Village View | Broward | High-Rise | 96 | Fort Lauderdale, FL | Est. September-20 | 9% Tax Credits | Senior Affordable | Underwriting | \$ 31,500,000.00 |
| Oaks at Lakeside | Manatee | Garden Style | 96 | Bradenton, FL | Est. July - 20 | 9% Tax Credits | Family Affordable | Underwriting | \$ 18,000,000.00 |
| Father Marquess-Barry Apartments | Miami-Dade | Garden Style | 50 | 301 NW 17th Street Miami, FL 33136 | Est. December-20 | 9% Tax Credits, SAIL | Family Affordable | Underwriting | \$ 12,600,000.00 |
| Fiori Village | Broward | High-Rise | 96 | Hollywood, FL | 2021 | 9% Tax Credits | Family Affordable | Underwriting | \$ 34,900,000.00 |
| Lafayette Park | Leon | Garden Style | 96 | Tallahassee, FL | 2021 | 9% Tax Credits | Family Affordable | Underwriting | \$ 20,400,000.00 |
| Valencia Grove, II | Lake | Garden Style | 110 | Eustis, FL | 2021 | 4% Tax Credits, SAIL & EU, Bonds | Senior Affordable | Underwriting | \$ 20,200,000.00 |
| Heron Estates Family | Palm Beach | Townhouses | 79 | Riviera Beach, FL | 2021 | 4% Tax Credits, SAIL & EU, Bonds | Family Affordable | Underwriting | \$ 20,900,000.00 |
| Banyan Station | Palm Beach | High-Rise | 94 | West Palm Beach, FL | 2021 | 9% Tax Credits | Family Affordable | Underwriting | \$ 26,000,000.00 |
| Oak Valley | Marion | Garden Style | 96 | Ocala, FL | 2021 | 9% Tax Credits | Family Affordable | Underwriting | \$ 18,100,000.00 |
| Outside of Florida | | | | | | | | | |
| River Ridge | Cherokee | Garden Style | 356 | 100 River Ridge Drive Canton, GA 30114 | March-03 | Georgia Bonds, HUD | Family Affordable | Completed | \$ 28,423,763.00 |
| Reserve at Creekside | Hamilton | Garden Style | 192 | 1360 Reserve Way Chattanooga, TN 37421 | June-05 | Conventional | Market Rate | Completed | \$ 14,122,555.00 |
| Forest Cove, Phase I | Hamilton | Garden Style | 120 | 7700 Aspen Lodge Way Chattanooga, TN 37421 | August-14 | HUD 221(d)(4) | Market Rate | Completed | \$ 14,462,555.28 |
| Forest Cove, Phase II | Hamilton | Garden Style | 72 | East Brainerd Road Chattanooga, TN | February-17 | HUD 221(d)(4) | Market Rate | Completed | \$ 9,000,000.00 |
| Aviva | Maricopa | Garden Style | 325 | 340 East Baseline Road, Mesa, AZ 85209 | August-18 | HUD 221(d)(4) | Market Rate | Completed | \$ 63,937,136.00 |
| Aviva Goodyear | Maricopa | Garden Style | 288 | 4195 North Falcon Drive Goodyear, AZ 85395 | Est. December-21 | HUD 221(d)(4) | Market Rate | Underwriting | \$ 68,600,000.00 |



Village Place

720 NE 4th Avenue
Ft. Lauderdale, FL 33304

Property Size: 1.08 acres

Property Type: Affordable Elderly

Community Style: Mid-rise

Building Height: 6 stories

Number of Buildings: 1

Number of Units: 112

Funding: 9% Tax credits

Completion Date: November 2014

Services: Daily activities, quarterly health care visits, health and nutrition classes, and resident assistance referral program

Village Place is located in the heart of downtown Ft. Lauderdale, near Las Olas in the fast-growing Flagler Village neighborhood. Village Place is a new construction, six-story midrise development with 112 affordable apartments targeted for people aged 55-and-older who earn between 25 percent and 60 percent of the area's median income.

The new community aims to create a safe and attractive environment for its residents with access to amenities like a clubhouse, large state-of-the-art fitness center, library, courtyard, wifi lounge, rooftop pool and private garage parking

Village Place won the National Association of Home Builder's Silver Award in 2017 for Best of 55+ Affordable Rental Community category.



Arbor View

3100 N SR 7
Margate, FL 33063

Project Size: 100 Units

Project Completion Date or Current Status: June 2018

Funding Sources & Amounts:

1. TD Bank Construction Loan: \$17,700,000
2. Neighborhood Lending Partners Perm Loan: \$3,500,000
3. Raymond James 9% Housing Credit Equity: \$23,404,983

Ownership Type: Limited Liability Company

Public Programs Utilized: N/A

Income Levels Served:

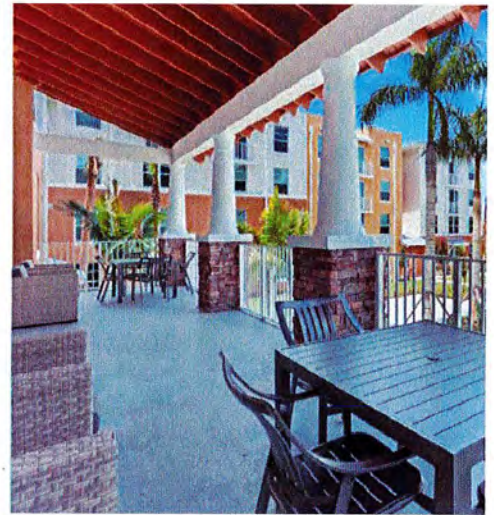
90 units at 60% AMI
10 units at 33%

Type of Development: Mid-Rise 6 Story (Senior)

Extent of community and/or residential participation:

1. Computer Training
2. Daily Activities
3. Assistance with Light Housekeeping, Grocery Shopping and/ or Laundry
4. 24-Hour Support to Assist Residents in Handling Urgent Issues

Total Development Cost: \$26,936,829



Douglas Gardens V

709 SW 88 Avenue
Pembroke Pines, FL 33025

Project Size: 110 Units

Project Completion Date or Current Status: March 2019

Funding Sources & Amounts:

1. FHFC/US Bank Tax Exempt Bonds: \$13,200,000
2. FHFC/Barings Tax Exempt Bonds Perm Phase: \$8,900,000
3. FHFC SAIL Loan: \$5,000,000
4. FHFC ELI Loan: \$781,900
5. USBCDC 4% Housing Credit Equity: \$8,415,534

Ownership Type: Limited Partnership

Public Programs Utilized: N/A

Income Levels Served:

99 units at 60% AMI
11 units at 33% AMI

Type of Development: Mid-Rise 4 Story (Senior)

Extent of community and/or residential participation:

1. Literacy Training
2. Daily Activities
3. Assistance with Light Housekeeping, Grocery Shopping and/ or Laundry

Total Development Cost: \$23,870,895



Princeton Park

13105 SW 248th Street,
Princeton, FL 33032

Project Size: 150 Units

Project Completion Date or Current Status: October 2018

Funding Sources & Amounts:

1. Key Bank, N.A. Construction Loan: \$23,300,000
2. Key Bank, N.A. Perm Loan: \$7,300,000
3. Column Financial Perm Loan: \$3,478,200
3. NEF Assignment Corporation Housing Credit Equity: \$23,738,096

Ownership Type: Limited Liability Company

Public Programs Utilized: N/A

Income Levels Served:

- 135 units at 60% AMI
- 15 units at 33% AMI

Type of Development: Garden Style (Family)

Extent of community and/or residential participation:

1. Literacy Training
2. Employment Assistance Programs
3. Family Support Coordinators

Total Development Cost: \$34,725,063



Freedom Gardens II

290 Revere Road
Brooksville, FL 34601

Project Size: 94 Units

Project Completion Date or Current Status: May 2019

Funding Sources & Amounts:

1. Citi Bank Construction Loan: \$8,600,000
2. Citi Bank Perm Loan: \$4,625,000
3. SAIL: \$23,404,983

Ownership Type: Limited Liability Company

Public Programs Utilized: N/A

Income Levels Served:

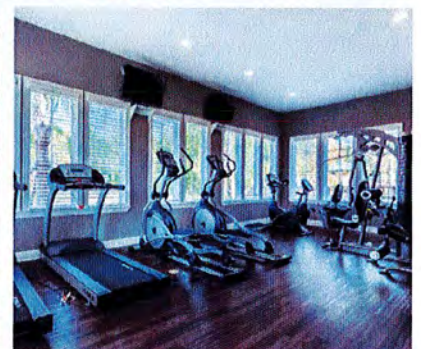
- 84 units at 60% AMI
- 10 units at 40% AMI

Type of Development: Garden Style (Family)

Extent of community and/or residential participation:

1. After School Programs for Children
2. Literacy Training
3. Employment Assistance Programs

Total Development Cost: \$17,207,102



Valencia Grove

551 Huffstetler Drive
Eustis, FL 32726

Property Size: 9.25 acres

Property Type: Affordable Family

Community Style: Garden Style

Building Height: 3 stories

Number of Buildings: 6

Number of Units: 144

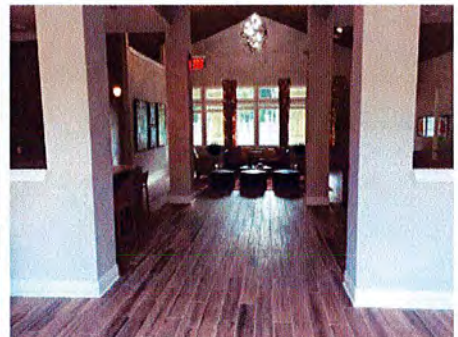
Funding: 4% Tax credits, SAIL, ELI

Completion Date: January 2017

Valencia Grove is a \$21 million, 144-unit affordable multifamily development located in the Central Florida city of Eustis, Lake County, FL.

The community features garden-style residential buildings, along with a Grand Clubhouse which provides its residents access to a cyber cafe room, laundry facility, an exercise room and pool. Other onsite amenities include a playground, sand volleyball court, car care center, pet park and sports field. It serves working families with rents ranging from \$405 to \$849 per month.

Valencia Grove was 100% leased upon opening.



Freedom Gardens

932 Freedom Way
Brooksville, FL 34601

Property Size: 10.7 acres
Property Type: Affordable Family
Community Style: Garden Style
Building Height: 3 stories
Number of Buildings: 5
Number of Units: 96
Funding: 9% Tax credits
Completion Date: March 2017

Located in Brooksville, which is home to historic buildings and famous governor residences, Freedom Gardens, a brand new gorgeous multifamily affordable community, will serve as an avant catalyst for future business developments and opportunities.

Freedom Gardens is pursuing green building certification under the National Green Building Standard (NGBS) administered by NAHB. Architectural design is based on a "French Country Theme".

Freedom Gardens is the first phase of the 2-phase development that will consist of 96 units. Amenities at freedom Gardens will include a Pet Park, a jogging path, a 1,200 SF pool.



Park at Wellington

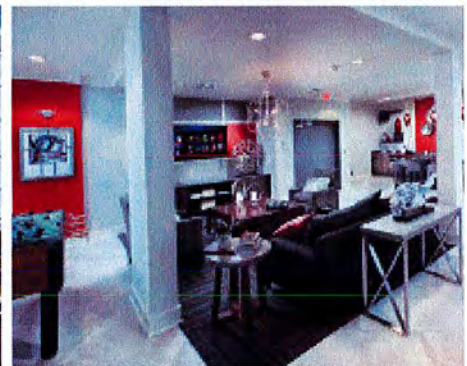
4311 Jordana Way
Holiday, FL 34691

Property Type: Affordable Family
Community Style: Garden Style
Building Height: 3 stories
Number of Buildings: 5
Number of Units: 110
Funding: 9% Tax credits
Completion Date: August 2017

Park at Wellington is a multiphase, 220-unit affordable housing community for working families in Holiday, Pasco County, approximately 30 miles northwest of Tampa along US Highway 19, a major commercial corridor.

The architectural design inspiration for the Park at Wellington apartments is derived from Traditional Florida Vernacular.

The centerpiece of the community is its fully loaded clubhouse featuring a cyber café, resort-style pool, fitness center, children's learning and play center, gathering/media area, and laundry facility. Residents will also enjoy a large playground, dog park, sports court, and a walking path circling a pond with various seating and gathering areas.



Courtside Apartments Overtown/Park West CRA

1600 NW 3rd Avenue
Miami, FL 33136

Property Size: 2.31 acres

Property Type: Affordable Family

Community Style: Mid-rise

Building Height: 6 stories

Number of Buildings: 1

Number of Units: 84

Funding: Southeast Overtown/Park West CRA Loan,
Miami-Dade HFA Bonds and Surtax, 4% Tax credits

Completion Date: November 2016

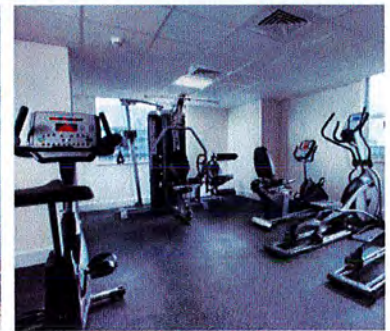
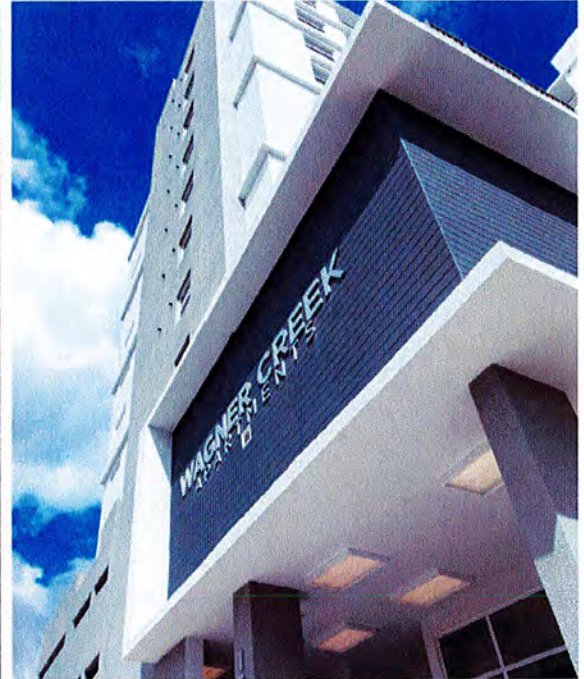
Courtside Apartments is located in Miami's historic Overtown district in the Southeast Overtown Park West (SEOPW) CRA and on the grounds of the County owned Culmer Neighborhood Center.

The new community has created a more pedestrian friendly environment on the grounds of the Culmer Center and serves as a catalyst for future development in the area, as well as providing residents with access to governmental services, small business opportunities and neighborhood-oriented shopping.

Some amenities include a state of the art theater/media room, Miami Heat branded and Alonzo Mourning signature basketball court, covered outdoor BBQ area, large state-of-the-art fitness center, computer lab & wifi lounge, and library.

National Reader's Choice Award for Best Family Project, Affordable Housing Finance 2017

Best Affordable Residential Project, 2017 South Florida Business Journal Structure Awards.



Wagner Creek

1501 NW 13th Court
Miami, FL 33125

Property Size: <0.5 acres

Property Type: Workforce, Affordable and Public Housing

Community Style: High-rise

Building Height: 11 stories

Number of Buildings: 1

Number of Units: 73

Funding: 9% Tax credits, Surtax, and HOME

Completion Date: February 2017

Wagner Creek is a new 73 unit mixed-income apartment community located in the heart of the Health District. Its ideal location adjacent to University of Miami Hospital, the Miami VA Hospital, and the Civic Center Metro Rail Station makes Wagner Creek a pedestrian-friendly Transportation Oriented Development (TOD) community that serves the already sizeable and growing affordable and workforce population.

To serve the diverse demographics within the Health District, Wagner Creek conscientiously integrated mixed-incomes with 93% of the units set-aside for residents at or below 60% AMI and 7% of our units for workforce housing tenant at or below 140% AMI. Amenities include a rooftop terrace and garden, gym, computer lab and a community room. The project achieved National Green Building Standard's silver

Amenities include a rooftop terrace and garden overlooking the City and new Marlins Stadium, state-of-the-art gym, computer lab with wifi lounge, and a large community room. The development achieved National Green Building Standard's silver designation.

EXPERIENCE AND QUALITY OF MANAGEMENT COMPANY: HTGM

Laura Rodriguez - EVP of HTG Management ("HTGM")

Laura Rodriguez oversees the operations of HTG Management, a full-service real estate management company with over 70 full-time employees and has extensive experience in managing and operating multifamily rental development communities. Her responsibilities include directing operations and profitability. She also plays a key role in working with the development team on all new apartment projects and works closely with Asset Management to ensure the success of all Housing Trust Group investments.

Laura has over 23 years of real estate management experience with some of the top firms in the industry including The Related Group, Alliance Residential, ZRS Management, managing both ultra-luxury market rate and affordable housing communities. She plays a key role in working with the development team on all new apartment projects and works with Asset Management to ensure the success of HTG Investments. Laura earned a Bachelor's degree in psychology from University of Florida, and a Master's degree with honors in Mental Health Counseling and Psychology from Nova Southeastern University.

HTG Management handles the marketing, leasing, and operations of the properties, including the resident programs provided for the residents.



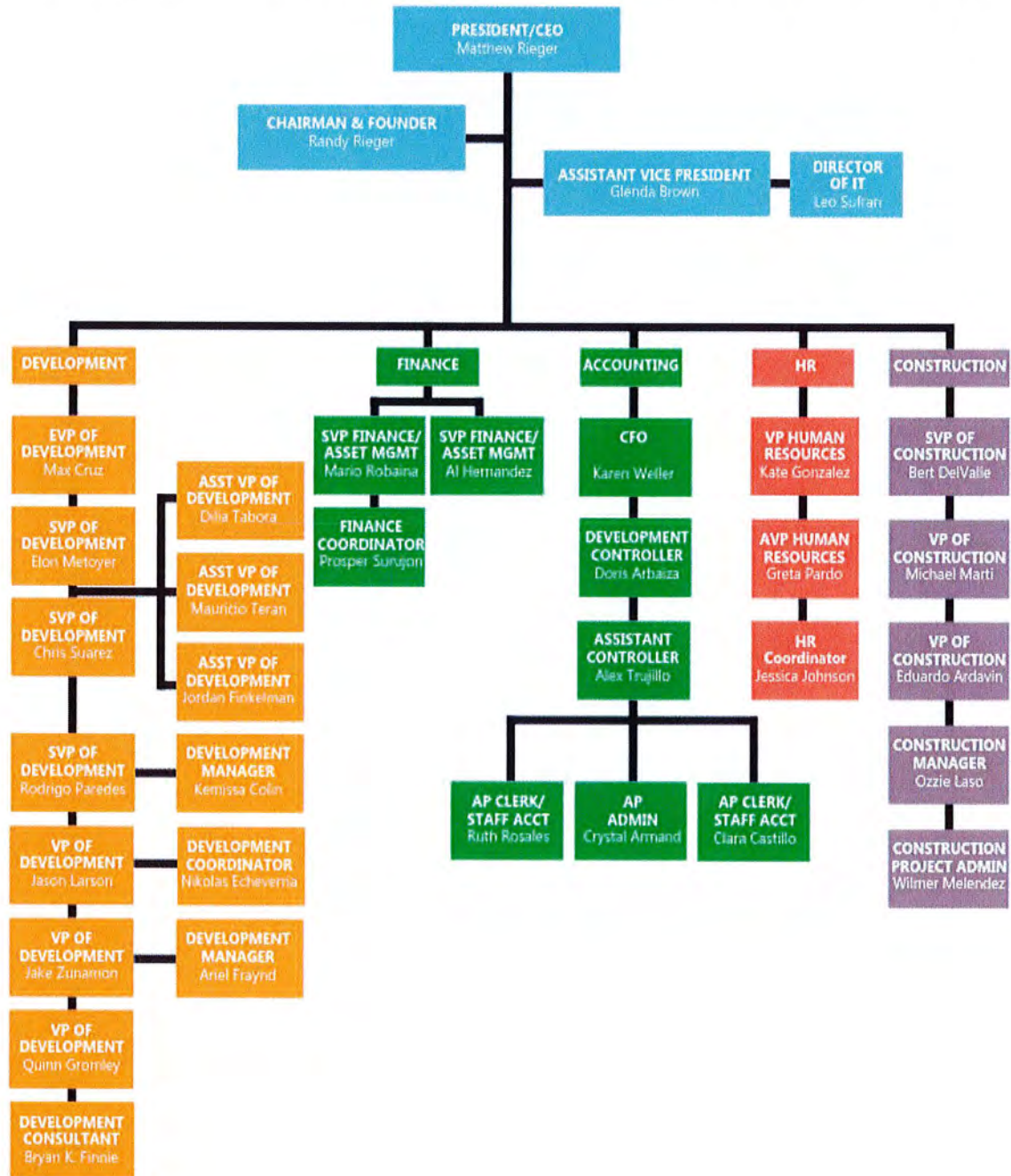
Activities with and for the residents (like our Thanksgiving Turkey give away above and a Homeownership learning session below) are ways in which HTGM keeps residents happy.

Accessibility and online presence for increased feedback and interaction also play a big role to ensure satisfaction.

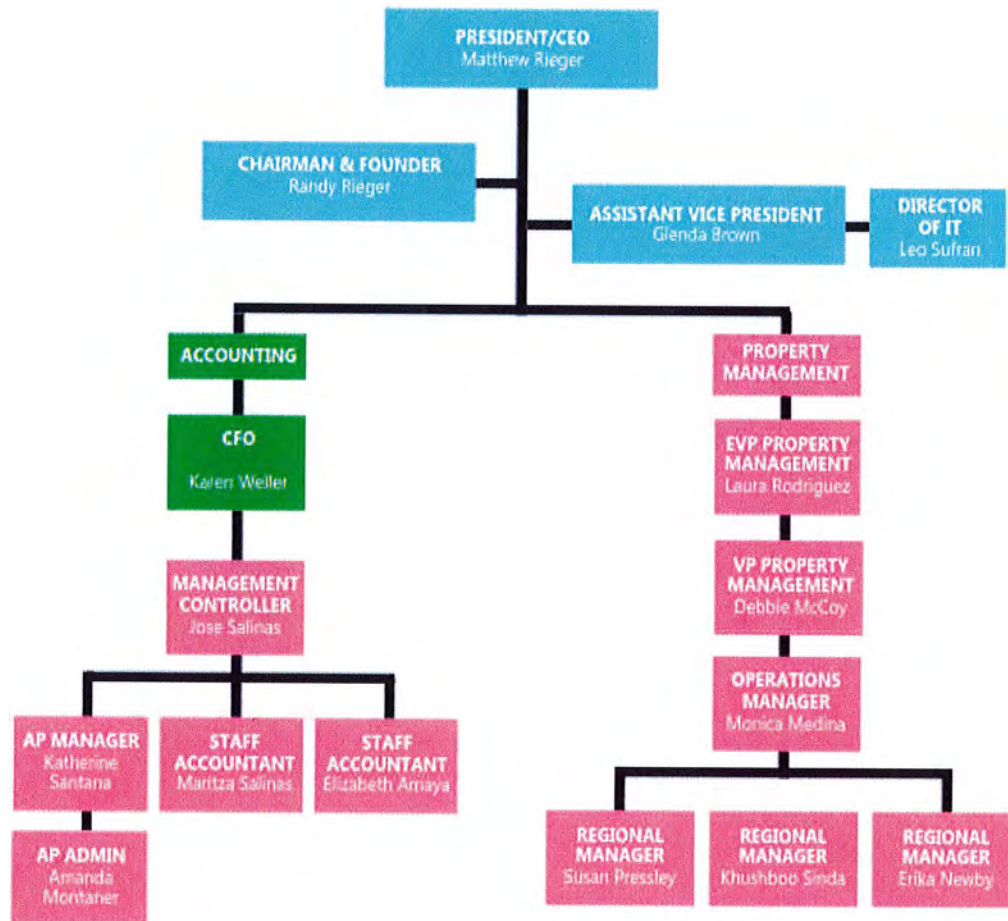




HOUSING TRUST GROUP: DEVELOPMENT & FINANCE TEAM



HTG
Management
HTG MANAGEMENT TEAM



TAB 6

ASSIGNMENT OF GROUND LEASE

KNOWN ALL MEN BY THESE PRESENTS, that HOUSING TRUST GROUP, LLC, a Florida limited liability company ("Assignor"), for and in consideration of the sum of Ten and 00/100 dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby assign to MOUNT HERMON HOUSING, LTD, a Florida limited partnership ("Assignee"), all of its right, title and interest, as Tenant, under that certain Ground Lease with MOUNT HERMON AFRICAN METHODIST EPISCOPAL CHURCH, INC., a Florida not-for-profit corporation (referred to herein as the "Landlord"), effective June 21, 2019, of the property described in Exhibit "A" attached thereto, including, without limitation, all deposits thereunder and all rights to interest accrued thereon.

Assignee hereby accepts the assignment described above and assumes and undertakes to pay, perform and discharge each and every one of the obligations of the Assignor under the Ground Lease.

Landlord hereby provides consent and approval for Assignor to assign all of its right, title and interest, as tenant, under that certain Ground Lease to Assignee.

This Assignment shall bind and inure to the benefit of the parties hereto and their respective heirs, successors and assigns and shall be governed by the laws of the State of Florida. The parties hereto agree to execute and deliver, or cause to be executed and delivered, such further instruments or documents and take such other actions as may be required to carry out effectively the transactions contemplated herein. This Assignment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

TO HAVE AND TO HOLD the same unto the said Assignee, his successors and assigns forever.

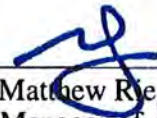
[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this instrument this 23 day of October 2019.

ASSIGNOR:
HOUSING TRUST GROUP, LLC,
a Florida limited liability company


By: 
Matthew Rieger, Manager

ASSIGNEE:
MOUNT HERMON HOUSING, LTD,
a Florida limited partnership

By: 
Matthew Rieger
Manager of a Limited Partner

Agreed to Accepted by:

LANDLORD:
MOUNT HERMON AFRICAN METHODIST
EPISCOPAL CHURCH, INC.,
a Florida not-for-profit corporation

By: 
Pastor Henry E. Green, Jr, President

**GROUND LEASE
BETWEEN
MOUNT HERMON AFRICAN METHODIST EPISCOPAL CHURCH, INC.
AND
HOUSING TRUST GROUP, LLC**

Basic Lease Information

EFFECTIVE DATE: AS OF JUNE 21, 2019

LANDLORD: MOUNT HERMON AFRICAN METHODIST
EPISCOPAL CHURCH. INC.

TENANT: HOUSING TRUST GROUP, LLC

PREMISES: CERTAIN LAND SITUATED IN THE CITY OF
FORT LAUDERDALE, COUNTY OF
BROWARD, AND STATE OF FLORIDA, AS
MORE PARTICULARLY DESCRIBED IN
EXHIBIT A

**CAPITALIZED LEASE
PAYMENT:** AS PROVIDED IN SECTION 6.1

TERM: AS PROVIDED IN SECTION 5.1

LANDLORD'S ADDRESS: MT. HERMON AFRICAN METHODIST
EPISCOPAL CHURCH, INC.
401 NW 7 Terrace
Fort Lauderdale, Florida 33311
Attention: Pastor Henry Green, Jr.

TENANT'S ADDRESS: HOUSING TRUST GROUP, LLC
3225 Aviation Avenue, 6th Floor
Coconut Grove, Florida 33133
Attention: Matthew Rieger, Manager

The Basic Lease Information is part of the Lease, however, if any of the Basic Lease Information contradicts any provision of the Lease, then the provision of the Lease prevails.

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GROUND LEASE

THIS GROUND LEASE (this "Lease") executed and effective as of June 21, 2019 (the "Effective Date"), is by and between Mount Hermon African Methodist Episcopal Church, Inc. ("Landlord"), whose address 401 NW 7 Terrace, Fort Lauderdale, Florida 33311 and Housing Trust Group, LLC, a Florida limited liability company ("Tenant"), whose address is Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133. Landlord and Tenant are jointly referred to herein as the "Parties".

ARTICLE 1 - RECITALS

WHEREAS, Landlord is the owner of the real property on Exhibit A (the "Premises") and;

WHEREAS, this project shall consist of approximately ninety-six (96) low income senior rental units (the "Improvements"). The Improvements shall be constructed on the Premises owned by Landlord and leased to Tenant hereunder. The Premises and the Improvements constructed thereon, and developed and operated by Tenant, known as Mt. Hermon Apartments (or any successor name) are referred to herein as the "Development."

NOW, THEREFORE, in consideration of these presents, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant hereby enter into this Ground Lease on the terms and conditions set forth herein.

ARTICLE 2 – INCORPORATION OF RECITALS, DEMISE OF LEASEHOLD INTEREST, AND HUD DEFINED TERMS

Section 2.1 Incorporation of Recitals.

The recitals are hereby incorporated into this Lease by reference and are made a part hereof.

Section 2.2 Leasehold Interest.

(a) Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Premises upon the terms and conditions stated herein, and subject only to those matters affecting title which are shown of record as of the Commencement Date (as hereinafter defined) (the "Permitted Encumbrances").

(b) Tenant shall have the right to pass and repass over all existing ways and public areas located on or in the surrounding Premises and all utilities and service conduits and facilities thereon to facilitate the Development. In connection therewith, Landlord agrees to execute and deliver all easements, licenses, permits and/or applications necessary for the Development, and any costs related thereto shall be Tenant's responsibility.

Section 2.3 Not Applicable.

ARTICLE 3 – IMPROVEMENTS

Section 3.1 Development Constructed.

(a) Tenant shall construct the Improvements on the Premises at its sole expense and subject to the terms and conditions of this Lease and reasonable financing documents necessitated by Tenant's construction financing.

Section 3.2 Compliance with Laws.

The Development shall be constructed in a good and workmanlike manner and in accordance with the requirements of all applicable provisions of all applicable laws, ordinances, codes, orders, rules and regulations of all governmental authorities, agencies or departments having jurisdiction over the Development, including, but not limited to, Landlord and the City of Fort Lauderdale, Florida (the "City").

Section 3.3 Approvals, Permits and Licenses.

Tenant and Landlord shall apply for and prosecute, or cause to be applied for and prosecuted, with reasonable diligence, all necessary approvals, permits and licenses required for the construction, development, use and occupancy of the Development. Landlord shall cooperate with Tenant as may be necessary to facilitate the same.

Section 3.4 Ownership of Development.

Landlord and Tenant acknowledge and agree that Tenant shall be the owner of the Improvements, and as such, Tenant shall be entitled to all depreciation deductions and low income housing tax credits or other benefits for income tax purposes relating to the Improvements.

Section 3.5 Not Applicable.

ARTICLE 4 – REPRESENTATIONS AND WARRANTIES

Section 4.1 Landlord's Representations and Warranties.

Landlord hereby represents and warrants to Tenant that:

(a) As of the Commencement Date, Landlord will own, fee simple, good and marketable title to the Premises, free and clear of all liens, charges, encumbrances, encroachments, easements, restrictions, occupancies or agreements and other matters affecting title, subject to the Permitted Encumbrances.

(b) As of the Commencement Date, there will be no unpaid special assessments of which Landlord has received notice, or of which Landlord is otherwise aware, for sewer, sidewalk, water, paving, gas, electrical or utility improvements or other capital expenditures, matured or unmatured, affecting the Premises.

(c) The person signing this Lease on behalf of Landlord is authorized duly and validly to so sign.

Section 4.2 Tenant's Representations and Warranties.

Tenant hereby warrants and represents to Landlord that:

(a) Tenant is, and as of the Commencement Date will be, a duly organized and lawfully existing limited liability company under the laws of the State of Florida.

(b) Tenant has, and as of the Commencement Date will have the full right, power and authority to make, execute, deliver and perform this Lease.

(c) The person signing this Lease on behalf of Tenant is authorized duly and validly to so sign.

ARTICLE 5 – TERM

Section 5.1 Commencement Date.

The "Commencement Date" shall be the date that the Tenant closes on its construction financing with respect to the Development.

Section 5.2 Term of Lease.

This Lease shall be for a minimum term (i) commencing on the Commencement Date, and (ii) unless otherwise provided by law, terminating on the latest to occur of: (A) forty (40) years from the date the Development becomes available for occupancy; or (B) December 31, 2084 (the "Term").

ARTICLE 6 – CAPITALIZED LEASE PAYMENT

Section 6.1 Capitalized Lease Payment.

There shall be a one-time capitalized lease payment ("Capitalized Lease Payment") in the amount of Three Million Eight Hundred Thousand Dollars (\$3,800,000.00). Tenant will pay Landlord the Capitalized Lease Payment on the Commencement Date. The Capitalized Lease Payment will be paid at the address specified for Landlord in the Basic Lease Information, or at such other address as Landlord may direct from time to time by written notice.

Section 6.2 Payments by Tenant upon Commencement of Construction of the Development.

Other than as expressly set forth in this Lease, all costs, expenses, liabilities, charges or other deductions whatsoever with respect to the Premises and the construction, ownership, leasing, operation, maintenance, repair, rebuilding, use or occupation of the Premises or the Development shall be the responsibility of Tenant.

ARTICLE 7 – TAXES; OPERATING EXPENSES

Section 7.1 Taxes.

Tenant will pay or cause to be paid (i) any real estate taxes which are assessed against the Premises by any taxing authority during the Term, or (ii) any payments to the extent required by a cooperation agreement or amendment thereto providing for payments in lieu of taxes which is entered into by Tenant or Landlord with the City or any other taxing entity during the Term. Tenant will pay or cause to be paid all real estate recordation taxes incident to this Lease, if any. Each party agrees to cooperate with any effort on the part of the other party to appeal any tax assessment.

Section 7.2 Project Operating Expenses.

Tenant will pay or cause to be paid all costs and expenses attributable to or incurred in connection with the operation, maintenance and repair of the Premises and the Development (collectively, the "Operating Expenses") during the Term.

ARTICLE 8 – INSURANCE; PAYMENT AND PERFORMANCE BONDS

Section 8.1 Tenant's Insurance and Payment and Performance Bonds.

Tenant will, at its sole expense, obtain and keep in force, adequate insurance and payment and performance bonds to protect Tenant and Landlord from loss as follows:

(a) "All Risk" Coverage. Tenant will, at its sole expense (but nevertheless as a portion of Operating Expenses) obtain and keep in force during the Term, "all-risk" coverage insurance on the Development naming Tenant and Landlord as the insured, as their interests may appear, in the customary form in the City for buildings and improvements of similar character. The amount of such insurance will be set forth on an "agreed amount endorsement" to the policy of such insurance and will not be less than 100% of the full replacement value of the improvements on the Premises, as determined from time to time.

(b) General Liability. Tenant will, at its sole expense (but nevertheless as a portion of Operating Expenses) obtain and keep in force during the Term general liability insurance with a combined limit of not less than Five Million Dollars (\$5,000,000.00), for injury to or death of any one person, for injury to or death of any number of persons in one occurrence, and for damage to property, insuring against any and all liability of Landlord and Tenant including, without limitation, coverage for contractual liability and broad property damage, with respect to the Premises or arising out of the maintenance, use or occupancy of the Development. Such insurance will insure the performance by Tenant of its indemnity obligations hereunder as to liability for injury to or death of persons and damage to property set forth in this Lease. Such insurance will not be noncontributing with any insurance that may be carried by Landlord and will contain a provision that Landlord, although named as an insured, will nevertheless be entitled to recover under the policy for any loss, injury, or damage to Landlord, its agents, and employees, or the property of such persons.

(c) Other Matters. All insurance required in this Article and all renewals of it, will be issued by companies authorized to transact business in the State of Florida, and rated at least A+ Class X by Best's Insurance Reports (property liability). All insurance policies will expressly provide that such policies will not be canceled or altered without thirty (30) days' prior written notice to Landlord, in the case of "all-risk" coverage insurance, and to Landlord, in the case of general liability insurance; will to the extent obtainable, provide that no act or omission of Tenant which would otherwise result in forfeiture or reduction of the insurance will affect or limit the obligation of the insurance company to pay the amount of any loss sustained; and will, to the extent obtainable, contain a waiver by the insurer of its rights of subrogation against Landlord. Upon issuance, each insurance policy or a duplicate or certificate of such policy will be delivered to Landlord. Tenant may satisfy its obligations under this Section 8.1(c) by appropriate endorsements of its blanket insurance policies.

(d) Delivery of Evidence of Insurance. Certificates of insurance for all insurance required of Tenant hereunder and evidence of the payment of all premiums of such policies will be delivered to Landlord. All public liability, property damage liability, and casualty policies maintained by Tenant will be written as primary policies, not contributing with and not in excess of coverage that Landlord may carry. If Tenant fails to maintain such excess insurance, which failure continues for ten (10) days after Landlord gives notice to Tenant of such failure, then Landlord, at its election, may procure such insurance as may be necessary to comply with the above requirements (but shall not be obligated to procure same), and Tenant shall reimburse to Landlord, as a Landlord reimbursement, any costs associated with procuring such insurance.

(e) Payment and Performance Bonds. Tenant will cause the general contractor, at its sole expense, to obtain and keep in force during the construction of the improvements on the Premises, performance bonds, materials payment bonds, and labor payments bonds in an amount equal to one hundred percent (100%) of the contract sum of the improvements on the Premises reasonably satisfactory to Landlord. The payment and performance bonds required of Tenant hereunder will be delivered to Landlord.

Section 8.2 Landlord's Insurance.

Landlord shall obtain and maintain, at its sole cost and expense, general liability insurance with respect to the Premises.

ARTICLE 9 – USE OF PREMISES, COMPLIANCE WITH LAWS, COVENANTS APPLICABLE TO PUBLIC HOUSING UNITS, AND TENANT'S INDEMNITY

Section 9.1 Permitted Use.

Tenant shall throughout the Term continuously use and operate the Premises and the Development only for the following uses, and such other uses as are reasonably and customarily attendant to such uses: construction, development, marketing for lease and leasing of the Improvements.

Section 9.2 Compliance with Laws.

Tenant shall not use or occupy or suffer or permit any portion of the Premises to be used or occupied in violation of any law, ordinance, order, rule, regulation, certificate of occupancy, or other governmental requirement. Tenant will comply with applicable laws and all rules, orders, regulations, and requirements of the board of fire underwriters or insurance service office, or any other similar body, having jurisdiction over the Premises.

Section 9.3 Not Applicable.

Section 9.4 Tenant's Indemnity.

Tenant covenants and agrees to indemnify, defend and hold Landlord, free and harmless from and against any and all losses, liabilities, penalties, claims, fines, litigation, demands, costs, judgments, suits, proceedings, damages, disbursements or expenses (including reasonable attorneys' fees and expenses) which may at any time be imposed upon, reasonably incurred by or asserted or awarded against Landlord in connection with or arising from the injury to or death of any one or more persons or the damage to property, with respect to the Premises or arising out of the maintenance, use or occupancy of the Development during the Term. The obligations, indemnities and liabilities of Tenant under this Section 9.4 shall not extend to any liability caused by the negligence or other wrongful act of Landlord, its agents, employees and contractors.

Section 9.5 Landlord's Rights.

Notwithstanding anything herein to the contrary, prior to the Commencement Date, Tenant agrees that Landlord shall have a contractual right of entry onto the Premises for the purposes of Landlord's continued maintenance of the Premises during the period prior to the Commencement Date. Landlord shall, during this period, continue to maintain the Premises in the manner in which Landlord has maintained the Premises prior to the Effective Date.

ARTICLE 10 – ENVIRONMENTAL CONDITIONS

Section 10.1 Tenant's Environmental Covenants.

Tenant has no liability for any environmental conditions that existed or arose on the Premises prior to the Term, unless such environmental condition(s) was caused by the negligence or actions of Tenant or Tenant's employees, agents, or subcontractors. Tenant shall not be responsible for removing or rendering harmless any pre-existing Prohibited Substances (as hereinafter defined) from the Premises but shall advise Landlord and cooperate and coordinate the remediation work. Without limitation of any of Tenant's other covenants, agreements and obligations under this Lease, Tenant hereby specifically covenants and agrees to fulfill the responsibilities set forth below with respect to environmental matters and Hazardous Materials or Prohibited Substances:

(a) Tenant, its agents, employees, and contractors shall comply with all applicable provisions of all Environmental Laws (as hereinafter defined) applicable to the Premises, the Development, and Tenant's use of the Premises. All required governmental permits and licenses issued to Tenant, its agents, employees, and contractors and associated with the Premises and the

Development shall remain in effect or shall be renewed in a timely manner, and Tenant, its agents, employees and contractors shall comply therewith.

(b) Tenant shall not itself, and Tenant shall not permit any other person, including, but not limited to, third parties with whom Tenant contracts in regard to this Lease, to bring onto the Premises any (i) asbestos or asbestos-containing material or polychlorinated biphenyl material, or (ii) hazardous substances or hazardous waste as defined under any federal, state or local law, that may require remediation under applicable law (other than quantities or such substances, including gasoline, diesel fuel and the like as are customary and necessary to prosecute construction, occupancy and operation of the Development on the Premises), or (iii) soil containing volatile organic compounds (collectively (i)-(iii) are the "Prohibited Substances"). Tenant shall be liable for the consequences of, and responsible for removal and lawful disposal, at its sole expense, of any Hazardous Materials, Prohibited Substances, or both brought onto the Premises, resulting from a default under this Section.

(c) Tenant shall immediately notify Landlord, in writing and provide Landlord with copies of all forms, notices and other information received by or on behalf of Tenant, its agents, employees, and contractors concerning any releases, spills or other incidents relating to Hazardous Materials, Prohibited Substances, or both, or any violations of Environmental Laws at or relating to the Premises when and as supplied to any government agency. Tenant shall also comply with all laws, ordinances, regulations and orders of all governmental, regulatory and other public and quasi-public agencies, authorities and entities having jurisdiction over the same with respect thereto.

Section 10.2 Landlord's Environmental Covenants.

If applicable, prior to the Commencement Date, without limitation of any of Landlord's other covenants, agreements and obligations under this Lease, Landlord hereby specifically covenants and agrees to provide Tenant with copies of all forms, notices and other information received by or on behalf of Landlord concerning any released, spills or other incidents relating to Hazardous Materials or Prohibited Substances, or any violations of Environmental Laws at or related to the Premises when and as supplied to any governmental agency.

Section 10.3 Tenant's Environmental Indemnity.

Tenant covenants and agrees to indemnify, defend and hold Landlord free and harmless from and against any and all losses, liabilities, penalties, claims, fines, litigation, demands, costs, judgments, suits, proceedings, damages, disbursements or expenses (including reasonable attorneys' fees and expenses) which may at any time be imposed upon, reasonably incurred by or asserted or awarded against Landlord in connection with or arising from:

(a) Any Hazardous Materials, Prohibited Substances, or both which are first placed on, in, or under all or any portion of the Premises during the Term with the exception of any Hazardous Materials, Prohibited Substances or both which are placed on, in, or under all or any portion of the Premises by Landlord, its agents, employees and contractors; or

(b) Any violation of any Environmental Laws by Tenant, its agents, employees, and contractors at or relating to the Premises which is not a condition existing prior to the Commencement Date.

Section 10.4 Environmental Definitions.

For the purpose of this Lease, the following definitions shall apply:

(a) "Environmental Laws" means any present or future federal, state or local law, ordinance, rule, regulation, permit, license or binding determination of any governmental authority relating to, imposing liability or standards concerning, or otherwise addressing the environment, health or safety, including, but not limited to: the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601 et seq. ("CERCLA"); the Resource Conservation and Recovery Act, 42, U.S.C. Section 6901 et seq. ("RCRA"); the Toxic Substance Control Act, 15 U.S.C. Section 2601, et seq. ("TOSCA"); the Clean Air Act, 42 U.S.C. Section 7401 et seq.; and the Clean Water Act, 33 U.S.C. Section 1251 et seq. and any so-called "Superfund" or "Superlien" law; and the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq. ("OSHA"), as each is from time to time amended and hereafter in effect.

(b) "Hazardous Materials" means: (i) "hazardous substances" as defined by CERCLA; (ii) "hazardous wastes," as defined as RCRA; (iii) any hazardous, dangerous or toxic chemical, waste, pollutant, containment or substance ("pollutant") within the meaning of any Environmental Law prohibiting limited or otherwise regulating the use, exposure, release, emission, discharge, generation, manufacture, sale, transport, handling, storage, treatment, reuse, presence, disposal or recycling of such pollutant; (iv) petroleum crude oil or fraction thereof; (v) any radioactive material, including any source, special nuclear or by-product material as defined in 42 U.S.C. Section 2011 et seq. and amendments thereto and reauthorizations thereof; or (vi) asbestos-containing materials in any form or condition, or polychlorinated biphenyls in any form or condition.

Section 10.5 Survival.

The agreements, representations and warranties of Landlord and Tenant respectively in this Article 10 shall survive the expiration or early termination of this Lease.

ARTICLE 11 – ASSIGNMENTS, SUBLEASES AND TRANSFERS

Section 11.1 Consent Required.

(a) Consent. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of Landlord and Tenant, except that Tenant may not assign or sublet its interest in this Lease without the prior written consent of Landlord, other than entering into residential leases of the Improvements in the ordinary course of Tenant's business. Any attempted transfer without such consents shall be null and void.

(b) No transfer, conveyance, or assignment shall be made without the prior written approval by Landlord of: (i) any interest of a managing member, general partner, or controlling stockholder (any such interest being referred to as a "Controlling Interest") of Tenant, or (ii) a

Controlling Interest in any entity which has a Controlling Interest in Tenant, or (iii) any other interest in Tenant, or in any partner or member thereof (each of such transfers, conveyances and assignments, together with the transfers described in Section 11.1(b) hereof, is hereafter referred to as a "Transfer"). Notwithstanding the foregoing, the consent of Landlord shall not be required where a business organization that has a limited interest (non-controlling and non-managing) in Tenant transfers a non-controlling and non-managing interest in Tenant or an interest in the business organization, including, without limitation, the transfer of the non-controlling and non-managing member interest of the equity investor identified by Tenant (the "Equity Investor"), if any, to an affiliated investment fund of the Equity Investor, provided, that Tenant in the case of such a transfer: (i) provides Landlord with written notice of such transfer; and (ii) certifies to Landlord that the transferee entity(ies), as appropriate, remains obligated to fund its equity contribution in accordance with the terms of the organizational documents of Tenant. Landlord agrees that they will not unreasonably withhold, or delay, or condition a request by Tenant for consent by Landlord, to an internal reorganization of the corporate or partnership structure of Tenant or any of the partners, members or stockholders of Tenant.

(c) Any person to whom any Transfer is attempted without such consent shall have no claim, right or remedy, whatsoever hereunder against Landlord and Landlord shall have no duty to recognize any person claiming under or through the same.

Section 11.2 Subsequent Assignment.

In cases where Landlord's consent is required, Landlord's consent to one assignment will not waive the requirement that Tenant obtain consent to any subsequent assignment.

Section 11.3 Request for Consent.

If Tenant requests Landlord's consent to a specific assignment, Tenant shall provide to Landlord such information as may reasonably be required by Landlord. Landlord agrees that they will not unreasonably withhold, or delay, or condition a request by Tenant for consent to a specific assignment. If no response is received after seven (7) business days after receipt of written request by Tenant, it will be deemed that Landlord has given consent or approval.

Section 11.4 Transfer by Landlord.

(a) Landlord shall not transfer all or any portion of its interest in the Premises without the prior written consent of the Equity Investor and any Leasehold Mortgagee (as hereinafter defined), if applicable, and upon any such approved transfer, the transferee shall assume all of Landlord's obligations under this Lease and, in any event, Landlord shall not transfer all or any portion of its interest in the Premises if the same would cause (i) a violation of any applicable laws or regulations, any terms of this Lease, or any agreement or contract to which Landlord is a party or by which Landlord is bound, or (ii) a reduction in Landlord's receipt of public housing operating subsidy for the Premises or other financing contemplated by Landlord's revitalization plan.

ARTICLE 12 – LEASEHOLD FINANCING

Section 12.1 Right to Mortgage.

With the prior written consent of Landlord, Tenant may grant one or more mortgages of its interest in the Lease (each, a "Leasehold Mortgage") to lenders and, in connection therewith, to collaterally assign this Lease to such lenders. In no event shall Landlord ever be required to execute any such mortgage, or any note secured thereby or any other obligation securing any such note, or to subordinate Landlord's fee interest in the Premises or any portion thereof to the lien of any such mortgage. Tenant shall identify the name of each mortgagee ("Leasehold Mortgagee") for such portion of the Premises and the address(es) to which notices to the Leasehold Mortgagee are to be sent, and for purposes of this Lease the term "Leasehold Mortgagee" shall include any trustee acting with respect to any tax-exempt bond financing encumbering the Premises. Landlord agrees to execute any additional documents or further assurances as may be reasonably requested by any Leasehold Mortgagee in connection with any Leasehold Mortgage permitted by this Article 12.

Section 12.2 Consent Required for Termination and Amendments.

No termination, cancellation, surrender, modification, or amendment of this Lease by agreement between Landlord and Tenant shall be effective as to the Equity Investor or any Leasehold Mortgagee unless consented to in writing by the Equity Investor and such Leasehold Mortgagee.

Section 12.3 Default Notice.

Landlord, upon providing Tenant with any notice of (i) default under this Lease, the R&O Agreement, the Declaration of Restrictive Covenants, the Tax Credit Restrictive Covenant, and/or any financing or regulatory documents between Landlord and Tenant, or (ii) a termination of this Lease, shall at the same time send a copy of such notice to the Equity Investor and every Leasehold Mortgagee, if applicable, identified by written notice to Landlord, provided, however, that the failure to provide such additional notices shall not invalidate any duly delivered notice to Tenant. From and after such notice has been given to the Equity Investor and the Leasehold Mortgagee, the Equity Investor and such Leasehold Mortgagee shall have the same period, after the giving of such notice upon it, for remedying any default or causing the same to be remedied, as is given Tenant after the giving of such notice to Tenant, plus in each instance, the additional periods of time specified in Sections 12.4 and 12.5 hereof to remedy, commence remedying or cause to be remedied the defaults specified in any such notice. Landlord shall accept such performance by or at the instigation of the Equity Investor or such Leasehold Mortgagee as if the same had been done by Tenant. Tenant authorizes the Equity Investor and any and each Leasehold Mortgagee to take any such action at the Equity Investor's and such Leasehold Mortgagee's option and does hereby authorize entry upon the Premises by the Equity Investor and such Leasehold Mortgagee for such purpose.

Section 12.4 Notice to Equity Investor and Leasehold Mortgagee.

Anything contained in this Lease to the contrary notwithstanding, if any default shall occur and remain uncured beyond all applicable grace or cure periods of this Lease, which entitles Landlord to terminate this Lease as to all or any portion of the Premises to take any other remedial

action against Tenant, Landlord shall have no right to terminate this Lease or take such remedial action unless, following the expiration of the period of time given Tenant to cure such default, Landlord shall notify the Equity Investor and each Leasehold Mortgagee, if applicable, to the extent of Landlord's actual knowledge of their existence, of Landlord's intent to so terminate at least thirty (30) calendar days in advance of the proposed effective date of such termination, if such default is capable of being cured by the payment of money, and at least forty-five (45) calendar days in advance of the proposed effective date of such termination if such default is not capable of being cured by the payment of money. The provisions of Section 12.5 hereof shall apply if, during such thirty (30) or forty-five (45) calendar day notice period, the Equity Investor or any Leasehold Mortgagee:

(a) Notifies Landlord of the Equity Investor's or such Leasehold Mortgagee's desire to nullify such notice; and

(b) Pays or causes to be paid all payments then due and in arrears applicable to the subject portion(s) of the Premises, as specified in the notice given to the Equity Investor and such Leasehold Mortgagee and which becomes due during such thirty (30) or forty-five (45) day period; and

(c) Complies or in good faith, with reasonable efforts, commences to comply with any non-monetary requirements of this Lease applicable to the subject portion(s) of the Premises then in default and except as provided in the following sentence, reasonably susceptible of being complied with by the Equity Investor or such Leasehold Mortgagee.

No Leasehold Mortgagee shall be required during such thirty (30) day or forty-five (45) day period to cure or commence to cure any default consisting of Tenant's failure to satisfy and discharge any lien, charge or encumbrance against Tenant's interest in this Lease or any part thereof which is (a) authorized by this Lease, and (b) junior in priority to the lien of the Leasehold Mortgage, if applicable, held by such Leasehold Mortgagee.

Section 12.5 Procedure on Default.

If Landlord shall elect to terminate this Lease by reason of any default of Tenant, which default has not been cured within the applicable cure period, and the Equity Investor or a Leasehold Mortgagee, if applicable, shall have proceeded in the manner provided for by Section 12.4 hereof, the specified date for such termination as fixed by Landlord in its notice given pursuant to Section 12.4 hereof shall be extended for a period of six (6) months, provided that neither the Equity Investor nor any Leasehold Mortgagee shall be permitted to avail itself of additional cure periods as described at Section 12.4 hereof and this Section 12.5 if: (i) there has been an event of default under the applicable cure period specified in the R&O Agreement:

Pay or cause to be paid, any monetary obligations of Tenant under this Lease, as the same become due, and continue its good faith efforts to perform all of Tenant's other obligations under this Lease, excepting (i) obligations of Tenant to satisfy or otherwise discharge any lien, charge or encumbrance against Tenant's interest in this Lease or any part thereof which is junior in priority to the lien of the Leasehold Mortgage, if applicable, held by such Leasehold Mortgagee, and (ii)

past non-monetary obligations then in default and not reasonably susceptible of being cured by the Equity Investor or such Leasehold Mortgagee; and

Except to the extent enjoined and stayed, take steps to acquire or sell Tenant's interest in this Lease, by foreclosure of such Leasehold Mortgagee, or other appropriate means and prosecute the same to completion with reasonable efforts.

Section 12.6 Extension of Cure Period.

If at the end of the six-month period specified in Section 12.5 hereof, the Equity Investor or such Leasehold Mortgagee, if applicable, is complying with Section 12.5 hereof, and provided that neither the Equity Investor nor any Leasehold Mortgagee shall be permitted to avail itself of additional cure periods as described at Sections 12.4 and 12.5.

Section 12.7 Right to New Lease.

In the event that the Lease is terminated by Landlord, Landlord shall, if requested by Leasehold Mortgagee, if applicable, grant to the Leasehold Mortgagee a new lease on the following terms and conditions:

(a) In the event of the termination of this Lease prior to its stated expiration date, Landlord agrees that it will enter into a new lease of the Premises with any Leasehold Mortgagee, if applicable, or, at the request of such Leasehold Mortgagee, if necessary, including but not limited to a corporation or other entity formed by or on behalf of such Leasehold Mortgagee, for the remainder of the Term effective as of the date of such termination, and upon the same covenants, agreements, terms, provisions, and limitations herein contained, provided (i) such Leasehold Mortgagee makes written request upon Landlord for such new lease within thirty (30) days from the date Landlord notifies such Leasehold Mortgagee of such termination and such written request is accompanied by payment to Landlord of all amounts then due to Landlord under this Lease but for such termination, (ii) such Leasehold Mortgagee pays or causes to be paid to Landlord at the time of the execution and delivery of such new lease any and all sums which would at the time of the execution and delivery thereof be due under this Lease but for such termination and pays or causes to be paid any and all expenses, including reasonable counsel fees, court costs, and costs and disbursements incurred by Landlord in connection with any such termination and in connection with the execution and delivery of such new lease and (iii) such Leasehold Mortgagee agrees to reinstate the lien and take the Premises subject to the lien of any other Leasehold Mortgagee which held a lien senior in priority to the lien of such Leasehold Mortgagee if such senior Leasehold Mortgagee had also requested a new lease and tendered the required payments(s).

(b) Any new lease made pursuant to this Section 12.7 shall have the same priority as this Lease (except with respect to any non-electing Leasehold Mortgagee) and shall be prior to any mortgage or any lien, charge or encumbrance of the fee of the Premises created by Landlord, except the Declaration of Restrictive Covenants, for a term of years equal to the balance of the Term.

(c) Any mortgage or deed of trust upon Landlord's interest in the Premises permitted in accordance with Section 11.4 hereof and any action by such mortgagee or trustee or beneficiary of such deed of trust by way of receivership, foreclosure, exercise of power of sale, or deed in lieu thereof shall be subject and subordinate to this Lease and to the new lease to be given pursuant to

this Section 12.7 and any mortgagee or holder of such mortgage or the beneficiary and trustee of any such deed of trust must recognize this Lease and any new lease and all rights of Tenant and each Leasehold Mortgagee hereunder and thereunder.

(d) The provisions of this Section 12.7 shall be self-operative and require no further action by the mortgagee of any mortgage or beneficiary and trustees of any deed of trust encumbering Landlord's interest in the Premises, the Development, or both, but upon request by Tenant or the Leasehold Mortgagee electing under Section 12.7(a) hereof, Landlord agrees to obtain from such mortgagee or beneficiary and trustees an instrument duly executed and acknowledged confirming the priority of such new lease.

Section 12.8 Assumption of Tenant's Obligations.

For purposes of Articles 11 and 12, the making of a Leasehold Mortgage, if applicable, shall not be deemed to constitute an assignment or transfer of this Lease or Tenant's interest created hereby, nor shall any Leasehold Mortgagee, as such, be deemed to be an assignee or transferee of this Lease or of Tenant's interests under this Lease so as to require such Leasehold Mortgagee, as such, to assume the performance of any of the terms, covenants or conditions on the part of Tenant to be performed hereunder, but a Leasehold Mortgagee may become the holder of Tenant's leasehold estate and succeed to Tenant's interest in this Lease by foreclosure of its Leasehold Mortgage or as a result of the assignment of this Lease in lieu of foreclosure, and any purchaser at any sale of Tenant's interest under this Lease in any proceeding for the foreclosure of any mortgage or the assignee or transferee of Tenant's interest in this Lease under any instrument of assignment or transfer in lieu of the foreclosure of any mortgage shall be deemed to be an assignee or transferee approved by Landlord and shall be deemed to have agreed to perform all of the terms, covenants and conditions on the part of Tenant to be performed hereunder, but only for so long as such purchaser or assignee is the owner of Tenant's interest in this Lease. No Leasehold Mortgagee (or its assignee or nominee) shall be or become liable to Landlord as an assignee of this Lease or otherwise unless and until it expressly assumes by written instrument executed by Landlord and Leasehold Mortgagee (or its assignee or nominee) such liability (in which event Leasehold Mortgagee's (or its assignee's or nominee's) liability shall be limited to the period of time during which it expressly assumes such liability.

Section 12.9 Non-Curable Defaults.

Nothing in this Article 12 shall require the Equity Investor or any Leasehold Mortgagee, if applicable, or its designee as a condition to the exercise of rights provided under this Article 12 to cure any default of Tenant not reasonably susceptible of being cured by the Equity Investor or such Leasehold Mortgagee or its designee as such susceptibility is reasonably determined solely by Landlord. The foregoing shall not be deemed to excuse any Leasehold Mortgagee from performing covenants relating to the condition of the Development on the Premises, operation in compliance with the R&O Agreement, Declaration of Restrictive Covenants, or other similar matters requiring access to or control of the Premises, from and after such time as such Leasehold Mortgagee acquires Tenant's interest in this Lease by foreclosure or otherwise.

Section 12.10 No Merger.

So long as any Leasehold Mortgage is in existence, unless all Leasehold Mortgagees shall otherwise expressly consent in writing, the fee title to the Premises and the leasehold estate of Tenant therein shall not merge but shall remain separate and distinct, notwithstanding the acquisition of said fee title and said leasehold estate by any single owner, other than by termination of this Lease by Landlord in compliance with the provisions of this Article 12.

Section 12.11 Landlord's Fee to Remain Unsubordinated.

Landlord and Tenant expressly acknowledge and agree that Landlord shall have no obligation under this Lease or otherwise to subordinate fee title of Landlord in the Premises or any rights of Landlord in this Lease to the leasehold estate of Tenant created by this Lease or to join any such mortgage or encumbrance or otherwise in any manner subordinate the fee title of Landlord in and to the Premises or interest of Landlord under this Lease. Notwithstanding the foregoing, Landlord agrees not to encumber all or any portion of its interest in the Premises or its fee estate with any mortgage, deed of trust, deed to secure debt or other instrument in the nature thereof which is not expressly subordinate to Tenant's interest and to any Leasehold Mortgage, without the prior written consent of Tenant and each Leasehold Mortgagee. Tenant shall not subordinate Tenant's interest in the Premises or the Development to any lien or encumbrance granted by Landlord. In the event of any conveyance or encumbrance which is not expressly subordinate to Tenant's estate under this Lease and to any Leasehold Mortgagee, Landlord agrees to cause any mortgagee, trustee or holder of such interest to enter into a no disturbance agreement (subject to each Leasehold Mortgagee's prior review and approval) with Tenant.

Section 12.12 Sale of Premises.

In the event of any sale or conveyance of the Premises by Landlord any such sale or conveyance of all or any part of the Premises shall be subject to this Lease and all of the provisions hereof and notice of such sale shall be provided to the Equity Investor and each Leasehold Mortgagee.

ARTICLE 13 – MAINTENANCE AND REPAIR

Section 13.1 Tenant's Obligations.

Tenant will, at its sole cost and expense, maintain or cause to be maintained the Development, reasonable wear and tear excepted.

ARTICLE 14 – ALTERATIONS

Section 14.1 Not Applicable.

Section 14.2 No Liens.

Tenant shall not have any right, authority or power to bind Landlord, the Premises or any other interest of Landlord in the Premises and will pay or cause to be paid all costs and charges for work done by it or caused to be done by it, in or to the Premises, for any claim for labor or material

or for any other charge or expense, lien or security interest incurred in connection with the development, construction or operation of the Development or any change, alteration or addition thereto. Any lien that is not released or bonded within thirty (30) days shall constitute an Event of Default under Section 17.2 hereof.

ARTICLE 15 – SURRENDER

Section 15.1 Expiration of Term.

At the end of this Lease (whether upon the expiration date or sooner termination), Tenant will surrender the Premises in its then “as-is” condition.

ARTICLE 16 – CASUALTY, CONDEMNATION

Section 16.1 Damage or Destruction to Premises.

Tenant shall give prompt written notice to Landlord after the occurrence of any fire, earthquake, act of God or other casualty to or in connection with the Premises, the Development or any portion thereof. Subject to Section 16.2 hereof, if during the Term, the Development shall be damaged or destroyed by casualty, Tenant shall repair or restore the Development as provided for in the R&O Agreement and any financing documents secured by a Leasehold Mortgage, if applicable, so long as it is lawful, and all Leasehold Mortgagees and HUD, where applicable, agree that it is feasible to do so. Adequate insurance proceeds are to be deposited into an account, at Leasehold Mortgagee’s direction and for the benefit of Leasehold Mortgagee to complete such repairs and restoration of the Improvements and any proceeds not used to rebuild or restore the improvements on the Premises, if any, shall be disbursed pursuant to the terms and conditions of the senior Leasehold Mortgage. Upon the occurrence of any such casualty, Tenant, promptly and with all due diligence, shall, subject to the R&O Agreement, any financing document secured by a Leasehold Mortgage, if applicable, and the operating agreement of Tenant, apply for and collect all applicable insurance proceeds recoverable with respect to such casualty, for the benefit of any Leasehold Mortgagees, if applicable. In the event that more than twenty percent (20%) of the value of the Development, the Premises, or both are damaged or destroyed, and Tenant shall determine, subject to the rights of the holders of any Leasehold Mortgage, if applicable, and shall notify Landlord in writing within thirty (30) days after receipt by Tenant of any such insurance proceeds, that it is not economically practical to restore the Premises to substantially the same condition in which they existed prior to the occurrence of such casualty, Tenant may terminate this Lease as of a date that is not less than thirty (30) days after the date of such notice. If Tenant terminates this Lease pursuant to this Section, Tenant shall surrender possession of the Premises to Landlord immediately and assign to Landlord (or, if same has already been received by Tenant, pay to Landlord) all of its right, title, and interest in and to the proceeds from Tenant’s insurance upon the Premises, subject to the prior rights of any Leasehold Mortgagees, as referenced in Section 16.2 hereof.

Section 16.2 Distribution.

In the event that this Lease is terminated (in whole or in part) pursuant to Section 16.1 hereof, the insurance proceeds received as the result of the subject casualty shall be distributed and disbursed as on a to be determined basis, subject to lender approval.

Section 16.3 Condemnation.

(a) If, by exercise of the right of eminent domain or by conveyance made in response to the threat of the exercise of such right (in either case a "Taking"), all of the Premises are taken, or if so much of the Premises are taken that the Premises cannot be used by Tenant in a commercially reasonable manner for the purposes for which they were used immediately before the Taking, then this Lease shall, at Tenant's sole option, subject to the rights of any Leasehold Mortgagee, if applicable, terminate on the earlier of the vesting title to the Premises in the condemning authority, or the taking of possession of the Premises by the condemning authority.

(b) Landlord and Tenant agree that, in the event of a Taking that does not result in the termination of this Lease pursuant to this Article, this Lease shall continue in effect as to the remainder of the Premises and the Development, and the net amounts owed or paid to the parties or to which either of the parties may be or become entitled by reason of any Taking pursuant to any agreement with any condemning authority which has been made in settlement of any proceeding relating to a Taking, less any costs and expenses incurred by the Parties in collecting such award or payment (the "Net Condemnation Award") shall be distributed and disbursed Notwithstanding the foregoing, to the extent permitted in any Leasehold Mortgage, if applicable, the Net Condemnation Award shall be used by Tenant to make the remainder of the Premises a complete, unified and efficient operating unit as nearly as reasonably possible to the condition existing prior to the Taking, subject to any applicable requirements of any Leasehold Mortgage, if applicable. However, Tenant is not obligated to expend any sums to restore the Premises that are in excess of the Net Condemnation Award made available to it for that purpose.

(c) If there shall be a temporary Taking with respect to all or any part of the Premises or of Tenant's interest in this Lease, then the Term shall not be reduced and Tenant shall continue to pay in full all charges required herein except Operating Expenses attributable to the taken property, without reduction or abatement thereof at the times herein specified; provided, however, that Tenant shall not be required to perform such obligations that Tenant is prevented from performing by reason of such temporary Taking.

(d) If there is a Taking, whether whole or partial, Landlord (solely in its capacity as Landlord under this Lease and not in its capacity, if applicable, as maker of any loan to Tenant) and Tenant shall be entitled to receive and retain such separate awards and portions of lump sum awards as may be allocated to their respective interests in any condemnation proceedings, or as may be otherwise agreed, subject to the rights of any Leasehold Mortgagee, taking into consideration the fact that Landlord's interest in the Premises is limited to the land and the Development, for which Landlord shall have contributed an amount toward the construction thereof (the actual aggregate amount so contributed being referred to as the "Landlord's Contribution,") as encumbered by this Lease, and a reversionary interest in the Premises and the Development upon the expiration of the Term. If the Premises shall be restored as is contemplated in Section 16.3(b) hereof, Tenant shall be entitled to recover the costs and expenses incurred in such restoration out of any Net Condemnation Award. Thereafter, if the condemning authority does not make separate awards, the Parties agree that any Net Condemnation Award will be allocated between them on a proportionate basis, taking into account the portion of Landlord's Contribution that has not been repaid to Landlord. If the Parties are unable to agree as to the exact percentage of such allocation or if such allocation is no longer applicable because of the repayment

of Landlord's Contribution, and the Parties are unable to agree as to the amounts that are to be allocated to the respective interests of each party, then each party shall select an independent M.A.I. real estate appraiser (an "Appraiser"). Each Appraiser shall separately determine the amount of the balance of the Net Condemnation Award allocated to each party. If the percentage allocated to Landlord by one Appraiser is within ten percent (10%) of the percentage allocated to Landlord by the other Appraiser, then the two percentage allocations shall be averaged, and such average percentage shall be the percentage allocated to Landlord, with the remaining percentage of the balance of the Net Condemnation Award to be allocated to Tenant. If the percentage allocated to Landlord by an Appraiser is not within ten percent (10%) of that allocated to Landlord by the other Appraiser, then the two Appraisers shall select a third appraiser, who shall independently determine the percentage of the balance of the Net Condemnation Award that should be allocated to each party, and the average of the percentages determined by the three Appraisers to be allocable to Landlord shall be the percentage that is allocated to Landlord and the remaining percentage of the balance of the Net Condemnation Award shall be allocated to Tenant.

(c) Landlord and Tenant agree that all then-existing Leaschold Mortgagees, to the extent permitted by law and to the extent their interests are affected by the Taking, shall be made a party to any Taking proceeding.

ARTICLE 17 – DEFAULT AND REMEDIES

Section 17.1 Landlord's Right to Perform.

(a) Landlord's Option. If Tenant fails to pay when due amounts payable under this Lease within the time permitted for its performance, then Landlord, after thirty (30) calendar days' prior written notice to Tenant and without waiving any of its rights under this Lease, may (but will not be required to) pay such amount, unless Tenant notifies Landlord in writing during such thirty (30) calendar day period that Tenant is withholding the subject payment due to a dispute as to the legitimacy or correctness of same and takes steps reasonably necessary to protect Landlord's interests. In the event any such dispute results in litigation, then Tenant shall deposit the disputed amount in the registry of the court having jurisdiction over the litigation. If Tenant fails to perform any of its other obligations under this Lease within the time permitted for its performance, then Landlord, after thirty (30) calendar days' prior written notice to Tenant and without waiving any of its rights under this Lease, may (but will not be required to) perform such obligation, unless Tenant notifies Landlord in writing during such thirty (30) calendar day period that Tenant is withholding the subject performance due to a dispute as to the legitimacy or correctness of same and takes steps reasonably necessary to protect Landlord's interests or that Tenant has commenced the curing of such default within such thirty (30) calendar day period and shall prosecute in good faith the curing of same continuously thereafter until the same is, in fact, cured.

(b) Landlord's Reimbursement. All amounts which Tenant is obligated to pay under this Lease, which if not paid may be paid by Landlord, and all reasonable costs and expenses incurred by Landlord in connection with the performance of any such Tenant obligations will be payable by Tenant to Landlord within thirty (30) calendar days after Landlord has notified Tenant in writing of the amounts incurred by Landlord on its behalf and shall constitute additional obligations of Tenant to Landlord, with interest accrued thereon at the rate equal to two percent (2%) above the prime rate then in effect, as published from time to time in the Wall Street Journal.

Landlord shall provide Tenant with invoices and other reasonable evidence of the amounts paid or incurred by Landlord in connection with its exercise of its rights pursuant to this Article.

Section 17.2 Events of Default.

At the option of Landlord, the occurrence of any of the following events shall constitute and are defined as an "Event of Default" by Tenant:

- (a) Tenant defaults in the due and punctual payment of the Capitalized Lease Payment or of any amounts due under this Lease, and such default continues for thirty (30) calendar days after written notice from Landlord, unless Tenant notifies Landlord in writing during such thirty (30) calendar day period that Tenant is withholding the subject payment or performance due to a dispute as to the legitimacy or correctness of same and takes steps reasonably necessary to protect Landlord's interests; or
- (b) Tenant vacates (except by reason of casualty or condemnation) the Premises for a period of more than thirty (30) consecutive days, or abandons the Premises; or
- (c) This Lease or the Premises or any part of the Premises are taken upon execution or by other process of law directed against Tenant, or are taken upon or subjected to any attachment by any creditor of Tenant or claimant against Tenant, and such attachment is not discharged or bonded off within ninety (90) calendar days after its levy; or
- (d) Tenant breaches any of the other agreements, terms, covenants, or conditions which this Lease requires Tenant to perform, including without limitation the provisions of Article 12 hereof, and such breach continues for a period of thirty (30) calendar days after notice by Landlord to Tenant; provided, however, if the nature of the breach is such that it cannot be cured by Tenant reasonably within the period of thirty (30) calendar days, Tenant shall not be deemed in default of this Lease if Tenant commences the curing of such default within such period of thirty (30) days and prosecutes in good faith the curing of same continuously thereafter until the same is, in fact, cured; or
- (e) Tenant fails to complete construction of the Development by the completion date in accordance with the closing documents to be entered into at the Commencement Date, as may be amended or extended; or
- (f) Tenant fails to operate and maintain the HUD-approved number of Mixed Finance Public Housing Units (and the approved number of bedrooms) in accordance with all Applicable Public Housing Requirements, including the R&O Agreement (if applicable); or
- (g) A lien is placed on the Premises, with the exception of any Permitted Encumbrances, if applicable, approved in writing by Landlord, that is not released or bonded no later than thirty (30) days of filing; or
- (h) Tenant uses the Premises for uses other than the permitted use provided for in Section 9.1 hereof; or
- (i) Tenant makes any assignment in violation of this Lease.

Section 17.3 Remedy.

If any one or more Events of Default set forth in Section 17.2 hereof occurs, and continues beyond the applicable grace or cure periods, then Landlord may, at Landlord's sole and exclusive remedy, at law or in equity, but subject in all respects to the rights of any holder of a Leasehold Mortgage, if applicable, as set forth in Article 12 hereof, terminate this Lease by written notice to Tenant of its intention to terminate this Lease on the date (including any cure period described above) specified in such notice, and, on the date specified in such notice, Tenant's right to possession of the Premises and the Development will cease and the estate conveyed by this Lease shall re-vest in Landlord.

Section 17.4 Tenant's Right to Perform.

(a) Right to Perform Covenants. If Landlord shall, at any time, fail to perform any of its obligations hereunder or be in breach of any of its representations and warranties herein, Tenant shall, except in the event of an emergency, provide Landlord with notice of such default, and if Landlord does not commence action to cure any such default within the time period specified below after the giving of such notice, or immediately, in the event of an emergency, then Tenant may, without any obligation so to do and without waiving or releasing any obligation of Landlord contained in this Lease, take such actions and make such payment as may be necessary or appropriate to fulfill Landlord's obligations or otherwise cure any default of Landlord hereunder. In case of emergency, Tenant shall nevertheless make every effort to provide notice of default to Landlord. Where no emergency exists, and after giving notice to Landlord, Tenant shall allow Landlord thirty (30) calendar days to commence a cure, unless Tenant's interests would be jeopardized by such delay.

(b) Costs and Expenses. All reasonable sums so paid by Tenant and all reasonable and essential costs and expenses incurred by Tenant in connection with the performance of any of the obligations of Landlord hereunder, or on account of any breach by Landlord of its representations and warranties herein shall be payable by Landlord to Tenant, but only after Tenant provides Landlord with invoices and other evidence of the amounts paid and essential expenses incurred by Tenant in connection with its reasonable exercise of its rights pursuant to this Article.

Article 17.5 Excusable Delay.

Any time deadline or limitation shall be subject to extension for any delay that arises from unforeseeable causes beyond the reasonable control and without the fault or negligence of Landlord or Tenant. Examples of such cause include, without limitation, (a) acts of God, or public enemy, (b) acts or failure to act by governmental entity in either their sovereign or contractual capacity, to the extent action by governmental entity is required hereunder, provided that the party hereunder seeking such action from a governmental entity properly requests same in a timely manner and thereafter diligently pursues same, (c) acts or failure to act of a contractor in the performance of a contract with Landlord or Tenant, provided that the party hereunder seeking such action by the contractor properly requests same in a timely manner and thereafter diligently pursues same, (d) fires, (e) floods, (f) epidemics, (g) quarantine restrictions, (h) strikes or labor disputes, (i) freight embargoes, (j) unusually severe weather, (k) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the reasonable control and without the fault or

negligence of Landlord or Tenant, as applicable, (l) delays caused by litigation commenced by someone other than Landlord, and Leasehold Mortgagees, and (m) unusual disruptions in financial markets.

Section 17.6 Not Applicable.

ARTICLE 18 – MISCELLANEOUS

Section 18.1 No Brokers.

Landlord and Tenant each represents and warrants to the other that it has not dealt with any broker or finder with regard to the Premises or this Lease. Each party shall indemnify the other party from and against any damages resulting from any losses, costs, commissions and/or reasonable attorneys' fees incurred as a result of the indemnifying party's breach of the foregoing representation and warranty.

Section 18.2 Recordation.

After the Commencement Date, Landlord and Tenant shall record a Memorandum of this Lease among the Land Records of the County in the form provided herein as Exhibit B. At the expiration of the Term, Tenant shall execute a quitclaim termination of its interest in this Lease.

Section 18.3 Time of Essence.

Subject to Section 17.5 hereof, time is of the essence of each and every provision of this Lease.

Section 18.4 No Waiver.

No waiver of any condition or agreement in this Lease by either Landlord or Tenant will imply or constitute a further waiver by such party of the same or any other condition or agreement. No act or thing done by Landlord or Landlord's agents during the Term will be deemed an acceptance of a surrender of the Premises, and no agreement to accept such surrender will be valid unless in writing signed by Landlord. Neither payment by Tenant, nor receipt from Landlord, of a lesser amount than any charges stipulated in this Lease will be deemed to be anything other than a payment on account of the same, and to the earliest due of the same. No endorsement or statement on any check, or any letter accompanying any check or payment will be deemed an accord and satisfaction. Landlord will accept such check for payment without prejudice to Landlord's rights to recover the balance of such amounts due or to pursue any other remedy available to Landlord. If this Lease is assigned, or if the Premises or any parts of the Premises are sublet or occupied by anyone other than Tenant, Landlord may collect any amounts due to Landlord under this Lease from the assignee, subtenant, or occupant and apply the net amount collected to the amount due under this Lease. No such collection will be deemed a waiver of the covenant in this Lease against assignment and subletting, or the acceptance of assignee, subtenant, or occupant of Tenant, or a release of Tenant from the complete performance by Tenant to its covenants in this Lease.

Section 18.5 Joint and Several Liability.

The liability of Tenant under this Lease is limited to Tenant's interest in the Premises. Neither Tenant, nor any member of Tenant, or any affiliate thereof, nor any officer, director, shareholder or employee of any of said entities, shall have any personal liability hereunder.

Section 18.6 Captions and Gender.

The captions are inserted in this Lease only for convenience of reference and do not define, limit, or describe the scope or intent of any provisions of this Lease. Unless the context clearly requires otherwise, the singular includes the plural, and vice versa, and the masculine, feminine, and neuter adjectives include one another.

Section 18.7 Entire Agreement.

Except for those that specifically set forth in this Lease, no representations, warranties, or agreements have been made by Landlord or Tenant to one another with respect to this Lease.

Section 18.8 Amendment.

This Lease can be amended only by a written document agreed to and signed by Landlord and Tenant, the approval of which both Landlord and Tenant mutually agree not to unreasonably withhold, delay or condition, and with the written approval of the Equity Investor and all Leasehold Mortgagees, if applicable, and with the prior written approval of HUD, and provided that no amendment shall impair the obligations of Tenant to develop and operate the Development in accordance with the Applicable Public Housing Requirements.

Section 18.9 Severability.

If any provision of this Lease is found by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remainder of this Lease will not be affected, and in lieu of each provision which is found to be illegal, invalid, or unenforceable, there will be added as a part of this Lease a provision as similar to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, or enforceable provided such severability does not materially affect the basic understanding of the parties hereto as reflected in this Agreement.

Section 18.10 Notices.

Any notice, request, demand, consent, approval, or other communication required or permitted under this Lease shall be in writing and shall be deemed given when (i) received, if delivered by hand (ii) sent by registered or certified mail, return receipt requested, (iii) sent by recognized overnight delivery services such as Federal Express, or (iv) transmitted by facsimile or electronic mail, provided such notice is also sent simultaneously in the manner provided for in (i), (ii), or (iii) above, addressed as follows:

| | |
|-------------------------------|--|
| If to Tenant: | Housing Trust Group, LLC 3225 Aviation Avenue, Suite 602 Coconut Grove, Florida 33133 Attention: Matthew Rieger, Manager Telephone: (305) 860-8188 Email: mattr@htgf.com |
| With a copy to: | TBD |
| If to Landlord: | Mount Hermon African Methodist Episcopal Church, Inc. 401 NW 7 th Terrace Fort Lauderdale, Florida 33311 Attention: Pastor Henry Green, Jr. Telephone: Facsimile: Email: |
| With a copy to: | TBD |
| If to Leasehold Mortgagee: | TBD |
| with a copy to: | TBD |

A party may change its address or to whom a copy should be sent by giving written notice to the other Parties as specified herein. Landlord shall also provide written notice to any Leasehold Mortgagee, if applicable, in accordance with Section 12.3 hereof.

Section 18.11 Waiver of Jury Trial.

If required, Landlord and Tenant may waive trial by jury, by mutual consent, in any action, proceeding or counterclaim brought by one against the other on all matters arising out of this Lease or the use and occupancy of the Premises.

Section 18.12 Cooperation.

Landlord and Tenant agree that they will reasonably cooperate with one another in all respects in furtherance of the development of the Premises. In particular, Landlord recognizes that the varied sources of project funding make it extremely difficult to anticipate every potential provision that may be required in this Lease. From time to time, Tenant may request modifications to the Lease to satisfy the requirements of financing sources, which financing sources include without limitation, private lenders, equity sources, and governmental agencies. Landlord will use all reasonable efforts to accommodate the requests of such financing sources and will not

unreasonably withhold or delay its approval and execution of modifications to this Lease which do not materially and adversely alter the basic terms hereof. Nothing herein shall impose upon Landlord any requirement to approve any modification or amendment to the Lease which would violate or contravene any applicable laws or any contract or agreement to which Landlord is a party or which is binding on Landlord. Landlord agrees that it will, upon request of Tenant, from time to time, but not more frequently than once a year, enter into an amended and restated lease combining into one document the entire Lease and all amendments and modifications theretofore entered into. In addition, Landlord or Tenant, as the case may be, shall execute, acknowledge and deliver to the other and/or to each Leasehold Mortgagee, promptly upon request, its certificate certifying (i) that the Lease is unmodified and in full force and effect, (or, if there have been modifications, that this Lease is in full force and effect, as modified, and describing the modifications), (ii) the dates, if any, to which any amounts due under this Lease have been paid, (iii) whether there are the existing any charges, offsets or defenses against the enforcement by Landlord or Tenant to be performed or observed and, if so, specifying the same, (iv) whether there are then existing any defaults by Tenant or Landlord in the performance or observance by Tenant or Landlord of any agreement, covenant or condition hereof on the part of Tenant or Landlord to be performed or observed and whether any notice has been given to Tenant or Landlord of any default which has not been cured, and, if so, specifying the same, and (v) any other items reasonably requested by the Equity Investor or any Leasehold Mortgagee.

Section 18.13 Additional Releases, Utility Easements.

Landlord and Tenant acknowledge and agree that, in connection with the Development on the Premises, new roads may need to be built and new utilities may need to be installed in the Premises. In connection therewith, Landlord agrees to (i) participate in the dedication of such roads, execute and record all documents necessary to accomplish same, and release such portions of the Premises from this Lease, and (ii) grant all easements as may be necessary in connection with the installation of the utilities, execute and record all documents necessary to accomplish same, and, if appropriate, release such utility easement areas from this Lease.

Section 18.14 Governing Law and Venue.

This Lease will be governed by and construed in accordance with the internal laws of the State of Florida, without regard to principles of conflicts of laws. However, federal law shall apply to provisions required by federal statutes, regulations or guidelines. In the event of litigation, the parties agree that venue for the prosecution of any state court proceedings shall be in the County, and any federal court proceeding shall be in the Southern District of Florida.

Section 18.15 Cumulative Rights.

Except, as expressly limited by the terms of this Lease, all rights, powers and privileges conferred hereunder shall be cumulative and not restrictive of those provided at law or in equity.

Section 18.16 Non-Merger.

Except upon expiration of the Term or upon termination of this Lease pursuant to an express right of termination set forth herein, there shall be no merger of either this Lease or Tenant's estate created hereunder with the fee estate of the Premises or any part thereof by reason

of the facts that the same person may acquire, own or hold, directly or indirectly, (i) this Lease, Tenant's estate created hereunder or any interest in this Lease or Tenant's estate (including the Development), and (ii) the fee estate in the Premises or any part thereof or any interest in such fee estate (including the Development), unless and until all persons, including any assignee of Landlord, having an interest in (a) this Lease or Tenant's estate created hereunder, and (b) the fee estate in the Premises or any part thereof, shall join in a written instrument effecting such merger and shall duly record the same.

Section 18.17 No Third Party Beneficiary.

Nothing contained in this Lease or in any agreement or contract between the Parties may be deemed or construed to create any relationship of third party beneficiary.

Section 18.18 Not Applicable

Section 18.19 Quiet Enjoyment.

Tenant, upon paying the Capitalized Lease Payment and keeping, observing and performing all of the terms, covenants, agreements, provisions, conditions and limitations of this Lease on Tenant's part to be kept, observed and performed, shall quietly have and enjoy the Premises during the Term without hindrance or molestation by anyone lawfully claiming by, under or through Landlord, subject, however, to the Permitted Encumbrances, reservations and conditions of this Lease.

Section 18.20 Counterparts.

This Lease may be executed in any number of counterparts, and each such counterpart will for all purposes be deemed an original, and all such counterparts shall constitute one and the same instrument. In order to expedite the transaction contemplated herein, facsimile or electronic signatures may be used in place of original signatures on this Lease. Landlord and Tenant intend to be bound by the signatures on the facsimile or electronically transmitted document, are aware that the other parties shall rely on the facsimile or electronic signatures, and hereby waive any defenses to the enforcement of the terms of this Lease based on the form of signature.

Section 18.21 Litigation Fees.

If Landlord and Tenant litigate any provision of this Lease or the subject matter of this Lease, the unsuccessful litigant will pay to the successful litigant all reasonable out-of-pocket costs and expenses, including reasonable attorneys' fees and court costs, actually incurred by the successful litigant at trial and on any appeal.

Section 18.22 Limited Liability of Landlord.

Tenant shall look solely to Landlord's interest in the Premises for the satisfaction of any claims against Landlord, or its employees, agents, or assigns for the satisfaction of any claims, if permitted by law, arising pursuant to this Lease.

Section 18.23 Access.

Tenant agrees to grant a right of access to Landlord, HUD, the Comptroller General of the United States, or any of their authorized representatives, during regular business hours with respect to any books, documents, papers, or other records related to this Lease in order to make audits, examinations, excerpts, and transcripts.

Section 18.24 Not Applicable.

Section 18.25 Conflicts.

In the event of a conflict or inconsistency between any requirement contained in this Lease (or between any requirement contained in any document referred to in this Lease, including any Leasehold Mortgage, if applicable), and the Applicable Public Housing Requirements, the Applicable Public Housing Requirements shall in all instances be controlling.

Section 18.26 Estoppel Certificate.

Each party hereto shall, at any time and from time to time within ten (10) days after being requested to do so by the other party and/or any Leasehold Mortgagee in writing, execute, acknowledge, and address and deliver to the requesting party (or, at the latter's request, to any existing or prospective Leasehold Mortgagee, transferee or other assignee of the requesting party's interest in the Premises or under this Lease which acquires such interest in accordance with this Lease) a certificate in recordable form certifying:

- (a) that this Lease is unmodified and in full force and effect (or, if there has been any modification thereof, that it is in full force and effect as so modified, stating therein the nature of such modification);
- (b) that Tenant has accepted possession of the Premises, and the date which was or will be the Commencement Date;
- (c) as to the dates to which rent and other charges arising hereunder have been paid;
- (d) as to the amount of any prepaid rent or any credit due to Tenant hereunder;
- (e) as to whether, to the best of such party's knowledge, information and belief, the other party is then in default in performing any of its obligations hereunder (and, if so, specifying the nature of each such default) or whether a condition exists which but for the passage of time or the giving of notice would result in a default hereunder;
- (f) Landlord consents to the loan made or to be made by [TBD];

- (g) all material terms of this Lease;
- (h) a list of all documents evidencing this Lease;
- (i) confirmation that Landlord agrees not to accept voluntary surrender or termination of this Lease at any time when the Premises are encumbered by the Leasehold Mortgage;
- (j) as to any other fact or condition reasonably requested by the requesting party; and
- (k) acknowledging and agreeing that any statement contained in such certificate may be relied upon by the requesting party and any such other addressee.

[Signature Pages Follow]

IN WITNESS WHEREOF, and intending to be legally bound hereby, Landlord and Tenant have executed this Ground Lease as of the date first above written.

WITNESSES:

LANDLORD

**MOUNT HERMON AFRICAN METHODIST
EPISCOPAL CHURCH, INC.**

Alvin L. Jones
Print Name: Alvin L. Jones

By: Henry Green, Jr.
Pastor Henry Green, Jr.

Jessie Ruth Miller
Print Name: Jessie Ruth Miller

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 21 day of June, 2019, by Henry Green, Jr., Pastor of Mount Hermon African Methodist Episcopal Church, Inc.



ERICA FREDERICK
Commission # GG 250160
Expires September 30, 2022
Bonded Thru Budget Notary Services

Erica Frederick
Notary Public, State of Florida

Print, Type or Stamp Name

Personally Known ☒ or Produced Identification ☐

Type of Identification Produced _____

WITNESSES:

[Signature]

Print Name: Kemissa Colin

[Signature]

Print Name: Glenda Brown

TENANT

HOUSING TRUST GROUP, LLC,
a Florida limited liability company

By: [Signature]
Matthew Rieger, Manager

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 18 day of June, 2019, by Matthew Rieger, as Manager of Housing Trust Group, LLC, a Florida limited liability company.



Glenda Brown
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG182997
Expires 4/30/2022

[Signature]
Notary Public, State of Florida

Print, Type or Stamp Name

Personally Known ☒ or Produced Identification ☐
Type of Identification Produced _____

EXHIBIT A
Property Description

LOTS 11 THRU 23, BLOCK A "SUBDIVISION FOR FT. LAUDERDALE LAND & DEVELOPMENT CO. BLOCK 6, FT. LAUDERDALE, FLA." , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH THE NORTH 1/2 OF THE 10 FOOT WIDE ALLEY AS VACATED IN OFFICIAL RECORDS BOOK 13946, PAGE 94, LYING SOUTH OF AND ADJACENT TO SAID LOTS 11, 12 AND 13 AND ALL OF SAID VACATED ALLEY LYING ADJACENT TO REMAINING LOTS 14 THRU 23, IN BLOCK A. SAID LANDS LYING, BEING, AND SITUATE IN BROWARD COUNTY, FLORIDA

EXHIBIT B

After Recording Return To:
[TBD]

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE is dated as of _____, 201__, by and between Mount Hermon African Methodist Episcopal Church, Inc. ("Landlord"), whose address 401 NW 7 Terrace, Fort Lauderdale, Florida 33311 and Housing Trust Group, LLC, a Florida limited liability company ("Tenant"), whose address is Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133.

WHEREAS, Landlord is leasing to Tenant the premises more particularly described in Exhibit A attached hereto (the "Premises"), pursuant to that certain Ground Lease dated as of _____, 2019, between Landlord and Tenant, as may be amended from time to time (the "Lease"), which Lease is incorporated herein by reference; and

WHEREAS, the term of the Lease is the period beginning on _____, 2019 (the "Commencement Date" pursuant to the Lease), and ending on December 31, 2084, subject to earlier termination as contemplated in the Lease; and

WHEREAS, pursuant to Section 713.10, Florida Statutes, the interest of Landlord in the Property shall not be subject to liens for improvements made by Tenant; and

WHEREAS, Landlord and Tenant by their signatures below do hereby agree that the foregoing accurately describes the Lease entered into by them.

[Signature Pages Follow]

IN WITNESS WHEREOF, and intending to be legally bound hereby, Landlord and Tenant have executed this Memorandum of Ground Lease as of the date first above written.

WITNESSES:

LANDLORD

**MOUNT HERMON AFRICAN METHODIST
EPISCOPAL CHURCH, INC.**

Print Name: _____

By: _____
Pastor Henry Green, Jr.

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Henry Green, Jr., Pastor of Mt Hermon African Methodist Episcopal Church, Inc.

Notary Public, State of Florida

Print, Type or Stamp Name

Personally Known ____ or Produced Identification ____

Type of Identification Produced _____

WITNESSES:

TENANT

HOUSING TRUST GROUP, LLC, a Florida
limited liability company

Print Name: _____

By: _____

Matthew Rieger, Manager

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Matthew Rieger, as Manager of Housing Trust Group, LLC, a Florida limited liability company.

Notary Public, State of Florida

Print, Type or Stamp Name

Personally Known____ or Produced Identification____

Type of Identification Produced_____

EXHIBIT A

Premises

LOTS 11 THRU 23, BLOCK A "SUBDIVISION FOR FT. LAUDERDALE LAND & DEVELOPMENT CO. BLOCK 6, FT. LAUDERDALE, FLA." , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH THE NORTH 1/2 OF THE 10 FOOT WIDE ALLEY AS VACATED IN OFFICIAL RECORDS BOOK 13946, PAGE 94, LYING SOUTH OF AND ADJACENT TO SAID LOTS 11, 12 AND 13 AND ALL OF SAID VACATED ALLEY LYING ADJACENT TO REMAINING LOTS 14 THRU 23, IN BLOCK A. SAID LANDS LYING, BEING, AND SITUATE IN BROWARD COUNTY, FLORIDA

TAB 7

FINANCIAL FEASIBILITY TO COMPLETE AND OPERATE THE DEVELOPMENT

The development team's experience, track record, and strong relationships with financial partners continually allow HTG to secure the most competitive terms in the debt and equity markets.

With the lack of soft financing available it has become continued challenge to feasibly structure the necessary sources to develop quality affordable housing throughout the country and particularly within the State of Florida. Creativity, tenacity, and ingenuity in leveraging all available sources of funding has become the critical standard in HTG's success in developing communities of similar scale.

Our team has demonstrated a keen ability to leverage public resources including municipal land, federal and state tax credits, to secure additional sources of subsidy. These sources often include Department of Revenue Sales Tax Rebates, FHA-insured mortgages (221(d) (4) and 223(f) loans), Multi-family Mortgage Revenue Bonds, Hope VI, ARRA funds (NSP, TCEP, etc.), HOME Investment Partnership loans, Affordable Housing Partnership loan (AHP), State Apartment Incentive Loan program (SAIL), CDBG, TIF, FHLB, Freddie-Mac TEL and renewable energy incentives as well as various state and local programs. Mount Hermon Apartments will need the CRA's loan to be drawn at Construction Completion, which is projected for April 2022 (full amount in one draw).

TOTAL COST ESTIMATE: \$38,772,621
DEBT SERVICE COVERAGE RATIO: 1.20x
CRA LOAN = 1.6% of TDC

APPLICANT'S PERFORMANCE AND COMPLIANCE

All funding applications are prepared in-house, as well as the financial feasibility analysis to determine the appropriate funding structure and sources to use for each project. HTG staff has successfully submitted exemplary Florida Housing LIHTC applications over the last 22 years. This is evident by the number of applications submitted that do not contain deficiencies which are regularly challenged by competing developers. HTG has never failed to close on a transaction once they have received an allocation of housing credits. All of our developments have met their placed-in-service deadlines and never fallen out of compliance with governing regulations.

CONTRACT TERMINATION, LITIGATION, AND PRIOR DEFAULTS

Neither Mount Hermon Housing, Ltd., Housing Trust Group, LLC nor any principal of the company have ever been terminated from a contract or defaulted on any prior loans or contracts with Broward County or the City of Fort Lauderdale.

Neither Housing Trust Group, LLC nor any principal of the company has ever litigated nor been litigated by a public agency.



TAB 8

RAYMOND JAMES

August 10, 2020

Mr. Matthew Rieger
Mount Hermon Housing, Ltd
c/o Housing Trust Group, LLC
3225 Aviation Avenue, Suite 602
Miami, FL 33133

Re: Project: Mount Hermon Apartments
Partnership/Applicant: Mount Hermon Housing, Ltd
Fund: To be determined
Property Location: Fort Lauderdale, Broward County, Florida

Dear Mr. Rieger,

This letter of intent for construction and permanent financing will confirm our agreement ("Agreement") whereby Raymond James Tax Credit Funds, Inc. ("RJTCF") shall attempt to effect a closing ("Closing") of an investment by a Fund sponsored by RJTCF (the "RJTCF Fund") in the above named partnership ("Partnership") on the assumptions, terms, and conditions contained in this letter of intent, or such other assumptions, terms and conditions as are acceptable to you, RJTCF and the RJTCF Fund.

Based upon the Partnership receiving \$2,882,000 in annual low income housing tax credits, and further based on terms and conditions as set forth below, the anticipated total equity investment of the RJTCF Fund in the Project (rounded to the nearest hundred) is \$26,799,900 or \$0.93 per low income housing tax credit allocated to the RJTCF Fund, subject to market conditions. The Applicant is the beneficiary of the equity proceeds. The RJTCF Fund anticipates purchasing \$28,817,118 (99.99%) of the total low income housing tax credits allocated to the Applicant. The RJTCF Fund's net investment is anticipated to be funded based upon the following schedule:

- 25% (\$6,699,975) paid prior to or simultaneous with the closing of construction financing
- 25% (\$6,699,975) paid at construction completion
- Balance (\$13,399,950) paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be \$13,399,950.

This letter of intent is subject to RJTCF's satisfactory completion of its normal due diligence, and is also subject to the approval by the Investment Committee of RJTCF of the terms and conditions of the investment in its sole discretion based on then current market conditions, including availability of investment funds and pricing for tax credits.

Raymond James Tax Credit Funds, Inc.
A Subsidiary of Raymond James Financial, Inc.

80 Central Parkway • St. Petersburg, FL 33710
800-478-6086 Toll Free • 727-557-8455 Fax
© 2020 Raymond James & Associates, Inc.

Since 1987, Raymond James Tax Credit Funds and our affiliates have been involved with the development of affordable housing. We have provided equity for over 1,900 tax credit properties nationwide. We look forward to working with you.

Sincerely,




Sean Jones
VP - Director of Acquisitions
Raymond James Tax Credit Funds, Inc.

Acknowledged and Accepted:

Mount Hermon Housing, Ltd, a Florida limited partnership

By:

Name:  _____
Matthew Rieger

Title: Manager of the Special Limited Partner

Date: 08/10/2020



August 10, 2020

Matthew Rieger, Principal
Housing Trust Group, LLC
3225 Aviation Avenue, Suite 602
Coconut Grove, FL 33133

**Re: Mount Hermon Apartments
Fort Lauderdale, Broward County, Florida**

Dear Mr. Rieger:

Thank you for considering JPMorgan Chase Bank, N.A. ("JPMorgan Chase" or "Lender") as a potential construction and permanent lender for the development of affordable rental housing to be known as **Mount Hermon Apartments** and located in Broward County, Florida. We have completed a preliminary review of the materials you have submitted, and the following is a brief outline of the terms that we propose to underwrite for credit approval. Of course, this letter is for discussion purposes only and does not represent a commitment by JPMorgan Chase to provide financing for the project nor an offer to commit, but is rather intended to serve as a basis for further discussion and negotiation should you wish to pursue the proposed transaction. Our interest and preliminary terms are subject to change as our due diligence and discussions with you continue. Such a commitment can only be made after due diligence materials are received, reviewed and approved and credit approval has been obtained.

Borrower: Mount Hermon Housing, Ltd.
Developer: HTG Mount Hermon Developer, LLC
Project: Mount Hermon Apartments will consist of a 110-unit affordable housing development targeted towards seniors and to be located in Fort Lauderdale, Broward County, Florida.

Construction Loan

Amount: Approximately \$28,000,000; subject to final budget, sources and uses of funds, and LIHTC equity pay-in schedule.
Initial Term: 24 months.
Interest Rate: Libor (subject to 50 Bps Floor) + 225 bps (2.75% as of August 10, 2020).
Commitment Fee: 1% of the loan amount.
Extension Option: One, conditional, six-month maturity extension.
Extension Fee: 0.25% of the remaining loan commitment amount.
Collateral: First mortgage; other typical pledges and assignments.

JPMorgan Chase Bank, N.A. • 100 North Tampa Street, 33rd Floor, Tampa, FL 33602
Telephone: 813.483.8297 • tammy.haylock-moore@chase.com

| | |
|--------------------|---|
| Guarantee: | Full payment and completion guarantees and environmental indemnity by a guarantor or guarantors/indemnitor(s) satisfactory to JPMorgan Chase. |
| Developer Fee: | Assigned to Lender. Notwithstanding provisions of the LP or LLC Agreement, any payments of developer fee prior to permanent debt conversion are subject to Lender's prior approval and control. |
| Tax Credit Equity: | At least 15% must be paid in at closing. The identity of the equity investor and pay-in schedule for this transaction must be disclosed and acceptable to the Lender in its sole discretion. |
| Subordinate Liens: | Subordinate financing will be permitted subject to approval of terms by JPMorgan Chase and Impact. |
| Repayment: | Construction Loan will be repaid with principal reductions from equity funded at or subsequent to construction completion and the Permanent Loan. |
| Loan to Value: | Up to 80% including the value of the real estate and tax credits. |
| Contract Bonding: | 100% Payment and Performance Bonds from "A" rated surety |

Permanent Loan

| | |
|---------------------|---|
| Amount: | \$10,900,000 subject to final underwriting. Permanent Loan to be sold to Impact CIL, LLC ("Impact") in accordance with, and subject to satisfaction of, Impact's requirements. |
| Forward Commitment: | 24 months plus one six-month option. |
| Fees: | Loan Fee: greater of \$7,500 or 0.75% of perm loan, payable at Construction Loan closing. Conversion Fee: \$10,000, payable at Permanent Loan closing. |
| Interest Rate: | The applicable interest rate for the Permanent Loan shall be locked at Construction Loan closing. Current indicative rate is 4.5%. Please note that credit markets are volatile. Loan fees and interest rates are subject to adjustment prior to commitment. |
| Rate Lock: | Forward rate lock must be secured by a second lien subordinate note. The subordinate note is equal to the lesser of 3% of the Permanent Loan amount or Yield Maintenance Amount. At stabilization/conversion closing, the secured subordinate lien will be released. Security forfeited if loan does not convert. |
| Term: | 18 years. |
| Amortization: | 35 years. |
| Collateral: | First mortgage; other typical pledges and assignments. |
| Guarantee: | After conversion, the Permanent Loan shall be non-recourse to the Borrower, except as to standard carve-outs for the Borrower, General Partner, and Key Principals. |
| Loan to Value: | Up to 85% of the stabilized rent-restricted value. |

Conversion Requirements:

- 1.20x debt service coverage ratio (DSCR); 1.15x all-in DSCR including all loans requiring debt service payment. Commercial income will be excluded from DSCR analysis.
- 90% economic and physical occupancy for 90 days.

Prepayment Terms:

Prepayments are subject to yield maintenance, except for the last three years of the term. During the last three years, the prepayment fee will be 1% of the loan balance. There is no prepayment fee during the final 90 days of the term.

Escrows/Reserves:

Escrows required for property taxes, insurance, and replacement reserves. Minimum replacement reserve of \$300/unit/year or as required by Equity. Debt service reserve (if required) shall be funded with a minimum contribution of six months of debt service expense.

We appreciate the opportunity to discuss the possibility of providing construction and permanent financing for the proposed project with you. This letter of interest is for your, the local authorities and Florida Housing Finance Corporation's information and use only, and is not to be shown to or relied upon by other parties. Please note that JPMorgan Chase and its affiliates may be providing debt financing, equity capital or other services (including financial advisory services) to other companies in respect of which you may have conflicting interests regarding the transaction described herein or otherwise. JPMorgan Chase and its affiliates may share information about you in connection with the potential transaction or other possible transactions with you.

This letter, which expires July 31, 2021 serves as an outline of the principal terms of the proposed facility, and is subject to receipt and satisfactory review of all due diligence materials by Lender and to change as described above. Please note, JPMorgan Chase cannot extend any legally binding lending commitment until formal credit approval has been obtained and a commitment letter has been issued.

Sincerely,

JPMORGAN CHASE BANK, N.A.

By: 

Tammy Haylock-Moore, Authorized Officer

Agreed and Accepted By:

Mount Hermon Housing, Ltd, a Florida limited partnership

By:  _____
Matthew Rieger

Title Manager of Special Limited Partner

TAB 9

APPLICATION SUPPLEMENTAL INFORMATION RESPONSES

1. Project Description

The project entails the development of a 110 unit, seven-story senior citizen affordable rental building on 47,124 square feet (1.0818 acres) of land leased from Mt Hermon AME Church Inc. to a joint venture between the church and Housing Trust Group. The project will proceed in the Northwest – Progress – Flagler Heights Community Redevelopment Area.

2. Project Location

The project is located at the intersection of NW 8th Street and NW 3rd Street, Fort Lauderdale, Florida 33311.

3. What is the existing use of the property?

Currently the site is a paved parking lot. As a result of the type of financing associated with the project, we anticipate an affordability period of 55 years.

4. Proposed Improvements

The improvements made to the property are being made on behalf of the proposed tenant who intends to build 110 units of senior citizen affordable rental housing. Please see the attached ground lease.

5. Property Zoning

NW RCA MU

6. Property Owner

Mount Hermon African American Episcopal Church, Inc.

7. Project Type

New Construction

8. Capital Investment

Total Construction - \$38,772,621

Hard Costs - \$25,137,500

Soft Costs - \$4,834,685

Land Cost – \$3,800,000

Developer Fees - \$4,795,550

9. Broward County Assessed Value

\$439,200

10. Mortgage on Property

Yes. \$3,800,000.

11. Lien

Yes. \$3,800,000

12. Code Violation

No existing code violations.

13. Property Listed for Sale

The property has not been listed for sale.

14. Permanent Jobs to be Created

Four permanent jobs will be created.

15. Project Commencement Date

December 2021

16. Estimated Completion Date

May 2023

17. Documentation of Matching Funds

Bank Letters Attached

18. General Liability and Casualty Insurance

Not currently insured by the applicant but will meet all requirements before closing.

19. Previous CRA Funding

Housing Trust Group or Mt Hermon AME Church, Inc. have no previous funding experience with the CRA.





Housing Trust Group

Mount Hermon Apartments
Estimate
8/7/2020

ESTIMATED SCHEDULE OF VALUES

| BID PACK | SCOPE OF WORK | BASE BID |
|-----------------|---|---------------|
| 1A | General Trades, Misc. Labor and Materials | \$ 659,782 |
| 1B | Surveying | \$ 23,490 |
| 1C | Hardscape & Furnishings | \$ 146,630 |
| 2A | Earthwork, Utilities, Paving | \$ 720,916 |
| 2B | Landscaping and Irrigation | \$ 118,736 |
| 2C | Vibro-Replacement | \$ 264,325 |
| 3A | Shell - Concrete & Masonry | \$ 6,831,762 |
| 5B | Miscellaneous Metals | \$ 599,228 |
| 6B | Architectural Woodwork | \$ 454,893 |
| 7A | Caulking and Waterproofing | \$ 623,056 |
| 7B | Roofing | \$ 281,536 |
| 7C | Insulation | \$ 113,360 |
| 8A | Doors, Running Trim & Specialties | \$ 492,695 |
| 8B | Aluminum Glass and Glazing | \$ 680,460 |
| 9A | Framing & Drywall | \$ 1,223,750 |
| 9B | Stucco | \$ 537,855 |
| 9D | Flooring | \$ 637,661 |
| 9F | Paint and Wallcovering | \$ 281,361 |
| 11A | Appliances | \$ 271,493 |
| 12A | Window Coverings | \$ 51,666 |
| 13A | Pool - No Plans | \$ 167,686 |
| 14A | Elevator & ADA Lifts | \$ 425,133 |
| 14B | Trash Chute | \$ 100,580 |
| 15A | Plumbing | \$ 833,959 |
| 15B | HVAC | \$ 899,092 |
| 15C | Fire Protection | \$ 368,137 |
| 16A | Electrical | \$ 2,298,199 |
| Trades Subtotal | | \$ 20,107,439 |

ESTIMATED PROJECT SUBTOTALS

| | |
|-----------------------------|---------------|
| Trades Subtotal | \$ 20,107,439 |
| General Requirements | \$ 1,206,446 |
| Builder's Risk Insurance | \$ 178,116 |
| General Liability Insurance | \$ 237,488 |
| ANF Bond Premium | \$ 410,669 |
| Overhead | \$ 402,149 |
| Profit | \$ 1,206,446 |
| Subtotal Construction Costs | \$ 23,748,753 |

ALLOWANCES

| | |
|------------------|------|
| Owner Allowances | \$ - |
| Other Allowances | \$ - |
| Total Allowances | \$ - |

GRAND TOTAL **\$ 23,748,753**

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS
CONSISTENT WITH ZONING AND LAND USE REGULATIONS**

Name of Development: Mount Hermon Apartments

Development Location: NW 4th Street, NW 4th Street and NW 8th Avenue, Fort Lauderdale

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 110

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development's proposed number of units, density, and intended use are consistent with current land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no hearings or approvals required to obtain the appropriate zoning classification. Assuming compliance with the applicable land use regulations, there are no known conditions that would preclude construction or rehabilitation of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of Fort Lauderdale has vested in me the authority to verify
(Name of City/County)

consistency with local land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

Date Signed

10/28/19

Print or Type Name

Print or Type Title

MOHAMMED A MALIN

ZONING ADMINISTRATOR

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

List of all Jobs to be Created

[illegible]

***USE ADDITIONAL SHEETS IF NECESSARY**



Job Description

POSITION: Property Manager

LOCATION: _____

FLSA: Exempt

DEPARTMENT: _____

POSITION SUMMARY

Under general supervision, this position oversees all property management, maintenance construction/renovation, budget planning, expense review and control, collections and tenant relations of assigned properties, including research, surveys, data collections, interior and exterior inspections, and budget analysis. To meet financial objectives by collecting rent, forecasting requirements, scheduling expenditures, analyzing variances and initiating corrective action.

GENERAL RESPONSIBILITIES

The Property Manager's duties and responsibilities may include but are not limited to the following:

- Perform weekly, monthly, and quarterly (QA) inspections
- Maintain building systems and supervise all repairs
- Manage day to day operations of multiple properties, including 24/7 emergency response
- Assist Leasing Representative with their responsibilities to maintain high occupancy and retain existing tenants.
- Effectively communicate with tenants during their tenancy
- Read and interpret legal documents and contract service agreements
- Administer and coordinate collection procedures, collect rent, and follow up with delinquencies
- Enforce terms of the rental agreement and building rules
- Effectively communicate technical and financial information with maintenance staff, tenants and upper management
- Schedule and complete projects as assigned
- Manage and control operating expenses
- Analyze monthly and annual budgets and explain variances
- Participate in preparing annual operating budgets and maintain budgetary guidelines
- Evaluate existing contracts and effectively negotiate new contract pricing
- Interview and hire site staff
- Supervise and train all property site staff
- Manage safety programs, including employee training in fire safety, general emergency procedures, and use of emergency equipment
- Maintain building security measures, ensuring proper incident documentation and notification to upper management, and owners



WORKING CONDITIONS AND ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The noise level in the work environment is usually moderate.

QUALIFICATIONS & EDUCATION

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- High school diploma or GED equivalent required; Bachelor's degree preferred
- 5+ years of related experience
- Demonstrated ability to manage multiple properties with the same performance level for all sites and meet company standards
- Knowledgeable in local, state, and federal laws that pertain to property management and tenant rights.

LANGUAGE ABILITY

Ability to read, analyze, and interpret general business periodicals, professional journals, technical procedures, or governmental regulations. Ability to write reports, business correspondence, and procedure manuals. Ability to effectively present information and respond to questions from groups of managers, clients, customers, and the general public.

MATH ABILITY

Ability to calculate figures and amounts such as discounts, interest, commissions, proportions, percentages, area, circumference, and volume. Ability to apply concepts of basic algebra and geometry.

REASONING ABILITY

Ability to define problems, collect data, establish facts, and draw valid conclusions. Ability to interpret an extensive variety of technical instructions in mathematical or diagram form and deal with several abstract and concrete variables.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The employee must frequently lift and/or move up to 10 pounds and occasionally lift and/or move up to 25 pounds. While performing the duties of this job, the employee is regularly required to talk or hear. The employee is frequently required to



Job Description

POSITION: Leasing Associate

LOCATION: _____

FLSA: Non-Exempt

POSITION SUMMARY

The Leasing Associate is responsible for effectively implementing the leasing and marketing program, to promote the positive image of the apartment community and to assist management with resident programs and retention.

GENERAL RESPONSIBILITIES

The Leasing Associate duties and responsibilities may include but are not limited to the following:

- Maintains a detailed knowledge of the apartment community, amenities and community.
- Provides a daily inspection of show apartments and model appearance.
- Handles all aspects of leasing apartments, including greeting prospective residents, touring the community, closing the sale, processing applications in a timely manner, typing leases, following up with prospects, obtains signatures for completion of leases/paperwork prior to move-in.
- Consistently documents prospect phone and email contacts; accurately completes the market survey.
- Maintains an acceptable closing ratio.
- Collects and secures rental payments.
- Produces reports in a timely, accurate and complete manner, including the monthly market survey, locator log and commission sheets.
- Assist in marketing; Monitors the accuracy of advertisements and takes appropriate action to correct; accurately and consistently documents traffic marketing sources; Assist in leasing events and promotions; Assists in outreach community marketing weekly.
- Posts to advertising sources daily as directed.
- Maintains organized community office files.
- Maintains working knowledge of Fair Housing laws, rules, and regulations concerning apartment leasing and management.
- Assists in the inspections of vacant apartments and takes appropriate action to prepare them for leasing.
- Promotes resident retention by assisting with the renewal program.
- Reports any observed maintenance problem.
- Must adhere to and comply with company safety policies and rules and utilize safety appliances, as required.
- Must always be courteous and helpful to residents, prospective residents and co-workers.
- Must be available for overtime, weekend, holiday and evening work.
- Performs other duties as assigned.



WORKING CONDITIONS AND ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The noise level in the work environment is usually moderate.

QUALIFICATIONS& EDUCATION

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- High School education or equivalent.
- Ability to read, write and comprehend the English language.
- Mathematical skills in order to calculate pro-rations.
- Possesses excellent telephone and communication skills.
- Apartment management and/or sales experience required

LANGUAGE ABILITY

Ability to read, analyze, and interpret general business periodicals, professional journals, technical procedures, or governmental regulations. Ability to write reports, business correspondence, and procedure manuals. Ability to effectively present information and respond to questions from groups of managers, clients, customers, and the general public.

MATH ABILITY

Ability to calculate figures and amounts such as discounts, interest, commissions, proportions, percentages, area, circumference, and volume. Ability to apply concepts of basic algebra and geometry.

REASONING ABILITY

Ability to define problems, collect data, establish facts, and draw valid conclusions. Ability to interpret an extensive variety of technical instructions in mathematical or diagram form and deal with several abstract and concrete variables.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The employee must frequently lift and/or move up to 10 pounds and occasionally lift and/or move up to 25 pounds. While performing the duties of this job, the employee is regularly required to talk or hear. The employee is frequently required to stand; walk and sit. The employee is occasionally required to use hands to finger, handle, or feel; reach with hands and arms; climb or balance and stoop, kneel, crouch, or crawl.



Job Description

POSITION: Maintenance Supervisor

LOCATION: _____

FLSA: Non-Exempt

DEPARTMENT: _____

POSITION SUMMARY

The Maintenance Supervisor is responsible for the pleasing appearance and the proper physical operation of the property. They perform a wide variety of maintenance, supervisory, and administrative tasks as required. The Service Manager/Supervisor position is a “working supervisor” position; therefore, they can expect to be involved directly in completing various maintenance or repair responsibilities.

GENERAL RESPONSIBILITIES

The Maintenance Supervisor’s duties and responsibilities may include but are not limited to the following:

- Handle all aspects of maintenance for the community as directed by Property Manager.
- Supervise a staff providing training, motivation, and performance feedback.
- Monitor and direct scheduling of all maintenance personnel and vendors, and ensure staff adheres to company policies and procedures
- Track inventory for repairs and maintenance
- Responsible for turnover process
- Responsible for troubleshooting and repair of all mechanical systems, service requests, and reporting of potential liability concerns or safety hazards
- Assist with planning and execution of all preventative maintenance programs such as mechanical, electrical, HVAC, plumbing, fire and life-safety systems
- Ensure the knowledge of, and enforcement of, company safety policies
- Responsible for operating within the property budgetary guidelines
- Other duties, responsibilities and special projects as assigned
- Supervise Maintenance Technician and his responsibilities (See Maintenance Technician job description).

WORKING CONDITIONS AND ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The noise level in the work environment is usually moderate.



QUALIFICATIONS& EDUCATION

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- High school diploma or equivalent
- Minimum 4 years industry experience
- Ability to directly supervise staff
- Must be proficient in all areas of apartment maintenance to include plumbing, electricity, painting, drywall, floor coverings, carpentry, locks, appliances, pools & spas, roofs and life safety equipment

LANGUAGE ABILITY

Ability to read, analyze, and interpret general business periodicals, professional journals, technical procedures, or governmental regulations. Ability to write reports, business correspondence, and procedure manuals. Ability to effectively present information and respond to questions from groups of managers, clients, customers, and the general public.

MATH ABILITY

Ability to calculate figures and amounts such as discounts, interest, commissions, proportions, percentages, area, circumference, and volume. Ability to apply concepts of basic algebra and geometry.

REASONING ABILITY

Ability to define problems, collect data, establish facts, and draw valid conclusions. Ability to interpret an extensive variety of technical instructions in mathematical or diagram form and deal with several abstract and concrete variables.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Tasks involve the ability to exert heavy physical effort and heavy work, including climbing, balancing, stooping, kneeling, crouching and crawling and lifting, carrying, pushing, and/or pulling of moderately heavy objects and materials weighing 20 to 50 pounds; may occasionally involve heavier objects and materials weighing up to 100 pounds
- Tasks are regularly performed with potential expose to adverse environmental conditions such as strong odors, fumes, dust, wetness, humidity, machinery, vibrations, temperature and moist extremes, disease, pathogenic substances and toxic/poisonous agents.
- While performing the duties of this job, the employee is regularly required to talk or hear. The employee is frequently required to stand; walk and sit.
- The employee is occasionally required to use hands to finger, handle, or feel; reach with hands and arms; climb or balance and stoop, kneel, crouch, or crawl.

POSICIÓN: PORTERO/MANTENIMIENTO DE LOS ALREDEDORES

REPORTA A: JEFE Y TÉCNICO DE MANTENIMIENTO

El propósito de esta descripción de trabajo es comunicar las responsabilidades y tareas que corresponden a la posición de portero / mantenimiento. Aunque la siguiente información debe ser considerada una descripción general de esta posición, también debe tenerse en cuenta que algunas de las responsabilidades y tareas pudieran no estar mencionadas en específico.

Se espera que cada persona desempeñe cualquier tarea o solicitud razonable que sea consistente con el cumplimiento de los objetivos de la empresa.

Es imperativo que revise detenidamente estas funciones, habilidades y requisitos físicos y que usted entienda que al firmar la Aceptación de la Descripción del Trabajo, está confirmando que usted puede realizar todas las actividades, tiene las habilidades y posee las capacidades físicas que son necesarias para llevar a cabo el trabajo como se ha descrito.

BREVE DESCRIPCIÓN DEL TRABAJO: Las principales responsabilidades del PORTERO / MANTENIMIENTO implican el mantenimiento de la propiedad con el fin de mejorar y mantener su atractivo exterior. El Portero también ayudará al resto del personal, como se indique, en sus esfuerzos para administrar la propiedad de una manera eficiente.

DEBERES Y RESPONSABILIDADES

Llevar a cabo todos los negocios de conformidad con las políticas y procedimientos de la compañía, leyes estatales y federales; por ejemplo, la OSHA, ADA, Feria de la Vivienda (Housing Fair), etc.

MANTENIMIENTO PREVENTIVO / SEGURIDAD

- Chequear y sustituir la iluminación exterior con regularidad.
- Si está certificado para el mantenimiento de la piscina, limpieza y mantenimiento de la piscina según se indique.
- Mantener las precauciones de seguridad adecuadas en todo momento.
- Observar constantemente la condición de la propiedad de apartamentos en toda la comunidad y advertir inmediatamente y / o tomar medidas para corregir las condiciones inseguras.
- Estar pendiente de todas las fechas límites de los metros contadores de los servicios (agua, electricidad, etc.), fechas de vencimiento de los elementos y apartamentos, limpieza de alcantarillado.
- Asegurarse de que las áreas de almacenamiento siempre permanezcan cerradas cuando no estén en uso.

EN GENERAL

- Caminar físicamente la propiedad con frecuencia y eliminar basura, desechos, colillas de cigarrillos y excrementos de animales domésticos del recinto. Es especialmente importante que las siguientes áreas permanezcan limpias y libres de basura en todo momento:

- Oficina de Administración
- Área de piscina.
- Cuarto de lavado.
- Salas de correo (si es aplicable).
- Caminos para mostrar las unidades / modelos
- Las escaleras y techados
- Áreas de contenedores de basura.
- Áreas de recreo.
- Áreas adyacentes a la carretera, en frente de la oficina.
- Pasillos hacia y desde, y en el medio de los edificios.
- Accesorios de iluminación exterior
- Estacionamientos y entradas.

- Recoger la basura en los apartamentos desocupados diariamente. Eliminar todos los muebles, basura, cajas abandonadas. Transferirlas a un contenedor de basura o zona de almacenamiento, según sea el caso.

- Transferir basura y otros objetos dejados fuera del contenedor de basura en el contenedor de basura. Recoger y barrer el área. Mantener puertas del contenedor / compactador cerradas en días de viento.

- Detallar la propiedad regularmente. Limpiar y rastrillar zonas de arbustos; palear barro cuando sea necesario. Utilizar el soplador y para mantener las aceras y zonas de paseo limpias de hierba suelta y barrerlas.

- Reparar y reemplazar ventanas, lamparas, puertas corredizas de vidrio, etc. Realizar el mantenimiento de rutina en la propiedad conforme a lo solicitado por el director y/o técnico jefe de mantenimiento.

- Ayudar con diversas tareas físicas cuando se indique; por ejemplo, derribar cercas, cavar hoyos para los postes, transportar muebles abandonados y otros.

- Ayudar con los deberes "de puesta a punto" (preparación ultimo momento) cuando le sea solicitado por el jefe y/o técnico jefe de mantenimiento.

- Ayudar a limpiar y mantener las zonas de almacenamiento y de la tienda.

- Realizar trabajos de pintura en interiores y exteriores cuando se le solicite. Llevar cubos de pintura de un área de almacenamiento al sitio de trabajo.

- Atender solicitudes menores de servicio y de rutina del jefe y/o técnico jefe de mantenimiento. Seguir los procedimientos cuando se lleven a cabo las solicitudes de servicio.
- Cambiar cerraduras, reprogramar y mandar a hacer llaves cuando sea necesario.
- Distribuir comunicaciones a residentes; por ejemplo, próximos eventos, avisos de control de plagas, boletines de noticias.
- Limpiar el área de trabajo y realizar tareas relacionadas con la seguridad.
- Ayudar a mantener el recinto limpio y libre de basura. Rastrillar, barrer o palear de acuerdo con las circunstancias.
- Llevar a cabo las demás funciones complementarias asignadas por el jefe y/o técnico jefe de mantenimiento.

CALIFICACIONES

Debe cumplir con todos los requisitos físicos y ser capaz de seguir instrucciones.

Horas laborales:

40 horas por semana si es a tiempo completo o de 25 horas si es a tiempo parcial. El horario semanal puede cambiar según sea necesario. Fines de semana como las circunstancias lo justifican.

Equipo Requerido:

Obligados a llevar faja de soporte, y guantes según requieran las tareas asignadas.

POSITION: PORTER/MAINTENANCE OF THE SURROUNDING

Report A: Manager and maintenance technician

The purpose of this job description is to communicate the responsibilities and tasks that correspond to the position of Porter / maintenance. Although the following information should be considered a general description of this position, must also be taken into account that some of the responsibilities and tasks may not be mentioned specifically. It is expected that each person carries out any task or reasonable request that is consistent with the fulfilment of the objectives of the company. It is imperative to carefully review these functions, skills and physical requirements and that you understand that by signing the acceptance of the job description, it is confirming that you may perform all activities, has the skills and has the physical abilities that are necessary to carry out the work as described.

BRIEF description of the work: the main responsibilities of the Porter / maintenance involve the maintenance of the property in order to improve and maintain its attractive exterior. The porter will also help the rest of the staff, as indicated, in its efforts to manage the property in an efficient manner.

DUTIES AND RESPONSIBILITIES

Carry out all the business in accordance with the policies and procedures of the company, State and federal laws; for example, OSHA, ADA, fair housing, etc.

PREVENTIVE MAINTENANCE / SECURITY

- Check and replace exterior lighting on a regular basis.
- If you are certified for the maintenance of the pool, cleaning and maintenance of the pool as indicated.
- Keep the safety precautions appropriate at all times.
- Constantly observe the condition of the property's apartments in the community and immediately warn and take action to correct unsafe conditions.
- Be aware of all dates of services (water, electricity, etc) counters meters, dates of expiration of elements and apartments, sewer cleaning.
- Make sure that the storage areas remain always closed when not in use.

IN GENERAL

• Physically walk the property frequently and eliminate waste, debris, cigarette butts and feces of domestic animals in the enclosure. It is especially important that these areas remain clean and free of debris at all times:

- Office Administration
- Pool area.
- Laundry room.
- Mailroom (if applicable).
- Ways to display the units / models
- Stairs and roofs
- Areas of trash bins.
- Recreation areas.
- Areas adjacent to the road, in front of the office.
- Corridors to and from, and in the middle of the buildings.
- Outdoor lighting fixtures
- Parking lots and driveways.

• Collect garbage daily vacated apartments. Remove all furniture, trash, abandoned boxes. Transfer to a container of garbage or storage area, as the case may be.

- Transfer trash and other items left out of the dumpster in the dumpster. Pick up and sweep the area. Keep the container doors / closed compactor on windy days.
- Detail the property regularly. Cleaning and raking areas of shrubs; shoveling mud when necessary. Using the blower and maintain sidewalks and walking areas free of loose grass and sweep them.
- Repair and replace windows, lamps, sliding doors of glass, etc. Perform routine maintenance on the property as requested by the director and/or technical maintenance Manager.
- Help with physical tasks when indicated; for example, knock down fences, dig holes for posts, transporting abandoned furniture and others.
- Help with "setting" duties to (preparation last time) when you are asked by the head or technical maintenance Manager.
- Help to clean and maintain storage and shop areas.
- Carry out paint work inside and outside when prompted. Carrying buckets of paint from a storage area to the job site.
- Respond to requests under service and routine of the head and/or technical maintenance Manager. Follow procedures when service requests are carried out.
- Change locks, reschedule and send to make keys as needed.
- Distributing communications to residents; for example, upcoming events, listings of pest control, newsletters.
- Clean the work area and perform security-related tasks.
- Help keep the grounds clean and litter-free. Raking, sweeping or shoveling according to circumstances.
- Carry out other complementary functions assigned by the head or technical maintenance Manager.

RATINGS

You must meet all physical requirements and be able to follow instructions.

Working hours:

40 hours per week if it is full time or 25 hours if it is on time partial. The weekly schedule can be changed as needed. Weekends as the circumstances justify it.

Equipment required:

Wear appropriate safety equipment at all times.