2017-163BS

Redland Crossings

Miami-Dade County, Florida

RFA 2016-112
Workforce SAIL

Applicant:

Redland Crossings LLC
7735 NW 146 St., Ste. 306
Miami Lakes, FL 33016

Submitted to:

Mr. Ken Reecy
Director of Multifamily Programs
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

COPY

Submitted 1/6/17

Attachment 1

Applicant Certification and Acknowledgement Form

1. The Applicant certifies that the proposed Development can be completed and operating within the development schedule and budget submitted to the Corporation.

2. The Applicant acknowledges and certifies that the following information will be provided by the due date outlined below, or as otherwise outlined in the invitation to enter credit underwriting. Failure to provide the required information by the stated deadline shall result in the withdrawal of the invitation to enter credit underwriting.

   a. Within seven (7) Calendar Days of the date of the invitation to enter credit underwriting:

      (1) Name and address of the chief elected official of the local jurisdiction where the proposed Development is located;

      (2) Notification of the Applicant's eligibility for acquisition credits per Section 42 of the IRC, if applicable;

      (3) Payment of the required TEFRA fee if receiving Corporation-issued MMRB, as outlined in Items 6.b. and 8.b. of Exhibit C;

      (4) Applicant's Federal Identification Number. If the number has not yet been obtained, the Applicant will be required to provide a copy of the completed, submitted application for that number;

      (5) If the Applicant is receiving Corporation-issued MMRB, the Credit Enhancer's Commitment or Bond Purchaser's Letter of Interest, including a contact person's name, address and telephone number, credit underwriting standards and an outline of proposed terms, must be provided. The stated amount of the Commitment or Letter of Interest shall not be less than the proposed principal amount of the bonds (including any proposed Taxable Bonds); and

      (6) If the Applicant is using County HFA-issued Tax-Exempt Bonds, a copy of the signed TEFRA letter which is Development-specific must be provided, along with the following documentation, as applicable:

         (a) If the Credit Underwriting for the bonds is complete and it was prepared by a Credit Underwriter under contract with the Corporation, provide a complete copy of the final Credit Underwriting Report; or

         (b) If the Credit Underwriting for the bonds has not been completed or has been completed by a credit underwriter not under contract with the Corporation, provide the name of the assigned credit underwriter and a copy of the inducement resolution or acknowledgement resolution awarding the bonds.

   b. Within 21 Calendar Days of the date of the invitation to enter credit underwriting:

      (1) Certification from a licensed environmental provider confirming that a Phase I environmental site assessment has been performed for the entire Development site, and, if applicable, a Phase II environmental site assessment has been or is being performed, as outlined in Item 9.b. of Exhibit C of the RFA;

Applicant Certification and Acknowledgement Form

(2) Confirmation that all construction features committed to and proposed by the Applicant shall be located on the Development site;

(3) Confirmation that, if the proposed Development meets the definition of Scattered Sites, all Scattered Sites requirements were met in the Application and that any requirements that were not required to be met in the Application will be met, including that all features and amenities committed to and proposed by the Applicant that are not unit-specific shall be located on each of the Scattered Sites, or no more than 1/16 mile from the Scattered Site with the most units, or a combination of both;

(4) Notification of the percentage of ownership of the Principals of the Applicant. Upon the Applicant's acceptance of the invitation to enter credit underwriting, the Corporation will return the Principals of the Applicant and Developer(s) Disclosure Form that was part of the Applicant's Uploaded Application. The Applicant will be required to enter the applicable ownership percentages on the form and return the completed form to the Corporation;

(5) If the Applicant indicates at question 5.e.(3)(a) of Exhibit A that there are existing occupied units, the Applicant must provide to the Credit Underwriter a plan for relocation of existing tenants, as outlined in Section Four A.5.e.(3) of the RFA;

(6) Identity of the remaining members of the Development Team (i.e., inexperienced co-Developer(s), General Contractor, Architect, Attorney, and Accountant), as outlined in Item 9.a. of Exhibit C of the RFA. The team members so identified, and any future replacement thereof, must be acceptable to the Corporation and the Credit Underwriter;

(7) Confirmation that the proposed equity amount to be paid prior to or simultaneous with the closing of construction financing is at least 15 percent of the total proposed equity to be provided (the 15 percent criteria), subject to the following:

(a) If syndicating/selling the Housing Credits, there are two exceptions to the preceding sentence. First, if there is a bridge loan proposal within the equity proposal that provides for bridge loan proceeds that equal at least 15 percent of the amount of total proposed equity to be provided to be made available prior to or simultaneous with closing of construction financing, the 15 percent criteria will be met. Second, if there is a separate bridge loan proposal from either the equity provider, any entity that is controlled directly or indirectly by the equity provider, or a subsidiary of the equity provider's parent holding company, and the proposal explicitly proposes an amount to be made available prior to or simultaneous with the closing of construction financing that equals at least 15 percent of the total proposed equity to be paid stated in the equity proposal, the 15 percent criteria is met. Bridge loan proposals that are not within the equity proposal, though, must meet the criteria previously stated for debt financing with the exception that evidence of ability to fund does not have to be provided. The Applicant may include the proposed amount of the bridge loan as equity proceeds on the Construction or Rehabilitation Analysis and on the Permanent Analysis (Note: this 15 percent criteria must be reflected in the

limited partnership agreement or limited liability company operating agreement); or

(b) If not syndicating/selling the Housing Credits, proceeds from a bridge loan will not count toward meeting the 15 percent criteria;

(8) If the Applicant indicated at question 11.a.2.(c)(i) of Exhibit A that the proposed Development is the first phase of a multiphase Development, the attorney opinion letter containing the information outlined in Section Four A.11.a.(2)(c)(i) of the RFA must be provided to the Corporation by the deadline stated in the invitation to enter credit underwriting.

If the Applicant indicated at question 11.a.(2)(c)(ii) of Exhibit A that the proposed Development is a subsequent phase of a multiphase Development and, during the credit underwriting process it is determined that the proposed Development does not meet the criteria for such distinction, the proposed Development will no longer be considered a subsequent phase of a multiphase Development.

(9) All 4% HC Applicants must comply with Section 42, IRC, regarding DDA/QCT qualifying date.

Also, if the Applicant requests 4% HC in this Application that will be used with County HFA-issued Tax-Exempt Bonds and the Applicant indicates at question 11.a.(2) of Exhibit A that the proposed Development is eligible for the basis boost, then the Applicant must provide a letter from the Development's bond-issuing agency certifying the date the bond application was deemed complete and stating whether the bond application process was competitive or non-competitive. A "complete application" means that no more than de minimis clarification of the application is required for the agency to make a decision about the issuance of bonds requested in the application.

3. By submitting the Application, the Applicant acknowledges and certifies that:

a. The proposed Development will meet all state building codes, including the 2012 Florida Accessibility Code for Building Construction, adopted pursuant to Section 553.503, F.S., the Fair Housing Act as implemented by 24 CFR Part 100, Section 504 of the Rehabilitation Act of 1973 (as outlined in Item 2 of Exhibit C), and the Americans with Disabilities Act of 1990 as implemented by 28 CFR Part 35, incorporating the most recent amendments, regulations and rules.

b. The name of the Applicant entity stated in the Application may be changed only by written request of an Applicant to Corporation staff and approval of the Board after the Applicant has been invited to enter credit underwriting (in the case of 4% HC) , or after the Carryover Allocation Agreement is in effect (in the case of 9% HC). In addition, as further outlined in Item 1 of Exhibit C of the RFA, the Applicant entity shall be the recipient of the Housing Credits and the borrowing entity for the SAIL loan and, if applicable, the MMRB loan, and cannot be changed in any way (materially or non-materially) until after the closing of the loan(s).

Applicant Certification and Acknowledgement Form

c. If the Applicant applies as a Non-Profit entity and meets the requirements outlined in Section Four A.3.c. of the RFA to be considered to be a Non-Profit for purposes of this RFA, it must remain a Non-Profit entity and the Non-Profit entity must (i) receive at least 25 percent of the Developer's fee; and (ii) understand that it is the Non-Profit entity's responsibility to contractually ensure that it substantially and materially participates in the management and operation of the Development throughout the Compliance Period.

d. The success of an Applicant in being selected for funding is not an indication that the Applicant will receive a positive recommendation from the Credit Underwriter or that the Development Team's experience, past performance or financial capacity is satisfactory. The past performance record, financial capacity, and any and all other matters relating to the Development Team (which consists of Developer, Management Company, General Contractor, Architect, Attorney, and Accountant) will be reviewed during credit underwriting. The Credit Underwriter may require additional information from any member of the Development Team including, without limitation, documentation on other past projects and financials. Development Teams with an unsatisfactory past performance record, inadequate financial capacity or any other unsatisfactory matters relating to their suitability may result in a negative recommendation from the Credit Underwriter.

e. The Principals of each Developer identified in the Application, including all co-Developers, may be changed only by written request of an Applicant to Corporation staff and approval of the Board after the Applicant has been invited to enter credit underwriting. In addition, any allowable replacement of an experienced Principal of a Developer entity must meet the experience requirements that were met by the original Principal.

f. The total number of units stated in the Application may be increased, up to any applicable allowable limit, after the Applicant has been invited to enter credit underwriting, subject to written request of an Applicant to Corporation staff and approval of the Corporation.

g. The Applicant's commitments will be included in (i) a Land Use Restriction Agreement(s) for the SAIL loan(s) and, if applicable, the MMRB loan, and (ii) an Extended Use Agreement for the Housing Credits, and must be maintained in order for the Development to remain in compliance, unless the Board approves a change.

h. The proposed Development will include (i) all construction features commitments made by the Applicant at question 9.a. of Exhibit A, and (ii) all required construction features applicable to the proposed Development, as outlined in Item 2 of Exhibit C of the RFA. The quality of the features committed to by the Applicant is subject to approval of the Board of Directors.

Applicant Certification and Acknowledgement Form

i. The proposed Development will include all resident programs commitments made by the Applicant at question 9.b. of Exhibit A. The quality of the resident programs committed to by the Applicant is subject to approval of the Board of Directors.

j. The proposed Development will include the required income set-aside units committed to in the Application (i.e., Housing Credit IRC minimum and ELI set-aside commitments, as well as the workforce housing set-aside commitments).

k. The Applicant irrevocably commits to set aside units in the proposed Development for a total of 50 years. Note: in submitting its Application, the Applicant knowingly, voluntarily and irrevocably commits to waive, and does hereby waive, for the duration of the 50-year set aside period the option to convert to market, including any option or right to submit a request for a qualified contract, after year fourteen (14), and any other option, right or process available to the Applicant to terminate (or that would result in the termination of) the 50-year set aside period at any time prior to the expiration of its full term.

l. The applicable fees outlined in Item 6 of Exhibit C of the RFA will be due as outlined in this RFA, Rule Chapters 67-48 and 67-21, F.A.C., as applicable, and/or as otherwise prescribed by the Corporation and/or the Credit Underwriter.

m. The Applicant agrees and acknowledges that the Application will be subject to the Total Development Cost Per Unit Limitation during the scoring, credit underwriting, and final Housing Credit allocation process, as outlined in Item 3 of Exhibit C of the RFA.

n. The Applicant agrees and acknowledges that the following information and documentation will be provided as outlined in Item 7 of Exhibit C of the RFA: Final Cost Certification Application Package (Form FCCAP), Financial Reporting Form SR-1 and, in the case of 9% HC, the Progress Report (Form Q/M Report).

o. The Applicant agrees and acknowledges that it will conform to the requirements regarding the use of replacement reserve funds, adequate insurance, and financial statements provided for the Credit Underwriter's and Corporation's review, as outlined in Item 7 of Exhibit C of the RFA.

p. For proposed Developments located in Miami-Dade County, the Tax-Exempt Bonds credit underwriting process shall be accomplished as outlined in (1) or (2) below:

(1) If using County HFA-issued Tax-Exempt Bonds, the following will apply:

(a) If the final Credit Underwriting Report (CUR) for the bonds was prepared by a Credit Underwriter under contract with the Corporation and is provided as outlined in Item 2.a.(6)(a) above, the Credit Underwriter will prepare an update to the final bonds CUR to ensure compliance with the requirements of Section 42 of the IRC, as amended. The Preliminary Determination for the 4% HC will be issued upon completion of a satisfactory CUR update; or

(b) If the Credit Underwriting Report (CUR) for the bonds has not been completed or has been completed by a credit underwriter not under contract with the Corporation and the required information is provided as outlined in Item 2.a.(6)(b) above, the Credit Underwriter will prepare a CUR in accordance with the requirements of paragraph 67-21.028(2)(d), F.A.C. The Preliminary Determination for the 4% HC will be issued upon completion of a satisfactory CUR.

(2) If using Corporation-issued MMRB, the proposed Development will be subjected to the Credit Underwriting requirements that pertain to MMRB and 4% HC, as set out in Rule Chapter 67-21, F.A.C.

q. In exchange for receiving funding from Florida Housing, Florida Housing reserves the authority to restrict the disposition of any funds remaining in any operating deficit reserve(s) after the term of the reserve's original purpose has terminated or is near termination. Authorized disposition uses are limited to payments towards any outstanding loan balances of the Development funded from Florida Housing, any outstanding Florida Housing fees, any unpaid costs incurred in the completion of the Development (i.e., deferred Developer fee), the Development's capital replacement reserve account (provided however, that any operating deficit reserve funds deposited to the replacement reserve account will not replace, negate, or otherwise be considered an advance payment or pre-funding of the Applicant's obligation to periodically fund the replacement reserve account), the reimbursement of any loan(s) provided by a partner, member or guarantor as set forth in the Applicant's organizational agreement (i.e., operating or limited partnership agreement). The actual direction of the disposition is at the Applicant's discretion so long as it is an option permitted by Florida Housing. In no event shall the payment of amounts to the Applicant or the Developer from any operating deficit reserve established for the Development cause the Developer fee or General Contractor fee to exceed the applicable percentage limitations provided for in this RFA.

r. For proposed Developments located in Miami-Dade County, the Applicant certifies that no part of the proposed Development site is located within a HUD-designated QCT. If it is determined during the credit underwriting process that any part of the proposed Development site is located within a HUD-designated QCT, the funding awarded under this RFA will be rescinded.

4. The Applicant acknowledges that any funding preliminarily secured by the Applicant is expressly conditioned upon any independent review, analysis and verification of all information contained in the Application that may be conducted by the Corporation, the successful completion of credit underwriting, and all necessary approvals by the Board of Directors, Corporation or other legal counsel, Bond Counsel, if applicable, the Credit Underwriter, and Corporation staff.

5. If preliminary funding is approved, the Applicant will promptly furnish such other supporting information, documents, and fees as may be requested or required. The Applicant understands and agrees that the Corporation is not responsible for actions taken by the undersigned in reliance on a preliminary commitment by the Corporation. The Applicant commits that no qualified residents will be refused occupancy because they

Applicant Certification and Acknowledgement Form

have Section 8 vouchers or certificates. The Applicant further commits to actively seek tenants from public housing waiting lists and tenants who are participating in and/or have successfully completed the training provided by welfare to work or self-sufficiency type programs.

6. By Certificate of Occupancy, the Applicant commits to participate in the statewide housing locator system, as required by the Corporation.

7. The Applicant and all Financial Beneficiaries have read all applicable Corporation rules governing this RFA and have read the instructions for completing this RFA and will abide by the applicable Florida Statutes and the credit underwriting and program provisions outlined in Rule Chapter 67-48, F.A.C., and, if applicable, Rule Chapter 67-21, F.A.C. The Applicant and all Financial Beneficiaries have read, understand and will comply with Section 42 of the Internal Revenue Code, as amended, and all related federal regulations.

8. In eliciting information from third parties required by and/or included in this Application, the Applicant has provided such parties information that accurately describes the Development as proposed in this Application. The Applicant has reviewed the third party information included in this Application and/or provided during the credit underwriting process and the information provided by any such party is based upon, and accurate with respect to, the Development as proposed in this Application.

9. The undersigned understands and agrees that in the event that the proposed Development is invited into credit underwriting, the Applicant must submit IRS Form 8821 for all Financial Beneficiaries and all natural person Principals disclosed on the Principals of the Applicant and Developer(s) Disclosure Form in order to obtain a recommendation for the funding awarded under this RFA.

10. The Applicant understands and agrees to cooperate with any audits conducted in accordance with the provisions set forth in Section 20.055(5), F.S.

11. The undersigned is authorized to bind all Financial Beneficiaries to this certification and warranty of truthfulness and completeness of the Application.

Under the penalties of perjury, I declare and certify that I have read the foregoing and that the information is true, correct and complete.

_____	LEWIS V. SWEZY
Signature of Applicant	Name (typed or printed)
MANAGING MEMBER OF MANAGING MEMBER	
Title (typed or printed)	

Note: The Applicant must provide this form as Attachment 1 to the RFA. The Applicant Certification and Acknowledgement form included in the Application labeled "Original Hard Copy" must contain an original signature (blue ink is preferred).

Attachment 2

Florida Department of State

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
REDLAND CROSSINGS LLC

Filing Information

Document Number	L16000219791
FEI/EIN Number	NONE
Date Filed	12/05/2016
Effective Date	12/05/2016
State	FL
Status	ACTIVE

Principal Address

7735 NW 146 STREET
SUITE 306
MIAMI LAKES, FL 33016

Mailing Address

7735 NW 146 STREET
SUITE 306
MIAMI LAKES, FL 33016

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146 STREET
SUITE 306
MIAMI LAKES, FL 33016

Authorized Person(s) Detail

Name & Address

Title MGRM

REDLAND CROSSINGS GP LLC
7735 NW 146 STREET, SUITE 306
MIAMI LAKES, FL 33016

Annual Reports

No Annual Reports Filed

Document Images

12/05/2016 -- Florida Limited Liability | View image in PDF format

Florida Department of State

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
REDLAND CROSSINGS GP LLC

Filing Information

Document Number	L16000219754
FEI/EIN Number	NONE
Date Filed	12/05/2016
Effective Date	12/05/2016
State	FL
Status	ACTIVE

Principal Address

7735 NW 146 STREET
SUITE 306
MIAMI LAKES, FL 33016

Mailing Address

7735 NW 146 STREET
SUITE 306
MIAMI LAKES, FL 33016

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146 STREET
SUITE 306
MIAMI LAKES, FL 33016

Authorized Person(s) Detail

Name & Address

Title MGRM

SWEZY, LEWIS V
7735 NW 146 STREET
MIAMI LAKES, FL 33016

Annual Reports

No Annual Reports Filed

Document Images

12/05/2016 -- Florida Limited Liability | View image in PDF format

Electronic Articles of Organization
For
Florida Limited Liability Company

L16000219791
FILED 8:00 AM
December 05, 2016
Sec. Of State
slsingleton

Article I

The name of the Limited Liability Company is:

REDLAND CROSSINGS LLC

Article II

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

7735 NW 146 STREET
SUITE 306
MIAMI LAKES, FL. US 33016

The mailing address of the Limited Liability Company is:

7735 NW 146 STREET
SUITE 306
MIAMI LAKES, FL. US 33016

Article III

Other provisions, if any:

ANY AND ALL LEGAL PURPOSES

Article IV

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

LEWIS V SWEZY
7735 NW 146 STREET
SUITE 306
MIAMI LAKES, FL. 33016

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.

Registered Agent Signature: LEWIS V SWEZY

L16000219791
FILED 8:00 AM
December 05, 2016
Sec. Of State
slsingleton

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGRM
REDLAND CROSSINGS GP LLC
7735 NW 146 STREET, SUITE 306
MIAMI LAKES, FL. 33016

Article VI

The effective date for this Limited Liability Company shall be:

12/05/2016

Signature of member or an authorized representative

Electronic Signature: LEWIS V SWEZY

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 for 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.

Electronic Articles of Organization
For
Florida Limited Liability Company

L16000219754
FILED 8:00 AM
December 05, 2016
Sec. Of State
kpcardwell

Article I

The name of the Limited Liability Company is:

REDLAND CROSSINGS GP LLC

Article II

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

7735 NW 146 STREET
SUITE 306
MIAMI LAKES, FL. US 33016

The mailing address of the Limited Liability Company is:

7735 NW 146 STREET
SUITE 306
MIAMI LAKES, FL. US 33016

Article III

Other provisions, if any:

ANY AND ALL LEGAL PURPOSES

Article IV

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

LEWIS V SWEZY
7735 NW 146 STREET
SUITE 306
MIAMI LAKES, FL. 33016

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Registered Agent Signature: LEWIS V SWEZY

L16000219754
FILED 8:00 AM
December 05, 2016
Sec. Of State
kpcardwell

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGRM
LEWIS V SWEZY
7735 NW 146 STREET
MIAMI LAKES, FL. 33016 US

Article VI

The effective date for this Limited Liability Company shall be:

12/05/2016

Signature of member or an authorized representative

Electronic Signature: LEWIS V SWEZY

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 for 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.

Attachment 3

Exhibit 3

Not Applicable

Attachment 4

Detail by Entity Name

Florida Profit Corporation
RS DEVELOPMENT CORP.

Filing Information

Document Number	P96000072544
FEI/EIN Number	65-0864203
Date Filed	08/30/1996
State	FL
Status	ACTIVE

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI, FL 33016

Changed: 03/31/2012

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI, FL 33016

Changed: 03/31/2012

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKE, FL 33016

Name Changed: 04/16/2010

Address Changed: 03/31/2012

Officer/Director Detail

Name & Address

Title D

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2014	02/14/2014
2015	04/27/2015
2016	04/26/2016

Document Images

04/26/2016 -- ANNUAL REPORT	View image in PDF format
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03/31/2012 -- ANNUAL REPORT	View image in PDF format
04/04/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
04/03/2009 -- ANNUAL REPORT	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
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03/02/2000 -- ANNUAL REPORT	View image in PDF format
04/14/1999 -- ANNUAL REPORT	View image in PDF format
10/07/1998 -- ANNUAL REPORT	View image in PDF format
04/07/1997 -- ANNUAL REPORT	View image in PDF format
08/30/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

PRIOR GENERAL DEVELOPER EXPERIENCE CHART	
Name of Principal, which must be a natural person, with the Required Experience:	**LEWIS SWEZY**
Name of Developer Entity (for the proposed Development) for which the above individual is a principal:	**RS DEVELOPMENT CORP.**

Name of Development	Location (City & State)	Affordable Housing Program that provided Financing	Total # of Units	Year Completed
		Through FHFC		
Cielo Apartments	Miami Beach, FL	Housing Credits 9%	18	1990
Southwinds Apartments	Hialeah, FL	Housing Credits 9%; SAIL	68	1996
Naranja Villas	Naranja, FL	Housing Credits 9%, HOME	90	1997
Royal Palm Gardens	Homestead, FL	Housing Credits 9%	145	1997
Vizcaya Villas	Miami, FL	Housing Credits 4%, Guarantee Fund, MMRB	174	1997
Pembroke Park Apartments	Pembroke Park, FL	Housing Credits 4%, SAIL	244	1999
Pembroke Gardens	Pembroke Park, FL	Housing Credits 4%	198	2000
Country Club Villas	Mami, FL	Housing Credits 4%, Guarantee Fund	216	2001
Chaves Lake Apartments	Hallandale Beach, Fl	Housing Credits 4%; SAIL	238	2002
Country Club Villas II	Miami, Fl	Housing Credits 4%, SAIL	214	2003
Miami Stadium Apartments	Miami, Fl	Housing Credits 4%, SAIL	336	2003
Pembroke Villas	Pembroke Park, Fl	Housing Credits 4%, Guarantee Fund	180	2003
La Joya Apartments	Naranja, FL	Housing Credits 4%	150	2015

Attachment 5

PRIOR GENERAL MANAGEMENT EXPERIENCE CHART

9/1/2016

NAME OF MANAGEMENT COMPANY OR A PRINCIPAL OF MANAGEMENT COMPANY WITH REQUIRED EXPERIENCE: **LEWIS SWEZY**

(Lewis Swezy is the Principal of Centennial Management Corp.)

Name of Development	Location (City & State)	Currently Managing or Formerly Managed	Length of Time (# of years)	Total # of Units
Residential				
5-35 E 37 Street	Hialeah, Fl	Currently	35 Years	16
1000 NW 27 Street	Miami, Fl	Currently	35 Years	8
Lake Point Plaza	Hialeah, Fl	Currently	35 Years	76
241 E 2 Street	Hialeah, Fl	Currently	35 Years	8
476 E 28 Street	Hialeah, Fl	Currently	35 Years	13
Lakeview Apartments	Hialeah, Fl	Currently	35 Years	30
Alma Apartments	Hialeah, Fl	Currently	35 Years	26
Chateaux Apartments	Hialeah, Fl	Currently	26 Years	21
Cielo Apartments	Miami Beach, FL	Currently	26 year	18
R & L Apartments	Hialeah, Fl	Currently	26 Years	10
El Jardin Apartments	Davie, FL	Currently	26 Years	236
Oasis Villas	Miami, FL	Currently	24 Years	47
Florence Manor	Miami Beach, FL	Currently	21 Years	16
Swezy Apartments	Miami Beach, FL	Currently	21 Years	10
Southwinds Apartments	Hialeah, FL	Currently	20 Years	68
Royal Palm Gardens	Homestead, FL	Currently	20 Years	145
Vizcaya Villas	Miami, FL	Currently	19 Years	174
Naranja Villas	Naranja, FL	Currently	19 Years	90
Pembroke Park Apartments	Pembroke Park, FL	Currently	18 Years	244
Pembroke Gardens	Pembroke Park, FL	Currently	16 Years	198
Country Club Villas	Mami, FL	Currently	15 Years	216
Pembroke Villas	Pembroke Park, Fl	Currently	13 Years	180
Country Club Villas II	Miami, Fl	Currently	13 Years	214
Chaves Lake Apartments	Hallandale Beach, Fl	Currently	13 Years	238
Miami Stadium Apartments	Miami, Fl	Currently	13 Years	336
Banyan Club	Pompano Beach, Fl	Currently	10 Years	147
La Joya Apartments	Naranja, FL	Currently.	1 Year	150
	Total Residential Units			**2,935**

Attachment 6

FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF STATUS
OF SITE PLAN APPROVAL FOR MULTIFAMILY DEVELOPMENTS

FHFC Application Reference: RFA 2016-112

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Redland Crossings

Development Location: 26620 Old Dixie Hwy, Miami-Dade, Fl 33032

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).

Mark the applicable statement:

1. ○ The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process. The final site plan, in the applicable zoning designation, was approved on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by action of the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

2. ◉ The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process, and (i) this jurisdiction provides either preliminary site plan approval or conceptual site plan approval which has been issued, or (ii) site plan approval is required for the new construction work and/or the rehabilitation work; however, this jurisdiction provides neither preliminary site plan approval nor conceptual site plan approval, nor is any other similar process provided prior to issuing final site plan approval. Although there is no preliminary or conceptual site plan approval process and the final site plan approval has not yet been issued, the site plan, in the applicable zoning designation, has been reviewed.

   The necessary approval and/or review was performed on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

3. ○ The above-referenced Development, in the applicable zoning designation, is rehabilitation without any new construction and does not require additional site plan approval or similar process.

CERTIFICATION

I certify that the City/County of Miami-Dade (Name of City or County) has vested in me the authority to verify status of site plan Approval as specified above and I further certify that the information stated above is true and correct.

Signature

Print or Type Name

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to site plan approval, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If this certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

Attachment 7

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

FHFC Application Reference: RFA 2016-112
Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Redland Crossings

Development Location: 26620 Old Dixie Hwy, Miami-Dade, Fl 33032
(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 undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. The zoning designation for the above referenced Development location is NCUC; and

2. The proposed number of units and intended use are consistent with current land use regulations and the referenced 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 additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of Miami-Dade (Name of City/County) has vested in me the authority to verify consistency with local land use regulations and the zoning designation specified above 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

Print or Type Name

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief 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 the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

Attachment 8

Florida Power & Light Company

November 28, 2016

Paul Bilton
RS Development Corp
7735 NW 146 Street, Suite 306
Miami Lakes, Fl 33016

Re: Redland Crossings - 26620 Old Dixie Hwy, Miami-Dade, Fl 33032

Dear Mr. Bilton:

Thank you for contacting FPL early in your planning process. At the present time FPL has sufficient capacity to provide electric service to your property. We have 13KV currently available at this location.

Please advise me early in the planning process once the final plans have been approved. This information will help us to provide you with the best service in accordance with applicable rates, rules and regulations. You may also respond to us through www.fpl.com. Please contact me if you have any questions.

Sincerely,

John Giraldo

Associate Engineer

Attachment 9

MIAMI-DADE COUNTY

miamidade.gov

Water and Sewer
PO Box 330316 • 3071 SW 38 Avenue
Miami, Florida 33233-0316
T 305-665-7471

December 12, 2016

LVS Naranja, LLC
7735 N.W. 146 Street, Suite 306
Miami Lakes, FL 33016

Re: Water and Sewer Availability for (16-344401) "Redland Crossings", for the construction and connection of 134 apartments, located at 26620 Old Dixie Highway, Miami-Dade, Florida, Folios # 30-6933-000-0010; and 30-6933-000-0011.

Ladies and Gentlemen:

This letter is in response to your inquiry regarding water and sewer availability to the above-referenced property for the construction and connection of one hundred thirty-four (134) apartment units.

The developer shall connect to existing sixteen (16) inch water main located in S.W. 264 Street, abutting the northern boundary of the property. Any public water main extension within the property shall be eight (8) inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

For sewer service, the developer shall install a new public pump station. The developer shall connect to an existing twelve (12) inch force main S.W. 264 Street west of Old Dixie Highway and install a minimum eight (8) inch force main westerly in S.W. 264 Street to a point east of the northwestern corner of the property, and then, southerly in an access easement within the property, as required to provide service to the new public pump station. In addition, the developer shall connect to the aforementioned proposed public pump station and install an eight (8) inch minimum gravity sewer at full depth in public right-of-way as required to provide service to all of the properties within the proposed development. If Unity of Title does not apply, then the gravity sewer within the property shall be public and eight (8) minimum in diameter. Other points of connection may be established subject to approval of the Department.

Please be advised that all or a part of the subject property has been designated as protected wetland area. The developer is not authorized to commence any work or activities pursuant to this permit until the developer obtains any and all approvals or permits, if necessary, from the Federal Government, the State of Florida pursuant to Florida law, and/or Miami-Dade County Department of Regulation and Economic Resources (RER). Please be advised that, even after work commences, if the County is advised by the Federal Government, the State of Florida, or a court that an activity on the subject property is in violation of federal law, of Florida law, or in violation of a permit or approval granted by the Federal Government, such violation may result in an immediate stop work order. The developer is strongly advised to consult with the necessary federal or state agencies before conducting any work or

activities on the property. Please be aware that the Federal Government may require certain actions or protections on the property, and this may result in the need to modify the plans for the property. Therefore, it is recommended that the developer consult with the state and federal agencies at an early stage in the process. In the event that a state or federal agency advises that the plans for the subject property may result in a "take" of endangered or threatened species, the developer is strongly recommended to inform the County in writing at the earliest stage possible.

Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, 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-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon the developer's request, we will be pleased to prepare an agreement for service, provided the Department is able to offer those services at the time of the developer's request. The agreement will detail requirements for off-site and on-site facilities, if any, points of connection, connection charges, capacity reservation and all other terms and conditions necessary for service in accordance with the Department's rules and regulations.

If we can be of further assistance in this matter, please contact us.

Very truly yours,

Douglas Pile, Esq.
New Business Contract Officer

Attachment 10

MIAMI-DADE COUNTY

miamidade.gov

Water and Sewer
PO Box 330316 • 3071 SW 38 Avenue
Miami, Florida 33233-0316
T 305-665-7471

December 12, 2016

LVS Naranja, LLC
7735 N.W. 146 Street, Suite 306
Miami Lakes, FL 33016

Re: Water and Sewer Availability for (16-344401) "Redland Crossings", for the construction and connection of 134 apartments, located at 26620 Old Dixie Highway, Miami-Dade, Florida, Folios # 30-6933-000-0010; and 30-6933-000-0011.

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Please be advised that all or a part of the subject property has been designated as protected wetland area. The developer is not authorized to commence any work or activities pursuant to this permit until the developer obtains any and all approvals or permits, if necessary, from the Federal Government, the State of Florida pursuant to Florida law, and/or Miami-Dade County Department of Regulation and Economic Resources (RER). Please be advised that, even after work commences, if the County is advised by the Federal Government, the State of Florida, or a court that an activity on the subject property is in violation of federal law, of Florida law, or in violation of a permit or approval granted by the Federal Government, such violation may result in an immediate stop work order. The developer is strongly advised to consult with the necessary federal or state agencies before conducting any work or

activities on the property. Please be aware that the Federal Government may require certain actions or protections on the property, and this may result in the need to modify the plans for the property. Therefore, it is recommended that the developer consult with the state and federal agencies at an early stage in the process. In the event that a state or federal agency advises that the plans for the subject property may result in a "take" of endangered or threatened species, the developer is strongly recommended to inform the County in writing at the earliest stage possible.

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Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, 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-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

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If we can be of further assistance in this matter, please contact us.

Very truly yours,

Douglas Pile, Esq.
New Business Contract Officer

Attachment 11

miamidade.gov

Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street • 11th Floor
Miami, Florida 33128
T 305-375-2141 • F 305-375-4974

December 9, 2016

Paul Bilton
RS Development Corp.
7735 NW 146 Street, Suite 306
Miami Lakes, FL 33016

RE: REDLAND CROSSINGS
Folio: 30-6933-000-0010
Location: 26620 Old Dixie Hwy., Miami-Dade, FL 33032

Dear Sir or Madam:

Reference is made to your request concerning access to the subject subdivision.

SW 264 Street and Old Dixie Highway are paved public roads, which provide access to this development. The Developers may be required to provide internal road improvements within this site.

If you have any specific questions, please call me at (305)375-2112.

Very truly yours,

Raul A. Pino, P.L.S., Chief
Development Services Division
Platting and Traffic Review Section

RAP/al
Mydocument/Access

Attachment 12

FLORIDA HOUSING FINANCE CORPORATION
SURVEYOR CERTIFICATION

Name of Development: Redland Crossings

Development Location: 26620 Old Dixie Highway, Miami-Dade, FL 33032

(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). If the Development consists of Scattered Sites[1], the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C.:

All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

Part I: Development Location Point[2] -

Latitude			Longitude			DDA ZCTA[3], if applicable
N 25 Degrees	31 Minutes	08.86 Seconds (represented to 2 decimal places)	W 80 Degrees	25 Minutes	44.76 Seconds (represented to 2 decimal places)	33032

To be eligible for proximity points, Degrees and Minutes must be stated as whole numbers and Seconds must be represented to 2 decimal places.

Part II: Transit Service – State the latitude and longitude coordinates for one (1) Transit Service on the chart below.[4]

	Latitude			Longitude		
Public Bus Stop	N ____ Degrees	____ Minutes	____ Seconds (represented to 2 decimal places)	W ____ Degrees	____ Minutes	____ Seconds (represented to 2 decimal places)
Public Bus Transfer Stop	N ____ Degrees	____ Minutes	____ Seconds (represented to 2 decimal places)	W ____ Degrees	____ Minutes	____ Seconds (represented to 2 decimal places)
Public Bus Rapid Transit Stop	N 25 Degrees	31 Minutes	16.78 Seconds (represented to 2 decimal places)	W 80 Degrees	25 Minutes	34.24 Seconds (represented to 2 decimal places)
SunRail Station, MetroRail Station, or TriRail Station	N ____ Degrees	____ Minutes	____ Seconds (represented to 2 decimal places)	W ____ Degrees	____ Minutes	____ Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Transit Service is:						0.24 Miles

(Form Rev. 01-17)

Initials of Surveyor _____

FLORIDA HOUSING FINANCE CORPORATION
SURVEYOR CERTIFICATION

Part III: Community Services - State the Name, Address and latitude and longitude coordinates of the closest service(s) on the chart below.[4]

Grocery Store:	**Latitude**			**Longitude**		
Name - Winn Dixie Address - 27359 S. Dixie Hwy. Miami-Dade, FL 33032	N 25 Degrees	30 Minutes	45.15 Seconds (represented to 2 decimal places)	W 80 Degrees	25 Minutes	53.68 Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Grocery Store is:						0.48 Miles
Medical Facility:	**Latitude**			**Longitude**		
Name - Comm.Health Center of So Address - 13805 SW 264 St. Miami-Dade, FL 33032	N 25 Degrees	31 Minutes	19.58 Seconds (represented to 2 decimal places)	W 80 Degrees	24 Minutes	55.22 Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Medical Facility is:						0.88 Miles
Pharmacy:	**Latitude**			**Longitude**		
Name - _____ Address - _____	N Degrees	Minutes	Seconds (represented to 2 decimal places)	W Degrees	Minutes	Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Pharmacy is:						___ Miles
Public School:	**Latitude**			**Longitude**		
Name - Leisure City Elementary Address - 14950 SW 288 St. Miami-Dade, FL 33033	N 25 Degrees	29 Minutes	57.23 Seconds (represented to 2 decimal places)	W 80 Degrees	26 Minutes	03.17 Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Public School is:						1.41 Miles

****

(Form Rev. 01-17)

Initials of Surveyor: _____

FLORIDA HOUSING FINANCE CORPORATION
SURVEYOR CERTIFICATION

For this certification form to be considered complete, it must be properly executed and the required information must be stated at Part I of the form. For this certification to be eligible for Proximity Points not automatically awarded, it must be properly executed, Part I must be completed, and the applicable services information must be stated at Parts II and III of the form.

If the Corporation discovers that there are any false statements made in this certification, the Corporation will forward a copy to the State of Florida Department of Business and Professional Regulation for investigation.

CERTIFICATION Under penalties of perjury, I declare that the foregoing statement is true and correct.

Signature of Florida Licensed Surveyor	5291 Florida License Number of Signatory

Manuel G. Vera Jr.
Print or Type Name of Signatory

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

This certification consists of 4 pages, including definitions. This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. If the certification is inappropriately signed, the form will not be considered. If this certification contains corrections or 'white-out', or if it is altered or retyped, the form will not be considered. The certification may be photocopied. For scoring purposes, page 4 of this 4 page form may be omitted from the Applicant's submission.

Definitions:

[1]"Scattered Sites," as applied to a single Development, means a Development site that, when taken as a whole, is comprised of real property that is not contiguous (each such non-contiguous site within a Scattered Site Development, is considered to be a "Scattered Site"). For purposes of this definition "contiguous" means touching at a point or along a boundary. Real property is contiguous if the only intervening real property interest is an easement provided the easement is not a roadway or street. All of the Scattered Sites must be located in the same county. The location of the Scattered Site means, at a minimum, the address number, street name, and city, and/or provide (i) the street name, closest designated intersection and city (if located within a city), or (ii) the street name, closest designated intersection and county (if located in the unincorporated area of the county).

[2]"Development Location Point" means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development.

[3]"DDA ZCTA" or "DDA Zip Code Tabulation Area," applies only if any of the proposed Development site(s) is/are located within a metropolitan area and in a ZCTA which has been designated by the Department of Housing and Urban Development (HUD) as a Small Area Difficult Development Area (SADDA) at https://www.huduser.gov/portal/datasets/qct.html This can be determined by entering the applicable information at the HUD mapping application, which can be found at https://www.huduser.gov/portal/sadda/sadda_qct.html Note: The Surveyor should confirm with the Applicant which years' Metropolitan DDA data set applies for this Development.

[4]The latitude and longitude coordinates for all Proximity Services must represent a point as outlined on the Coordinates Location Chart set out below. The coordinates for each service must be stated in degrees, minutes and seconds, with the degrees and minutes stated as whole numbers and the seconds represented to 2 decimal places. If the degrees and minutes are not stated as whole numbers and the seconds are not represented to 2 decimal places, the Applicant will not be eligible for proximity points for that service.

(Form Rev. 01-17)

FLORIDA HOUSING FINANCE CORPORATION
SURVEYOR CERTIFICATION

<table>
<tr><th colspan="2">Coordinates Location Chart</th></tr>
<tr><th>Service</th><th>Location where latitude and longitude coordinates must be obtained</th></tr>
<tr><td>Community Services</td><td>Coordinates must represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to the building where the service is located.</td></tr>
<tr><td>Transit Services</td><td>For Public Bus Stop, Public Bus Rapid Transit Stop, Public Bus Transfer Stop, TriRail Rail Stations and MetroRail Rail Stations, coordinates must represent the location where passengers may embark and disembark the bus or train.

For the following Phase 1 SunRail Rail Stations, coordinates must represent the location where passengers may embark and disembark the train:

<u>Phase 1 SunRail Station Name</u>

Altamonte Springs Station — Church Street Station
DeBary Station — Florida Hospital Station
Lake Mary Station — LYNX Central Station
Longwood Station — Maitland Station
Orlando Amtrak/ORMC Station — Sand Lake Road Station
Sanford/SR46 Station — Winter Park/Park Ave Station

For the following Phase 2 SunRail Rail Stations, coordinates must represent coordinates listed below:

<u>Phase 2 SunRail Station Name</u> — <u>Coordinates</u>
Deland Amtrak Station — N 29 01 02.25, W 81 21 09.24
Meadow Woods Station — N 28 23 12.19, W 81 22 26.59
Osceola Parkway Station — N 28 20 35.55, W 81 23 24.07
Kissimmee Amtrak Station — N 28 17 34.93, W 81 24 17.37
Poinciana Industrial Park Station — N 28 15 32.04, W 81 29 08.17</td></tr>
</table>

If there is no exterior public entrance to the Community Service, then a point should be used that is at the exterior entrance doorway threshold that is the closest walking distance to the doorway threshold of the interior public entrance to the service. For example, for a Pharmacy located within an enclosed shopping mall structure that does not have a direct public exterior entrance, the latitude and longitude coordinates at the doorway threshold of the exterior public entrance to the enclosed shopping mall that provide the shortest walking distance to the doorway threshold of the interior entrance to the Pharmacy would be used.

Applicants may use the same latitude and longitude coordinates for the Grocery Store, Medical Facility and/or Pharmacy if the Grocery Store, Medical Facility and/or Pharmacy is housed at the same location.

(Form Rev. 01-17)

Attachment 13

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (the "Agreement") is made by and between LVS Naranja LLC., a Florida limited liability company ("Seller") and Redland Crossings LLC., a Florida limited liability company ("Purchaser").

WITNESSETH:

1. **Premises**. Subject to the terms and conditions set forth below and for TEN and NO/100 DOLLARS ($10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by Seller and Purchaser, Seller shall convey to Purchaser and Purchaser shall purchase from Seller the following described parcel of property situated in Miami-Dade County, Florida:

   SEE EXHIBIT "A" ATTACHED HERETO (the "Premises").

2. **Purchase Price**. The sum of **TWO MILLION SIX HUNDRED AND EIGHTY THOUSAND AND NO/100 DOLLARS ($2,680,000.00),** subject to adjustments, credits, and prorations as set forth herein (the "Purchase Price"), shall be paid by the Purchaser to Seller in cash at Closing.

3. **Title Insurance and Survey.** Seller shall provide to Purchaser a title commitment (the "Title Commitment") for an ALTA Form B, Marketability Policy (the "Title Policy"), issued by an agent of First American Title Insurance Company (the "Title Insurance Company") covering title to the Premises. Purchaser may obtain a survey.

4. **Expense Provisions**. Any and all costs related to the Closing including but not limited to the documentary stamps and transfer/sales tax, the cost of recording the deed, the cost of the Survey, and the title insurance premium shall be paid by the Purchaser on or before the Closing.

5. **Closing**. Subject to the terms and conditions hereof, the Closing of this transaction shall be completed, on or before December 31, 2017 (the "Closing Date"), with the agent of the Title Insurance Company acting as the Escrow Agent. Seller shall deliver possession of the Premises to the Purchaser on the Closing Date. The parties agree to close within a timeframe satisfactory to FHFC and Miami-Dade County as it relates to SAIL Loan from the State and Bond funding by the County.

6. **Taxes and Expenses**. Purchaser shall be responsible for all taxes or other expenses which are due after closing.

7. **Contract Construction**. This Agreement shall not be interpreted against either party solely because such party drafted the Agreement.

8. **Successors and Assigns**. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

9. **No Representations or Warranties**. Seller makes no representations or warranties to Purchaser and it is agreed by Seller and Purchaser that the Premises is sold in "as is" and "where is" condition with no reliance on any representations made by Seller.

10. **Amendments**. Except as otherwise provided herein, this Agreement may be amended or modified by, and only by, a written instrument executed by Seller and Purchaser.

11. **Law**. This Agreement shall be governed by and construed in accordance with Florida law. Venue is Miami-Dade County.

12. **Section Headings**. The section headings inserted in this Agreement are for convenience only and are not intended to, and shall not be construed to, limit, enlarge, or affect the scope or intent of this Agreement, nor the meaning of any provision hereof.

13. **Merger of Prior Agreements**. This Agreement supersedes all prior agreements and understandings between the parties hereto relating to the subject matter hereof.

14. **Attorney's Fees and Costs**. In any litigation arising out of or pertaining to this Agreement, the prevailing party shall be entitled to an award of its attorneys' fees, whether incurred before, after or during trial, or upon any appellate level.

15. **Time**. Time is of the essence of this Agreement. When any time period specified herein falls or ends upon a Saturday, Sunday or legal holiday, the time period shall automatically extend to 5:00 PM on the next ensuing business day.

16. **Counterparts and Fax**. This Agreement 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 document. It is the intent of the parties to circulate original signature copies, however, fax copies shall be deemed originals until original signatures are obtained.

17. **Default**. In the event of a default by Seller, Purchaser shall be entitled to demand and receive specific performance of the provisions of this Agreement.

IN WITNESS WHEREOF, each of the parties upon the dates indicated herein below, and the parties executing this Agreement hereby represent to the other that they have full and complete authority to execute the same on behalf of the entities for which they sign.

Signed, sealed and delivered

in the presence of:

PAUL BILTON

As to PURCHASER

PURCHASER:

Redland Crossings LLC

By:

Name: Lewis Swezy

Title: Manager of Managing Member

Date: December 22, 2016

PAUL BILTON

As to SELLER

SELLER:

LVS Naranja, LLC

By:

Name: Lewis Swezy

Title: Managing Member

Date: December 22, 2016

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I

A PORTION OF THE EAST ½, OF THE NORTHEAST ¼, OF THE NORTHEAST ¼, OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 33, THENCE S 00°23'54" E ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 33 FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 00°23'54" E ALONG SAID EAST LINE OF THE NORTHEAST ¼ OF SECTION 33 FOR 924.04 FEET; THENCE S 41°17'16" W ALONG A LINE LYING 100.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY FOR 74.95 FEET; THENCE N 48°19'53" W FOR 643.55 FEET; THENCE N 48°01'52" W FOR 20.99 FEET; THENCE S 39°53'41" W FOR 52.51 FEET; THENCE N 52°35'38" W FOR 38.86 FEET; THENCE N 52°26'34" W FOR 81.14 FEET; THENCE N 00°30'24" W ALONG THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 33 FOR 199.00 FEET; THENCE N 89°00'15" E ALONG A LINE LYING 330.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 33 FOR 165.00 FEET; THENCE N 00°30'24" W ALONG A LINE LYING 165.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 33 FOR 295.00 FEET; THENCE N 89°00'15" E ALONG A LINE LYING 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 33 FOR 507.71 FEET TO THE POINT OF BEGINNING.

LESS:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE S00°23'54"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S00°23'54"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR 408.52 FEET; THENCE S89°00'15"W FOR 241.74 FEET; THENCE N00°59'45"W FOR 408.50 FEET TO THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND 35.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID SECTION 33; THENCE N89°00'15"E ALONG THE PREVIOUSLY DESCRIBED LINE, FOR 246.00 FEET TO THE POINT OF BEGINNING.

AND PORTION OF:

Parcel II

LOT 15, LESS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT, THENCE SOUTH 67.09 FEET; THENCE SOUTHEAST AT RIGHT ANGLES TO THE F.E.C. RIGHT OF WAY 127.4 FEET (127.66 FEET, CALCULATED & MEASURED); THENCE NORTHEAST ALONG SAID RIGHT OF WAY 90.09 FEET (89.75 FEET, CALCULATED & MEASURED) TO THE COUNTY ROAD; THENCE NORTHERLY 86.00 FEET (85.04 FEET, CALCULATED & MEASURED) TO THE NORTHEAST CORNER OF LOT 15; THENCE WEST TO POINT OF BEGINNING IN BLOCK 1 OF GEORGE W. MOODY SUBDIVISION, PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

Lying and being in Miami-Dade County, Florida

Attachment 14

FLORIDA HOUSING FINANCE CORPORATION

LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION - FEE WAIVER FORM

Name of Development: Redland Crossings

Development Location: 26620 Old Dixie Hwy, Miami-Dade, FL 33032

(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). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Miami-Dade, pursuant to Ordinances #88-112, 90-26, 90-59, 90-31, waived the following fees:

(Reference Official Action, cite Ordinance or Resolution Number and Date)

Road, Fire, Police and Park impact fees

Amount of Fee Waiver: $ 1,130,726.22.

No consideration or promise of consideration has been given with respect to the fee waiver. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This fee waiver must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature

Carlos A. Gimenez

Print or Type Name

Mayor

Print or Type Title

NOTE TO LOCAL GOVERNMENT OFFICIAL: Waivers that are not specifically made for the benefit of this Development but are instead of general benefit to the area in which the Development is located will NOT qualify as a contribution to the Development. Further, the fact that no impact fees or other fees are levied by a local jurisdiction for ANY type of development DOES NOT constitute a "Local Government Contribution" to the proposed Development. Similarly, if such fees ARE levied by the local jurisdiction but the nature of the proposed Development exempts it (e.g., typically, a Rehabilitation Development is not subject to impact fees), for purposes of this form, no "Local Government Contribution" exists and no points will be awarded.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If the Application is not eligible for automatic points, this contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is altered or retyped. The certification may be photocopied.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

(Form Rev. 08-16)

Memorandum

Date: July 6, 2015

To: Deputy Mayors

From: Carlos A. Gimenez
Mayor

Subject: 2015 Signature Authority

Effective immediately, you are authorized to sign the following items for your respective departments on my behalf:

- Permits
- Senior Management Performance Appraisal Forms
- Leave slips (your department and immediate staff)
- Travel requests for up to 4 travelers except for international and legislation-related travels
- Telecommunications Device and Service Requests
- Vehicle requests
- Grant applications

Your judgment is crucial when reviewing items for signature. Please submit requests for administrative leave and executive salary reviews to me for consideration. If an item is controversial, sensitive or otherwise significant, please forward it to my attention or discuss it with me personally.

Alejandro Ferro
Chief of Staff

Russell Benford
Deputy Mayor

Jack Osterholt
Deputy Mayor/RER Director

Edward Marquez
Deputy Mayor/Finance Director

Alina T. Hudak
Deputy Mayor/PWWM Director

Michael Spring
Senior Advisor

Michael Hernandez
Communications Director

c: Arleene Cuellar, Director, Human Resources Department
Jennifer Moon, Director, Office of Management and Budget
Angel Petisco, Director, Information Technology Department
Tara Smith, Director, Internal Services Department
Office of the Mayor Senior Staff

Attachment 15

SUNTRUST

Donna Kelce
FIRST VICE PRESIDENT

SunTrust Community Capital, LLC
200 South Orange Avenue, 7th Floor
Orlando, FL 32801
Tel 407-237-5019
donna.kelce@suntrust.com

January 3, 2017

Mr. Lewis Swezy
Redland Crossings, LLC
c/o RS Development Corporation
7735 NW 146th Street, Suite 306
Miami Lakes, FL 33016

Re: Redland Crossings, Ltd, a new construction apartment complex to-be-built with 134 units of affordable housing located in Miami-Dade, FL.

Dear Lewis:

This letter expresses the intent and summarizes the terms and conditions pursuant to which an affiliate of SunTrust Community Capital, LLC ("Investor Member") will purchase an investor membership interest in Redland Crossings, LLC. The Managing Member agrees and acknowledges that all information provided herein shall be true, correct, and complete in all material respects.

1. **Summary:**

Beneficiary of Equity Proceeds:	Redland Crossings, LLC
Equity Paid Prior to Construction Completion:	$1,114,382
Eligible Housing Credit Request Amount:	$437,012 of annual tax credits
Dollar Amount of Housing Credit Allocation to be Purchased:	$4,369,687 of total tax credits (10 years of tax credits times the Investor Member's 99.99% ownership)
Total Equity to Be Provided	$4,457,527

2. **Project Information:**

Company Name:	Redland Crossings, LLC a Florida limited liability company ("Company").
Project Name/Description:	Redland Crossings a 134-unit new construction apartment complex and related site amenities.
Managing Member:	Redland Crossings GP, LLC, a Florida limited liability company.
Developer:	RS Development Corporation will act as the Developer of the property, pursuant to a Development Agreement acceptable to Investor Member.
General Contractor:	RS Construction of Dade, Inc., will be the general contractor.
Management Company:	Centennial Management Corporation shall be the initial Management Company.

PayIn Schedule:

Capital Contribution #1: (25%) $1,114,382 to be provided prior to or simultaneously with the closing of the Construction Loan.

Capital Contribution #2: (40%) $1,783,010 upon receipt of 1) certification by Investor Member Construction Inspector that the Project was completed in accordance with the plans and specifications, and 2) acknowledgement by Lender of completion of the Project in accordance with the Project documents.

Capital Contribution #3: (25%) $1,114,382 upon the latest to occur: 1) evidence that application has been made for Forms 8609 on all LIHTC units, 2) final Accountant's Cost Certification certifying the amount of the Annual Credits, and all costs, 3) physical occupancy of 90% of the units by qualified tenants at pro forma rents and qualified leases, and 4) achievement of debt service coverage of all contemplated payments of principal and interest of 1.15x on first mortgage must pay debt for a period of three (3) consecutive calendar months.

Capital Contribution #4: (10%) $445,753 upon the latest to occur of: 1) receipt of properly executed Forms 8609 representing all LIHTC units, 2) stabilized physical occupancy of 93% of the units by Section 42 compliant tenants at pro forma rents and compliant leases for 90 consecutive days, 3) all permanent loans have closed on the property and 4) debt service coverage of all payments of principal and interest of 1.20x on 1st mortgage hard debt for three (3) consecutive calendar months.

Representations and Warranties: Customary representations and warranties with respect to the Project, the Company, and the low income tax benefits to Investor Member will be made jointly and severally by the Managing Member and the Guarantors, as set forth in the Project Documents.

Guarantors:

The term "Guarantor" shall mean Lewis V. Swezy. All certain the Project Documents reasonable obligations of the Managing Member under will be guaranteed by the Guarantor. All obligations of the Managing Member under the Project Documents will be jointly and severally guaranteed by the Guarantor.

Reserve Requirements:

1) Working Capital Reserve: Subject to underwriting

2) Capital Replacement Reserve: The Company will establish and maintain a reserve for capital replacements at the higher of $300 per unit per year (increased annually by 3%) or an amount required by the permanent lender.

Cash Flow:

After payment of all operating expenses and debt service, cash flow (after the stabilization of the Project) will be distributed within ninety (90) days after the end of each fiscal year, in the following priority:

(i) Pay STCC for any amounts due as a result of any unpaid Credit Adjuster amount to be outlined in the Project Documents and not reimbursed by the Guarantors
(ii) Restore Working Capital Reserve
(iii) Distribute funds to the Partners as necessary to enable them to pay taxes on their respective shares of taxable income from the Partnership
(iv) Voluntary Partner Loans
(v) Asset Management Fee
(vi) Deferred Developer Fee
(vii) Negative Cash Flow Loans;
(viii) Incentive Management Fee, if applicable
(ix) The balance, 90% to the Managing Member and 10% to Investor Member

Capital Transactions:

During the LIHTC compliance period, Investor Member must approve terms and conditions related to any financing, refinancing or substitute credit enhancement of the Project. Use of proceeds from any sale, financing or refinancing would be prioritized as follows:

(i)	Debts and obligations, including expenses associated with sale or refinancing
(ii)	Pay Investor Member for any amounts due as a result of any unpaid Credit Adjuster amount to be outlined in the Project Documents and not reimbursed by the Guarantors
(iii)	Funding of any required Reserves (if refinancing)
(iv)	Voluntary Partner Loans
(v)	Asset Management Fees
(vi)	Deferred Developer Fee
(vii)	Negative Cash Flow Loans
(viii)	$1,000 to the Special Investor Member
(ix)	The balance, 90% to the Managing Member and 10% to Investor Member.

This entire proposal is made based on representations by the Managing Member, the Developer, and/ or their agents, as to all facts regarding the Project, including but not limited to, the credit worthiness and financial viability of the Managing Member, the Company, and the Guarantors. STCC's investment is subject to receipt, review and approval of all environmental and geological reports, site inspections, appraisal, market study, personal and / or corporate financial statements of the Guarantors and Managing Member, revised construction budgets, revised development budget and total project costs, plans and specifications, financing sources, cash flow projections, the construction contract and other items deemed necessary by STCC to make an informed investment decision. Terms are subject to change upon the completion of STCC's due diligence, and changes to the financial projections and other pertinent information provided by you or your agents. STCC's investment is contingent upon final STCC approval, regulatory approval and mutually acceptable terms and conditions contained in the Project Documents. The Project Documents will supersede this letter.

We are pleased to have this opportunity to partner with you on this property. Should you have any questions or comments please give me a call. Unless acknowledged, this proposal will expire on January 15, 2017. Once acknowledged, the proposal will remain in effect until February 28, 2018.

Sincerely,

Donna R. Kelce
First Vice President

Acknowledged this 4th day of January, 2017, by:

Redland Crossings, LLC
By: Redland Crossings GP, LLC, its Managing Member

By:_____
Lewis V Swezy

Its: Managing Member

Attachment 16

Exhibit 16

Not Applicable

Attachment 17

Exhibit 17

Not Applicable