BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

TURNSTONE EUSTIS, LP

Petitioner,

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

FHFC Case # 2020-016BP
RFA No. 2019-113

FORMAL WRITTEN PROTEST AND
PETITION FOR ADMINISTRATIVE HEARING

Petitioner, TURNSTONE EUSTIS, LP ("Turnstone"), pursuant to sections 120.57(3), Florida Statutes ("F.S.") and Rules 28-110 and 67-60, Florida Administrative Code ("FAC") hereby files this Formal Written Protest and Petition for Administrative Hearing regarding the review, ranking, scoring and eligibility decisions of Respondent, FLORIDA HOUSING FINANCE CORPORATION ("Florida Housing") in awarding funding pursuant to Request for Application 2019-113 Housing Credit Financing for Affordable Housing Developments Located In Medium And Small Counties (the "RFA"). In support Turnstone provides as follows:

1. Turnstone is a Florida limited liability corporation in the business of providing affordable housing. Turnstone is located at 10 S. LaSalle Street, Suite 3510, Chicago, IL 60603.

2. Florida Housing is the allocating agency for the State of Florida that was granted the authority to issue the RFA for the purpose of construction, redevelopment, or rehabilitation of much needed affordable housing. Florida Housing's address is 227 North Bronough Street, Suite 509, Tallahassee, Florida 32301.

3. On August 20, 2019, Florida Housing issued the RFA which offered funding as follows:
SECTION ONE.
INTRODUCTION

This Request for Applications (RFA) is open to Applicants proposing the development of affordable, multifamily housing located in the Medium and Small Counties listed in Section Four A.5.a. of the RFA.

Under this RFA, Florida Housing Finance Corporation (the Corporation) expects to have (i) up to an estimated $14,805,028 of Housing Credits available for award to proposed Developments that are located in Medium Counties and (ii) up to an estimated $1,413,414 of Housing Credits available for award to proposed Developments that are located in Small Counties.

The Corporation is soliciting applications from qualified Applicants that commit to provide housing in accordance with the terms and conditions of this RFA, inclusive of all Exhibits, applicable laws, rules and regulations, and the Corporation’s generally applicable construction and financial standards.

4. Through the issuance of the RFA, Florida Housing sought to solicit proposals from qualified applicants that would provide affordable housing consistent with the terms and conditions of the RFA, applicable laws, rules, and regulations.

5. On or before November 3, 2019, Turnstone submitted its Application in response to the RFA that included information concerning the development of a 55 unit complex in Columbia County, Florida, named Oakleaf Villas.

6. Through the Application, Turnstone was requesting funding in the amount of $891,504 in low income housing tax credits to supplement the construction of affordable housing.

Florida Housing received 184 applications in response to the RFA.

7. As the owner and developer of a project seeking funding through the RFA, Turnstone is substantially affected by the review, scoring, and ranking of the responses to the RFA. The results of this proceeding as well as others that may be filed affects Turnstone’s ability to obtain funding through the RFA. Consistent with the primary mission and goal of the RFA,
Turnstone seeks to provide much needed affordable housing in Columbia County. Without the funds provided by the RFA, Turnstone will be unable to provide this much needed housing. Accordingly, Turnstone’s substantial interests are affected by the decisions made by Florida Housing.

8. On February 18, 2020, the designated Review Committee met and considered all Applications submitted in response to the RFA. At the meeting the Review Committee orally listed and manually input the scores for each section of the Application and ultimately made a recommendation to the Board of Directors of Florida Housing (“Board”) for their consideration. The Review Committee consisted of Florida Housing staff. During the meeting, the Review Committee found Turnstone’s application to be eligible. The Review Committee however did not award Turnstone Application funding instead the Committee recommended funding to the Weldon Crossings, LLC Application #2020-335C (“Weldon”).

9. On March 6, 2020, the Board accepted and approved the Review Committee’s ranking and funding recommendation.

10. On March 11, 2020, Turnstone timely filed its Notice of Intent to Protest. This Formal Written Protest is being timely filed and Florida Housing has waived the bid protest bond requirement for the RFA. As a Developer of affordable housing in need of supplemental funding, Turnstone’s substantial interests are affected by Florida Housing’s decisions in this case and others to award funding pursuant to the RFA. In this action Turnstone challenges the eligibility determination made by Florida Housing as it relates to the Weldon Application. If successful in its challenge Turnstone will move into the funding range.

11. Turnstone challenges Weldon’s Application as being ineligible for several reasons. Initially, Weldon has failed to provide an acceptable Management Company as required by the RFA. Next Weldon has failed to provide a correct address for its Development site. Next, Weldon
has provided site control documentation which is inconsistent with the requirements of the RFA.
Lastly, Weldon has failed to provide an acceptable Florida Housing Finance Corporation Verification of Availability of Infrastructure – Roads Form.

12. As to the first issue the RFA at Section Four (A)(3)(d) requires as an eligibility item an applicant to identify a Management Company and provide, as Attachment 5 to Exhibit A, a prior experience chart.

13. In response to the RFA requirement Weldon indicated that its Management Company was SPM, LLC. A review of the Florida Secretary of State’s web page however reveals no such entity exists in Florida. In Florida, SPM, LLC, an Alabama LLC, is registered to do business as SPM of Alabama, LLC. If this Alabama LLC is indeed the proposed Management Company, Weldon has not provided the correct identity of its Management Company in violation of the requirements of the RFA. (See Exhibit A)

14. In addressing the address issue the RFA at Section Four (A)(5)(b) requires as an eligibility item that the address of the Development Site be provided and indicate (1) the address, number, street name and name of city, and/or (2) the street name, closest designated intersection, and either name of city or unincorporated area or county.

15. Weldon in its application indicated that its Development site location was

"West Weldon Street, west of the intersection of West Weldon Street and West Washington Street, Starke, Florida"

16. Based on a Google Map Search and confirmed by an on-site visit this location is erroneous. West Weldon Street does not intersect with West Washington Street in Starke, Florida. The closest intersection to the proposed development site is West Weldon Street and North Orange Street, Starke, Florida. Accordingly, Weldon has provided an incorrect address and Development Site location. Additionally, Weldon has submitted Attachments 9 through 13 in its application.
using the same erroneous address. The Forms submitted as Attachments 9 through 13 are incorrect and should not be accepted as evidence of Weldon's Ability to Proceed. (See Exhibit B)

17. The RFA at Section Four (A)(7)(a) requires an applicant to demonstrate Readiness to Proceed, Site Control. One of the ways an applicant can demonstrate Site Control is by providing an eligible contract.

18. In response to this requirement Weldon submitted several documents at Attachment 8 of its Application. The documents include: a Contract for Purchase and Sale of Real Property indicating EIS Housing, L.L.C, as the "Buyer"; and an Assignment of Contract for Purchase and Sale of Real Property indicating EIS Housing, L.L.C, as the "Purchaser." These two documents clearly identify different capacities for EIS Housing, L.L.C which on the face of the document is an obvious inconsistency and error.

19. In addition, the Assignment is executed by Mr. Christopher M. Savino as President of EIS Housing, L.L.C; however Mr. Savino in the Principal Disclosure Form is identified as not the President of EIS Housing, L.L.C but the Manager. The Principal Disclosure Form submitted in the application does not list Mr. Savino as an officer of EIS Housing, L.L.C. This calls into question the correctness of the Principal Disclosure Form and the Site Control Verification Form also signed by Mr. Savino. (See Exhibit C)

20. The RFA at Section Four (A)(7)(b)(3) requires an Applicant to demonstrate that as of the Application Deadline, paved roads either (i) exist and will provide access to the proposed Development Site or (ii) will be constructed as part of the proposed Development by providing at Attachment 13 a properly executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Roads Form.

21. In response to this RFA requirement Weldon submitted with its Application a Roads Form signed by Mr. Bob Miller, City Manager for the City of Starke. The road which
provides access to the Development Site however is within the jurisdiction of Bradford County
(County Road 229) and not the City of Starke. Accordingly, the Form submitted by Weldon is not
executed properly by the appropriate service provider. Accordingly, the Form is not acceptable
and Weldon has not passed threshold and should be deemed ineligible. (See Road Form at Exhibit
B)

22. Turnstone reserves the right to amend this Petition as necessary.

23. Material Issues in Dispute

   a. Whether Florida Housing's review and actions taken concerning the
      Weldon's Application in response to the RFA was arbitrary or capricious,
      clearly erroneous or contrary to competition.

   b. Whether the review of the Weldon's Application was inconsistent with the
      RFA requirements.

WHEREFORE, Turnstone requests that a settlement meeting be scheduled and to the
extent no settlement is reached a hearing scheduled and ultimately the entry of a Recommended
and Final Order determining that Florida Housing's review and scoring of applications was
contrary to the RFA specifications and to Florida Housing's governing statutes, rules and policies
to such an extent as to be arbitrary, capricious, contrary to competition, and clearly erroneous and
awarding funding to Turnstone.

Respectfully submitted,

CARLTON, FIELDS

/S/ Michael P. Donaldson
MICHAEL P. DONALDSON
Florida Bar No. 0802761
Post Office Drawer 190
215 S. Monroe St., Suite 500
Tallahassee, Florida 32302
Telephone: 850/224-1585
Facsimile: 850/222-0398
Email: mdonaldson@carltonfields.com
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of the foregoing Formal Written Protest and Petition for Administrative Proceedings has been filed by e-mail with the Corporation Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301, this 20th day of March 2020.

/s/ Michael P. Donaldson
MICHAEAL P. DONALDSON
APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 608.30, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.

1. SPM LLC
   (Name of Foreign Limited Liability Company, must include "Limited Liability Company," "L.L.C.," or "LLC")

   SPM OF ALABAMA, LLC
   (Alternate name adopted for the purpose of transacting business in Florida and attach a copy of the written consent of the managers or managing members adopting the alternate name. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC")

2. Alabama
   (Jurisdiction under the law of which foreign limited liability company is organized)

3. 63-1642087
   (EIN number, if applicable)

   (Date of Organization)

5. Perpetual
   (Dissolution: Year limited liability company will cease to exist or "perpetual")

   (Date first transacted business in Florida, if prior to registration)
   (See sections 608.304 & 608.302 F.S. to determine penalty liability)

7. 1103 Richard Arrington, Jr. Blvd. South
   Birmingham, AL 35205
   (Street Address of Principal Office)

8. If limited liability company is a manager-managed company, check here □

9. The name and usual business addresses of the managing members or managers are as follows:
   Robert C. Field
   1103 Richard Arrington, Jr. Blvd. Birmingham, AL 35205
   William B. Welden
   Charles V. Welden III
   William Edgar Welden Jr.

10. Alabama is original state of organization; no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (A photocopy is not acceptable. If the certificate is in a foreign language, a translation of the certificate under oath of the translation must be submitted)

11. Nature of business or purposes to be conducted or promoted in Florida: Real estate

management

Signature of a member or an authorized representative of a member.

William B. Welden

Typed or printed name of signer

Florida Housing Finance Corporation
FILED 03/20/2020 2:43 P.M.
CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OF 608.507, FLORIDA STATUTES, THE
UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT
TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF
FLORIDA.

1. The name of the Limited Liability Company is:

   SPM, LLC

If name unavailable, the alternate name to be used in the state of Florida is:

   SPM of Alabama, LLC

2. The name and the Florida street address of the registered agent and office are:

   NRAI Services, Inc.
   (Name)
   2731 Executive Park Drive, Suite 4
   Florida Street Address (P.O. Box NOT accepted)
   Weston, FL 33331
   City/State/Zip

Having been named as registered agent and to accept service of process for the above stated limited
liability company at the place designated in this certificate, I hereby accept the appointment as registered
agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes
relating to the proper and complete performance of my duties, and I am familiar with and accept the
obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.

   [Signature]

   $100.00 Filing Fee for Application
   $25.00 Designation of Registered Agent
   $30.00 Certified Copy (optional)
   $5.00 Certificate of Status (optional)
FLORIDA DEPARTMENT OF STATE  
Division of Corporations

April 23, 2009

MICHELE PICARD  
PO BOX 55455  
BIRMINGHAM, AL 35255

SUBJECT: SPM, LLC  
Ref. Number: W09000019166

We have received your document for SPM, LLC and your check(s) totaling $130.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Section 608.405, Florida Statutes, was amended effective July 1, 2007, to require the name of a limited liability company to be distinguishable from the names of all other filings filed with the Division of Corporations, except for fictitious name registrations and general partnership registrations.

Please select a new name and make the correction in all the appropriate places. One or more words may be added to make the name distinguishable from the one presently on file. Adding of Florida or Florida to the end of the name is not acceptable. A search for name availability can be made on the Internet through the Division's records at www.sunbiz.org.

Please note the name of a limited liability company must end with the words Limited Liability Company, the abbreviation L.L.C., or the designation LLC. The word Limited may be abbreviated as Ltd. and the word Company may be abbreviated as Co. The following suffixes are no longer acceptable: Limited Company, L.C., and LC.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (860) 245-6097.

Marsha Thomas  
Regulatory Specialist II  
Letter Number: 809A00013673
Florida Housing Finance Corporation

2019 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT#: MC000001675
Entity Name: SPM OF ALABAMA, LLC
Current Principal Place of Business:
910 S. PARSONS AVE., SUITE A
BRANDON, FL 33511

Current Mailing Address:
ATTN: GLENA LOVE
P. O. BOX 55465
BIRMINGHAM, AL 35255 US

FEI Number: 63-1042087
Name and Address of Current Registered Agent:
NBA SERVICES INC
1201 SOUTHPINE ROAD
PLANTATION, FL. 33324 US

The above named entity submits this statement for the purpose of changing its registered agent or registered agent of record, or both, in the State of Florida.

SIGNATURE: William B. Welden
Electronic Signature of Registered Agent
Date

Authorized Person(s) Detail:

<table>
<thead>
<tr>
<th>Title</th>
<th>Name</th>
<th>Address</th>
<th>City-State-Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>MGR</td>
<td>FIELD, ROBERT C</td>
<td>133 RICHARD ABBINGTON, JR BLVD., SOUTH</td>
<td>BIRMINGHAM AL 35205</td>
</tr>
<tr>
<td>MGR</td>
<td>WELDEN, WILLIAM B</td>
<td>133 RICHARD ABBINGTON, JR BLVD., SOUTH</td>
<td>BIRMINGHAM AL 35205</td>
</tr>
<tr>
<td>MGR</td>
<td>WELDEN, WILLIAM E JR.</td>
<td>133 RICHARD ABBINGTON, JR BLVD., SOUTH</td>
<td>BIRMINGHAM AL 35205</td>
</tr>
<tr>
<td>VP</td>
<td>WILSON, STEPHEN C</td>
<td>133 RICHARD ABBINGTON, JR BLVD., SOUTH</td>
<td>BIRMINGHAM AL 35205</td>
</tr>
<tr>
<td></td>
<td>RUSSELL, CHARLOTTE</td>
<td>510 SOUTH PARSONS AVENUE, SUITE A</td>
<td>BRANDON, FL 33511</td>
</tr>
</tbody>
</table>

SIGNATURE: WILLIAM B. WELDEN
MGR MEMBER
Date

Florida Housing Finance Corporation
FILED 03/20/2020 2:43 P.M.
Secretary of State
0175754292CC

Mar 27, 2019

Florida Housing Finance Corporation
FILED 03/20/2020 2:43 P.M.
Secretary of State
0175754292CC

Mar 27, 2019
STATE OF ALABAMA

I, Beth Chapman, Secretary of State of the State of Alabama, having custody of the Great and Principal Seal of said State, do hereby certify that

the domestic corporate records on file in this office disclose that SPM, LLC organized in the office of the Judge of Probate of Jefferson County on December 15, 2008. I further certify that the records do not disclose that said SPM, LLC has been dissolved.

In Testimony Whereof, I have heretounto set my hand and affixed the Great Seal of the State, at the Capitol, in the City of Montgomery, on this day.

April 10, 2009

Date

Beth Chapman
Secretary of State
c. Select the Development Type

Garden Apartments

For purposes of the Affordable Housing Classification calculation, if the Development Type of Mid-Rise, 5-6 stories is selected, are at least 90 percent of the total units in these Mid-Rise Buildings?

Choose an item.

d. Enhanced Structure Systems ("ESS"); Construction Qualifications

Does the proposed Development meet the requirements to be considered ESS Construction as outlined in Section Four A.4.a. of the RFP?

Yes

5. Location of proposed Development

a. County: Bradford

b. Location of Development Site

West Waldo Street, West of the intersection of West Waldo Street and West Washington Street, Starke, FL

c. Does the proposed Development consist of Scattered Sites?

No

d. Latitude and Longitude Coordinates

(1) Development Location Point:

Latitude in decimal degrees, rounded to at least the sixth decimal place
29.953864

Longitude in decimal degrees, rounded to at least the sixth decimal place
-82.119350

(2) If the proposed Development consists of Scattered Sites, for each Scattered Site that is in addition to the Development Location Point, information provided in (1) above, identify the latitude and longitude coordinates, rounded to at least the sixth decimal place.
Attachment 9
FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS CONSISTENT WITH ZONING AND LAND USE REGULATIONS

Name of Development: Weldon Crossings

West Weldon Street, West of the intersection of West Weldon Street and West Washington Street
Development Location: St. Lucie, FL
(At a minimum, provide the address number, street name, city, and/or provide the street name, closest designated intersection and either the city or county (if located in an unincorporated area of the county): The location of all Street Name, if applicable, shall also be indicated.

Number of Units in the Development: 50
This number shall be equal to or greater than the number of units stated by the Applicant in Exhibit A of the FPA

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 designations or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use," and the undersigned does not have any knowledge of any non-compliance with the applicable land use regulations. 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 St. Lucie (Name of City/County) has vested in me the authority to verify consistency with local land use regulations and zoning designations 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, I further certify that the proposed Development is in the Florida Keys Area as defined in Rule Chapter 61-48, F.A.C. I further certify that the Applicant has obtained the necessary land use permits from the Florida Keys Area, which are the appropriate land use permits from the Local Government.

[Signature]

10/04/19
Date Signed

Bob Miller
Print or Type Name
City Manager
Print or Type Title

This certification must be signed by the applicable City 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 selected officials are not acceptable, nor are other signatures. If there are additional lines in this form that change the wording of the form, the form will not be accepted.

(Form Rev. 8-18)

EXHIBIT B
Page 3 of 11
Attachment 10
FLORIDA HOUSING FINANCE CORPORATION

VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ELECTRICITY

Name of Development: Weldon Crossing

West Weldon Street, West of the Intersection of West Weldon Street and West Washington Street.

Development Location: Starks, GA

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

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Electricity is available to the proposed Development, subject to item 2 below.

2. To access such electric service, the Applicant may be required to pay hook-up, installation and other construction fees, comply with other rate administrative procedures, and install or construct line extensions and other equipment in connection with the construction of the Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

[Signature]

City of Starks

Name of Entity Providing Service

Bob Miller

Print or Type Name

209 N Thompson St

Address (street address, city, state)

Starks, GA, 31081

City Manager

Print or Type Title

804-368-4133

Telephone Number (including area code)

10/04/19

Date Signed

This certification may not be signed by the Applicant by proxy-related persons of the Applicant, or by any Principals or Officers and Representatives of the Applicant. In addition, signatures from local elected officials are not acceptable. If there are alterations made to this form that change the meaning of this form, the form will not be accepted.

(Forms Rev 8-18)
Attachment

11
FLORIDA HOUSING FINANCE CORPORATION

VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - WATER

Name of Development: Wekiva Crossings

West Wekiva Street, West of the intersection of West Wekiva Street and West Washington Street.

Development Location: Sanford, FL

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

Number of Units in the Development: 80

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

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Potable water is available to the proposed Development, subject to item 2 below.

2. To access such water service, the Applicant may be required to pay hook-up, installation and other connection fees, comply with other routine administrative procedures, provide consumables, and complete, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that water service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive water service. The availability of water services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

CERTIFICATION

I certify that the foregoing information is true and correct.

Signature

Bob Miller

Print or Type Name

City Manager

Print or Type Title

10/04/19

Date Signed

City of Sanford

Name of Entity Providing Service

300 N Thompson Street

Address: (street address, city state)

Sanford, FL 32771

004.364.1232

Telephone Number (including area code)

This certification may not be signed by the Applicant, any relative parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local code officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

(Staun Rev. 8-16)
Attachment 12
FLORIDA HOUSING FINANCE CORPORATION

VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE—SEWER CAPACITY, PACKAGE TREATMENT, OR SEPTIC TANK

Name of Development:  
Weldon Crossings

Development Location:  
West Weldon Street, West of the Intersection of West Weldon Street and West Washington Street, Stark, FL

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

Number of Units in the Development:  80

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

This undersigned service provider confirms that, as of the date this form was signed, the above referenced Development Location and the following:

1. Sewer Capacity or Package Treatment is available to the proposed Development or

2. There are no known prohibitions to installing a Septic Tank system with adequate capacity for the proposed Development located as necessary, upgrade existing Septic Tank system with adequate capacity for the proposed Development location.

For access to water treatment service, the Applicant may be required to pay hook-up, installation and other construction fees, comply with other routine administrative procedures, provide assessments, and/or remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in accordance with the specifications of the Development. Execution of this document does not guarantee that water treatment service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive water treatment service. The availability of water treatment services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

For projects located within Miami-Dade County, the Applicant is advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, conditions and conditions set forth in Civil Order, judgments, current orders, consent decrees and the like entered into between the County and the United States, the State of Florida, and/or other governmental entity, including the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-2400-PAM, as well as all other current, subsequent or future substantive and regulatory actions and proceedings.

CERTIFICATION

I certify that the foregoing information is true and correct.

Bob Miller

Signature

City Manager

Print or Type Name

City of States

Name of Entity Providing Service

209 N Thompson Street

Address (street address, city, state)

Stark, FL 32001

944.698.1314

Telephone Number (including area code)

10/04/19

Date Signed

This certification may not be signed by the Applicant, by any related partners of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. Failure to correct errors made in this form can change the meaning of the form. The form will be reissued.

(Fill Form 8.118)
Attachment 13
FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS

Name of Development: Weldon Crossing

West Weldon Street, West of the intersection of West Weldon Street and West Washington Street.

Development Location: Jacksonville, FL

At a minimum, provide the address number, street name and any major streets the street runs, closest designated intersection and enter the city (County) name(s) and county (located in the most appropriate area of the county). The location of all scattered sites if applicable, must then be included.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development.

2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing shoe, curb, gutters, sidewalk, or securing required final approvals and permits for the proposed Development.

3. The execution of this verification is not a granting of future concurrency approval for the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

Bob Miller

City of Jacksonville

369 N Thompson Street

Date Signed: 10/16/16

City Manager

Print or Type Name

Print or Type Title
ASSIGNMENT OF CONTRACT FOR PURCHASE AND SALE OF REAL PROPERTY

THIS ASSIGNMENT OF CONTRACT FOR PURCHASE AND SALE OF REAL PROPERTY (this "Assignment") is made this 15th day of October, 2019 (the "Effective Date") by E 1 S HOUSING, LLC, a Florida limited liability company ("Assignor") and W E L D O N CROS S I N G S, LLC, a Florida limited liability company ("Assignee").

WHEREAS, Assignor as "Purchaser" entered into that certain Contract for Purchase and Sale of Real Property dated August 10, 2019, as amended, by that First Amendment to Contract for Purchase and Sale of Real Property dated August 10, 2019 (the "Contract") with Northridge Forest Partners, LLC, a Florida limited liability company ("Seller") for the purchase of the Property as defined therein; and

WHEREAS, Assignor desires a transfer and assignment to Assignee of Assignor's right, title, interest and obligations as Purchaser under the Contract except as in that portion of the Property comprising approximately 11 acres, more particularly described on Exhibit "A" (the "Assignment Property"); and

WHEREAS, Assignee agrees to assume all of Assignor's right, title, interest and obligations as Purchaser under the Contract as to the Assignment Property only;

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, Assignor does hereby grant, bargain, sell, convey, transfer and assign to Assignee its successors and assigns, the Contract as to the Assignment Property, and any amendments thereto, and all of the right, title and interest of Assignor as Purchaser thereunder, including, but not by way of limitation, all right, title and interest of the Assignor in and to the funds of the Purchaser deposited as earnest money deposits, pursuant to the provisions of the Contract, to have and to hold the same unto Assignee, its heirs, personal representatives, successors and assigns forever. Assignor hereby accepts and assumes all of the right, title, interest and obligations of Assignor as Purchaser under the Contract as to the Assignment Property. The Assignor shall continue to retain all right, title, interest and obligations as Purchaser under the Contract as to the portion of the Property that does not comprise the Assignment Property. Assignee shall be responsible for payment of $910,000.00 at Closing for the purchase of the Assignment Property.

IN WITNESS WHEREOF, this instrument is executed this 15th day of October, 2019.

Assignor:

E 1 S HOUSING, LLC,
a Florida limited liability company

By: ____________________________
       Christopher M. Savino, President

Assignee:

W E L D O N CROS S I N G S, LLC,
a Florida limited liability company

By: ____________________________
       Christopher M. Savino, Manager
CONTRACT FOR PURCHASE AND SALE OF REAL PROPERTY

This Contract for Purchase and Sale of Real Property (the “Contract”) is made and entered into as of the Effective Date by and between Oakridge Forest Partners, LLC (the “Seller”) and BIS HOUSING, LLC, or assignee (the “Buyer”).

In consideration of the mutual agreements herein set forth, the parties hereto agree as follows:

1. Definitions. The following capitalized terms shall have the meanings given to them in this Section 1. Other capitalized terms when used in this Contract for Purchase and Sale shall have the meanings given to such terms in the Definitions Addendum attached hereto as Exhibit “B”.

1.1. Closing Date. Unless extended pursuant to this Section 1.1, the Closing shall take place on, or before March 31, 2020. The Closing Date may be extended for one-month periods for up to nine (9) months, provided, however in no event shall the Closing Date be extended beyond December 31, 2020. Buyer may exercise its right to such extensions by delivery of notice to Seller and Escrow Agent on or before three (3) days prior to the scheduled Closing Date together with a payment of $2,500 (each, an “Extension Payment”) to Seller or Escrow Agent (as applicable), for each one-month extension. All Extension Payments will be non-refundable to the Buyer for any reason other than Seller’s default under this Contract. The first three (3) Extension Payments shall be delivered to the Escrow Agent to hold in escrow with the Deposit. The first three (3) Extension Payments shall be credited towards the Purchase Price at Closing. All remaining Extension Payments shall be paid directly to Seller, and shall not be credited toward the Purchase Price at Closing.

1.2. Deposit. The Initial Deposit and the Additional Deposit, together with all interest earned on said sum while it is held in escrow by Escrow Agent in accordance with this Contract.

1.3. Effective Date. The date this Contract is executed by the last party to sign it and communication of such fact of execution to the other party.


1.5. Housing Credit Allocation. A final, non-appealable allocation of Low Income Housing Tax Credits, Multifamily Mortgage Revenue Bonds or similar Public Funds ("Housing Credits") from the Florida Housing Finance Corporation ("FHFC"), in an amount deemed sufficient by Buyer in its reasonable discretion, when combined with other available sources, to enable Buyer to construct the Buyer’s Contemplated Improvements, together with a binding commitment for the sale or syndication of such Housing Credits.
### Principal Disclosure for the Applicant

**Name:**

**Position:**

**Company:**

**Address:**

**City:**

**State:**

**Zip Code:**

**Telephone:**

**Fax:**

**E-mail:**

**Relationship to Applicant:**

**Date of Birth:**

**Social Security Number:**

**Additional Information:**

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### First Principal Disclosure Level

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<tr>
<th>Name</th>
<th>Title/Position</th>
<th>Company</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
<th>Telephone</th>
<th>Fax</th>
<th>E-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joe Johnson</td>
<td>CEO</td>
<td>Florida Housing</td>
<td>123 Main St.</td>
<td>Orlando</td>
<td>FL</td>
<td>32801</td>
<td>555-1234</td>
<td></td>
<td><a href="mailto:johndoe@email.com">johndoe@email.com</a></td>
</tr>
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### Second Principal Disclosure Level

<table>
<thead>
<tr>
<th>Name</th>
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<th>City</th>
<th>State</th>
<th>Zip Code</th>
<th>Telephone</th>
<th>Fax</th>
<th>E-mail</th>
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<tbody>
<tr>
<td>Sue Smith</td>
<td>CTO</td>
<td>Another Corp.</td>
<td>456 Other St.</td>
<td>Miami</td>
<td>FL</td>
<td>33201</td>
<td>666-2345</td>
<td></td>
<td><a href="mailto:smithsue@email.com">smithsue@email.com</a></td>
</tr>
</tbody>
</table>

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### Third Principal Disclosure Level

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<thead>
<tr>
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<th>Title/Position</th>
<th>Company</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
<th>Telephone</th>
<th>Fax</th>
<th>E-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bob Brown</td>
<td>Treasurer</td>
<td>Corp. X</td>
<td>789 Corp. X St.</td>
<td>Tampa</td>
<td>FL</td>
<td>33602</td>
<td>777-4567</td>
<td></td>
<td><a href="mailto:brownbob@email.com">brownbob@email.com</a></td>
</tr>
</tbody>
</table>
Electronic Articles of Organization
For
Florida Limited Liability Company

Article I

The name of the Limited Liability Company is:

WELDON CROSSINGS MANAGER LLC

Article II

The street address of the principal office of the Limited Liability Company is:

13252 LAKESHORE GROVE DR
WINTER GARDEN, FL, US 34787

The mailing address of the Limited Liability Company is:

13252 LAKESHORE GROVE DR
WINTER GARDEN, FL, US 34787

Article III

The name and Florida street address of the registered agent is:

CHRISTOPHER M SAVINO
13252 LAKESHORE GROVE DRIVE
WINTER GARDEN, FL, 34787

Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the power and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: CHRISTOPHER M. SAVINO
Article IV
The name and address of person(s) authorized to manage LLC:

Title: MGR
EIS HOUSING LLC
7325 DR. PHILLIPS BLVD, #390
ORLANDO, FL. 32819 US

Article V
The effective date for this Limited Liability Company shall be:

10/02/2019

Signature of member or an authorized representative

Electronic Signature: CHRISTOPHER M. SAVINO

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided by in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.
Florida Housing Finance Corporation
FILED
Apr 23, 2019
Secretary of State
0400993223CC

2012 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT
DOCUMENT#: L16000226269
Entity Name: EIS HOUSING, LLC
Current Principal Place of Business:
7575 DR PHILLIPS BLVD
#390
ORLANDO, FL 32819

Current Mailing Address:
7575 DR PHILLIPS BLVD
#390
ORLANDO, FL 32819 UN

FEI Number: NOT APPLICABLE
Name and Address of Current Registered Agent:
EQUITY INVESTMENT SERVICES LLC
7575 DR PHILLIPS BLVD
#390
ORLANDO, FL 32819 US

The above named entity submits this instrument for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Authorized Person(s) Detail:

Title: MGR
Name: SAVINO, CHRISTOPHER M
Address: 7575 DR PHILLIPS BLVD
City, State, Zip: ORLANDO, FL 32819

SIGNATURE: CHRISTOPHER M. SAVINO
MGR
64/23/2019