RECEIVED

BEFORE THE STATE OF FLORIDA FLORIDA HOUSING FINANCE CORPORATION 19 FEB 18 PM 1: 51

FINANCE CORPORATION

AMC HTG 3, LLC
Petitioner,

FHFC Case No. 2019-017BP RFA No. 2018-111 App. No. 2019-064C

VS.

FLORIDA HOUSING FINANCE CORPORATION.

Respondent.

FORMAL WRITTEN PROTEST AND PETITION FOR ADMINISTRATIVE HEARING

Petitioner, AMC HTG 3, LLC, (the "Petitioner" or "AMC HTG"), pursuant to sections 120.57(1) and (3), Florida Statutes ("F.S.") and Rules 28-110 and 67-60, Florida Administrative Code ("FAC") hereby files this Formal Written Protest and Petition (the "Petition") regarding the seoring decisions of the Respondent, Florida Housing Finance Corporation ("Florida Housing") to award funding to responsive Applicants pursuant to RFA 2018-111- Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County (hereinafter the "RFA")

Introduction

1. This Petition is filed pursuant to sections 120.57(1) and (3), Florida Statutes, Rules 28-110 and 67-60, Florida Administrative Code.

<u>Parties</u>

2. Petitioner is a Florida limited liability company in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133.

Petitioner's address, telephone number and email address are those of its undersigned counsel for purposes of this proceeding.

 The affected agency is Florida Housing Finance Corporation. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

Notice

- On September 6, 2018, Florida Housing issued the RFA.
- 5. On October 4, 2018 and October 18, 2018, the RFA was modified by Florida Housing and Notices of Modification of RFA 2018-111 were issued.¹
- 6. Applications in response to the RFA were due on or before November 9, 2018.
- 7. Florida Housing received approximately 67 applications in response to the RFA.
- 8. Petitioner in response to the RFA requested an annual allocation of \$1,939,520.00 in Hoasing Credit funding for its proposed eighty (80) unit affordable housing development in Miami-Dade County, Florida. Petitioner applied as a non-profit applicant and Petitioner's application satisfied the required elements of the RFA and is eligible for a funding award.
- 9. Petitioner's received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, February 1, 2019 at 9:20 am. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A". Petitioner was deemed eligible for funding but was not among those recommended for funding.
- 10. On Wednesday, February 6, 2019 at 8:08 am, Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of that Notice of Intent is attached hereto as Exhibit "B".

¹ The Notices of Modification of Request For Applications (Rf·A) 2018-111 were posted on the Corporations website and sent via electronic mail to persons registered on the Corporation's Multifamily Programs Registry.

11. This Petition is timely filed in accordance with the provisions of section 120, 57(3) (b), Florida Statutes, and rules 28-110,004 and 67-60,009, Fla. Admin, Code.

Background

- 12. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida. Florida Housing's statutory authority and mandates are set forth in Part V of Chapter 420, Florida Statutes. See, Sections 420.501-420.55, Fla. Stat.
- 13. Chapter 67-60, Fla. Admin. Code, which establishes "the procedures by which the Corporation shall administer the competitive solicitation processes to implement the provisions of the Housing Credit (HC) Program authorized by Section 42 of the IRC and Section 420.5099, F.S. See rule, 67-60.001(2), Florida Admin. Code.

RFA 2018-111

- 14. Through the RFA process Florida Housing anticipated awarding up to an estimated \$6,881,821 of Housing Credits to proposed Developments located in Miami-Dade County (RFA at p. 2)
- 15. Within the RFA the Corporation established the following funding goals,
 - a. The Corporation has a goal to fund one (1) proposed Development that (a) selected the Demographic Commitment of Family at question 2.a. of Exhibit A and (b) qualifies for the Geographic Areas of Opportunity/SADDA Goal as outlines in Section Four A. 10.
 - b. The Corporation has a goal to fund one (1) proposed Development that selected the Demographic Commitment of Elderly (ALF or Non-ALF) at question 2.a. of Exhibit A.
 - c. The Corporation has a goal to fund one (1) proposed Development wherein the Applicant applied and qualified as a Non-Profit Applicant.

(RFA at p. 69)

- 16. Review Committee members will independently evaluate and score their assigned portions of the submitted applications based on various mandatory and scored items. The maximum point total that an applicant can receive is 15 points. (RFA at p. 69) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at p. 65)
- 17. The RFA provides that all eligible Applications will be ranked by sorting the Applications from the highest scoring Application to the lowest, with any scores that are tied separated as follows:
 - 1) First, by the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
 - 2) Next, by the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A. 11.e of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
 - 3) Next, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4(b)(4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
 - 4) Next, by the Application's Leverage Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications baving the Classification of A listed above Applications having the Classification of B);
 - 5) Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
 - 6) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

RFA at p. 69-70.

 The RFA mandates the Funding Selection Process (hereinafter "Selection Process"), as follows,

- The first Application selected for funding will be the highest-ranking eligible Family Application that qualifies for the Geographic Areas of Opportunity/SADDA Goal.
- 2) The next Application selected for funding will be the highest-ranking eligible Application that qualifies as an Elderly (ALF or Non-ALF) Development.
- 3) The next Application selected for funding will be the highest-ranking Application wherein the Applicant applied and qualified as a Non-Profit Applicant.
- 4) If there are less than three (3) Applications selected for funding in (1), (2) and (3) above, the next Application(s) selected for funding will be the highest-ranking unfunded Application(s), regardless of Demographic Category until no more than three total Applications are selected for funding. If the third Application cannot be fully funded, it will be entitled to receive a Binding Commitment for the unfunded balance.
- 5) If funding remains after selecting the three (3) highest ranking eligible unfunded Applications as outlined above, or if funding remains because there are not three (3) eligible Applications that can be funded as outlined above, then no further Applications will be considered for funding and any remaining funding will be distributed as approved by the Board.

(RFA at p.70)

- 19. The selection process was carried out by the members of the Review Committee at a public meeting held on January 23, 2019.
- 20. The following applications were selected for funding by Review Committee members,

-2019-045C-Lucida Apartments, Ltd.- Lottery Number 7

-2019-073C- Las Brisas Trace, LP - Lottery Number 1

-2019-058C- Cannery Row at Redlands Crossing, LLLP- Lottery Number 3

Of the three (3) applications selected for funding, Lucida Apartments, Ltd. was the highest ranked eligible family application that satisfied the Geographic Area of Opportunity goal. Las

Brisas Trace, LP, was selected as the highest ranked eligible elderly application. Lastly, Cannery Row at Redlands Crossing, LLLP was selected as the next highest ranked eligible non-profit application.

21. Cannery Row at Redlands Crossing, LLLP ("Cannery Row") should have been deemed incligible and thus not selected for funding. The applicant which should have been funded as the next eligible non-profit application is AMC HTG 3, LLC, Application No. 2019-064C, lottery Number 6. Alternatively, if Cannery Row remains eligible as a result of the issues raised herein, both Las Brisas Trace, LP ("Las Brisas") and Ambar Riverview, Ltd., ("Ambar") an eligible but unfunded elderly application, Application No. 2019-035C ², should have been deemed ineligible. The applicant which, in turn, should have been selected for funding as the highest ranked eligible non-profit application is AMC HTG 3, LLC.

<u>Cannery Row</u> Principal Disclosure Form for the Applicant

- 22. Florida Housing requires Applicants to identify the Principals of both the Applicant and Developer entities using Florida Housing's Principal Disclosure Form. This requirement is to ensure that Florida Housing is aware of the individuals that it is in business with³. The procedure provides as follows,
 - d. Principals Disclosure for the Applicant and for each Developer (5 points)
 - (1) Eligibility Requirements

To meet the submission requirements, the Applicant must upload the Principals of the Applicant and Developer(s) Disclosure Form (Rev. 08-16) ("Principals Disclosure Form") with the Application and Development Cost

² Ambar is lottery number 2.

³ Florida Housing will use this information to screen the identified Principals to determine if any have been deficient to the Corporation on prior affordable housing deals, to identify bad actors and to determine if applications are related.

Pro Forma, as outlined in Section Three above.

The Principals Disclosure Form must identify the **Principals of the Applicant** and **Developer(s)** as of the Application Deadline and should include, for each applicable organizational structure, only the types of Principals required by Subsection 67-48.002, F.A.C. A Principals Disclosure Form should not include, for any organizational structure, any type of entity that is not specifically included in the Rule definition of Principals. (Emphasis supplied)

(RFA at p. 10-11)

- 23. The definition of "Principal" with respect to an applicant that is a Limited Partnership is defined at Rule 67-48.002(94)(a)(2), F.A.C. as follows,
- 2. A limited partnership, at the first principal disclosure level, any general partner or limited partner of the Applicant limited partnership, and, unless otherwise excluded at subsection 67-48,002(9), F.A.C., with respect to any general partner or limited partner of the Applicant limited partnership, at the second principal disclosure level, that is:
 - A corporation, any officer, director, executive director, or shareholder of the corporation,
 - b. A limited partnership, any general partner or limited partner of the limited partnership,
 - c. A limited liability company, any manager or member of the limited liability company. Or
 - d. A trust, any trustee of the trust and all beneficiaries of majority age ... as of the Application deadline, each of whom must be a natural person. Such trust shall be comprised only of trustee(s) and beneficiaries who are natural persons; and with respect to any entity identified at the second principal level that is:
 - e. A corporation, by the third principal disclosure level, any officer, director, executive director or shareholder of the corporation, each of whom must be a natural person.
 - f. A limited partnership, by the third principal disclosure level, any general partner or limited partner of the limited partnership each of whom must be a natural person,
 - g. A limited liability company, by the third principal disclosure level, any manager or member of the limited liability company, each of whom must be a natural person, or
 - h. A trust, any trustee of the trust and all beneficiaries of majority age...as of the Application deadline, each of whom must be a natural person. Such trust shall be comprised only of trustee(s) and beneficiaries who are natural persons.

(Emphasis supplied)

24. On the *Principal Disclosure for Applicant* form Cannery Row identified their general partner, Cannery Row Redlands, LLC and Steven Kirk as Investor LP at the First Principal Disclosure Level. At the Second Principal disclosure level they disclosed the sole member of

their general partner, Everglades Housing Trust, Incorporated. At the third Principal Disclosure level, they listed the following Officers and Directors of Everglades Housing Trust, Incorporated:

Executive Director	Kirk, Steven
Officer	Lopez, Arturo
Officer	Gonzales, Diana
Officer	Townsel, Al
Officer	Vidales,Fabiola
Director	Lopez, Arturo
Director	Gonzales, Diana
Director	Townsel, Al
Director	Rubio-Rivera, Susan

A copy of the *Principal Disclosure Form for Applicant* form submitted by Cannery Row is attached hereto as Exhibit C.

25. According to the 2018 Florida Not for Profit Corporation Annual Report Filed Feb. 12, 2018 with the State of Florida, Office of the Secretary of State, the following individuals were disclosed as officers and directors of Everglades Housing Trust, Incorporated:

President	Kirk, Steven
CD	Jensen, Robert
D	Rubio-Rivera, Susun
VD	Gonzales, Diana
STD	Lopez, Arturo
AS	Vidales, Fabiola

A copy of the 2018 Florida Not for Profit Corporation Annual Report for Everglades Housing Trust Incorporated is attached hereto as Exhibit D.

The Application Deadline for the RFA is November 9, 2018. If Robert Jensen remained the Chairman of and/or a Director of Everglades Housing Trust Incorporated as of November 9, 2018, he should have been disclosed by Cannery Row on the Principal Disclosure Form for the Applicant. Failure to do so renders Cannery Row's application ineligible resulting in the Petitioner being funded as the next eligible non-profit entity.

Principal Disclosure Form for the Developer

- 27. The definition of "Principal" with respect to a developer that is a Corporation is defined at Rule 67-48.002(94)(b), F.A.C, as follows,
 - (b) With respect to a Developer that is:
- 1. A corporation, at the first principal disclosure level, any officer, director, or shareholder of the Development corporation...
- 28. The developer of Cannery Row is Rural Neighborhoods, Incorporated. At the First Principal Disclosure level, the applicant disclosed the following officers and directors,

Officer	Kirk, Steven
Officer	Lopez, Arturo
Officer	Gonzales, Diana
Officer	Townsel, At
Officer	Rubio-Rivera, Susan
Officer	Vidales, Fahiola
Director	Lopez, Arturo
Director	Gonzales, Diana
Director	Townsel, Al
Director	Rubio-Rivera, Susan
Director	Polak, Matthew
Director	Ray, James
Director	Alegre, Pinita
Director	Wright, Katrina
Director	McDougal, Peter
Director	Salgado, Carlos

A copy of the *Principal Disclosure for Developer* form submitted by Cannery Row is attached hereto as Exhibit E.

29. According to the 2018 Florida Not for Profit Corporation Annual Report filed on February 12, 2018 with the State of Florida, Office of the Secretary of State, Robert Jensen was the Chairman/Director and Martina Borck and Fatima Echevarria were also Directors.

Additionally, Katrina Wright and Carlos Salgado were not identified as Directors. A copy of the

2018 Florida Not for Profit Corporation Annual Report filed on February 12, 2018 for Rural Neighborhoods, Incorporated is attached hereto as Exhibit F.

30. The Website for Rural Neighborhoods, Incorporated indicates the following as members of their Board of Directors,

> Chairperson Vice Chairperson Treasurer

Robert Jensen
Diana Gonzalez
Arturo Lopez

Secretary

Susan Rubio-Rivera

Pinita Alegre
Martina Borek
Tom David
Steven Mainstar
David Peyton
Matthew Polak

Reverend Audrey Warren

Director Emeritus

Fernando "Chappy" Pro, Jr.

A copy of the website page is attached hereto as Exhibit G.

31. If any of the following individuals, Robert Jensen, Martina Borek, Fatima Echevarria, Tom David, Steven Mainstar, David Peyton or Reverend Audrey Warren were Officers or Directors of Rural Neighborhoods, Incorporated as of the Application Deadline, November 9, then they should have been disclosed on the *Principal Disclosure for Developer* form. Failure to have done so renders Cannery Row's application ineligible resulting in the Petitioner being funded as the next eligible non-profit entity.

<u>Las Brisas</u>

Insufficient Density to support Proposed Units

32. In their application to the Corporation, Las Brisas committed to building 119 units on its proposed site which is made up of thirteen (13) separate parcels. One of the parcels is being sold by Kids on Point, LLC ("KOP") and the remaining parcels are being sold by Pia S. Woodley as the Personal Representative of the Estate of Beatrice Boston ("Woodley").

- 33. According to the Miami-Dade County Property Appraiser the portion of the proposed site being sold by KOP is 34,185 square feet which is 0.78 acres. The portion of the proposed site being sold by Woodley is 22,500 square feet which converts to 0.58 acres.
- Notwithstanding the foregoing, according to the Site Plan submitted by Las Brisas to 34. Miami-Dade County the portion of the proposed site being sold by KOP is 50,113 square feet which converts to 1.15 acres and the Woodley site is 37,386 square feet which converts to 0.858 acres. The reason for the discrepancy between what is shown by the Miami-Dade County Property Appraiser and the Site Plan prepared for Las Brisas is that they are using the Net Lot Area Total. According to Article XXX111(K) of Miami-Dade County's Standard Urban Center District Regulations, Section 33-284.83. Uses. (A)(2)(c), "Minimum requirement and maximum permitted density shall be calculated based on the net lot area. For purposes of this article, net lot area shall include dedicated road right-of-way, which means the area between the existing or proposed lot right-of-way line and the street centerline." Although Woodley satisfactorily meets the Net Lot Area represented on the Site Plan presented to Miami-Dade County for their Zoning Form, KOP does not. Las Brisas represented on their Site Plan that KOPs parcels consists of 50,113 SF, when in fact the Net Lot Area consists of 44,114 SF. Las Brisas was calculating approximately 46 linear feet from the KOP property line to the metro-rail. As Miami-Dade County is owner of the metro-rail, the area between the existing or proposed lot right-of-way line and the street centerline as permitted for density calculation is only approximately 23 linear feet. Las Brisas took additional square feet that does not belong to KOP. The difference in square feet between what Las Brisas proposed in their Site Plan and what properly belongs to KOP per Miami-Dade County's Standard Urban Center District Regulations is approximately 5,999 SF or the equivalent of 8 units.

- 35. The Miami-Dade County Zoning Code density for the the proposed site is limited to 60 units per acre. Pursuant to the Site Plan submitted by the Applicant, they would be entitled to build 120 units. However, using the correct calculation for the Net Lot Area of the KOP site, the Applicant would be limited to approximately 112 units, eight units below what the Applicant has indicated in their application.
- 36. Las Brisas, as part of its Application, submitted the Florida Housing Finance

 Corporation Local Government Verification that Development is Consistent with Zoning and

 Land Use Regulations Form ("Zoning Form") executed by county staff. Petitioner believes that
 the Zoning Form was executed based on the Las Brisas Site Plan, which as stated above,
 incorrectly describes the proposed site as larger than it actually is. Using the correct calculations,
 the proposed site is not large enough to support 119 units under the Miami-Dade County Zoning

 Code. The Zoning Form submitted by Las Brisas should not be relied upon and Las Brisas
 should be deemed ineligible since the number of units proposed exceeds the applicable zoning
 allowance.

Ambar

<u>Failure to Timely Submit</u> Required Documentation for Density Boost

- 37. The Miami 21 Zoning Code provides for special benefits for developers of alfordable housing within the City of Miami, if certain conditions are met. Specifically, it provides in part:
 - 3.15 AFFORDABLE HOUSING SPECIAL BENEFIT PROGRAM SUPPLEMENTAL REGULATIONS

The intent of the Affordable Housing special benefit program established in this section is to facilitate the development of high-quality Affordable Housing in the City by providing development incentives, including, but not limited to, modifications of architectural/design standards and parking reductions.

- **3.15.1** As a **prerequisite** to qualify for any of the special benefits described in section 3. 15, an applicant shall submit to the Office of Zoning:
 - a. Certification by the City's Community Development Department that the proposed Development will provide a minimum of eighty percent (80%) of the Dwelling Units (Multi-family or Elderly) as Affordable Housing serving residents at or below sixty.
 - b. A recorded covenant running with the land acceptable to the City of Miami, confirming the property will meet the criteria in subsection (a) above for a period of no less than thirty (30) years from the date of the issuance of a final Certificate of Occupancy.

(Emphasis supplied)

- Ambar's application proposes to build a 105-unit high rise in Miami, Florida. They also sought and filed an application with the City of Miami using the Affordable Housing Certification form to begin the process to obtain increased density for their proposed development.
- 39. On October 11, 2018 an affiliate, Ambar3 LLC submitted correspondence to Manuel Torrado, of the City of Miami, Department of Planning and Zoning. A copy of the letter is attached hereto as Exhibit II.
- 40. The letter indicates that the following items were attached to the correspondence:
 - 1. Local Government Verification that the development is Consistent with Zoning and Land Use Regulations;
 - A copy of the verification forms submitted last year by a different developer for the same property. That project was known as Serenity Tower;
 - 3. Miami-Dade Property Appraiser's Information Map Reports;
 - 4. A copy of the Affordable Housing Certification that has been submitted to the Community Development Department for signature. We will supplement the package with the signed form as soon as we receive it from Charles McKinnon;
 - 5. A copy of the Survey; and
 - 6. A check for \$1,000.00 in payment of the City of Miami's processing fees.

41. The Affordable Housing Certification, referenced in the October 11, 2018 correspondence above was submitted under *Miami 21 Affordable Housing, Article 3, Subsection 3.15.1*, certifying that of the 105 units 80% were for tenants at or below 60% AMI. The Project Description provided in part,

One residential building consisting of 105 units, 42-2 bedrooms/2 baths and 63-1 Bedroom/1 bath. The density is based on increase allowed due to units meeting the definition of Affordable Housing.

The Affordable Housing Certification form was executed by Elena Adames, the President of Ambar Riverview, LLC and dated October 3, 2018.

- 42. Also attached to the letter of October 11, 2018 was an executed copy of the *Florida*Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations Form ("Zoning Form"). The Zoning Form indicates approval for 105 units and is dated October 22, 2018.
- The Affordable Housing Certification form executed on October 3, 2018 by Ambar and given to Mr. Torrado of the City of Miami committed to 80% of units for Tenants at or below 60% AMI. However, when the Affordable Housing Certification form was fully executed by Charles McKinnon and Alfredo Duran of the Department of Community & Economic Development on October 16, 2018, Ambar modified their form by submitting under Miami 21 Affordable Housing, Article 3, Subsection 3.15.2.5 certifying that of the 105 units being proposed, 40% of units will be for tenants at or below 60% AMI & 60% of the units will be for Workforce Housing. First, the information provided to Mr. Torrado was materially different than what was eventually signed by the Department of Community & Economic Development.

 Second, as stated in the Affordable Housing Special Benefit Program Supplemental Regulations,

⁴ This was received in response to the Public Records Request and attached to the October 11, 2018 correspondence.

⁵ Emphasis supplied.

in order to qualify for any of the special benefits described, the applicant (i.e. Ambar) needed to commit to 80% of units for Tenants at or below 60% AMI. The fully executed form with different set-aside commitments is not in agreement with this requirement. Third, in Ambar's Florida Housing application, they have 100% of the units for Tenants at or below 80% AMI, thus not meeting either of the inconsistent commitments they made to the City of Miami, which is how they were able to get their Zoning Form signoff from Mr. Torrado.

- 44. More importantly, even if the Affordable Housing Certification form is deemed acceptable per *Miami 21 Affordable Housing*, *Article 3*, there is an additional restrictive covenant that is required to be recorded and put in place for the increase in density to be effective.

 Further, there is nothing in the Purchase and Sale Agreement, public records, or other documentation between the buyer or seller for the property that would allow Ambar, as buyer, the authorization to record a covenant running with the property to establish affordable housing on the property with these restrictive set-aside commitments. This restriction can only be made by the rightful owner or seller of the property in question and not by Ambar. No affordable restrictive covenant existed as of the Florida Housing application deadline, and is still not in place, therefore the density applied for or needed by Ambar is not consistent with current landuse regulations as stated on the Zoning Form.
- 45. The Zoning Form submitted by Ambar was wrongfully executed and as such Ambar should be deemed ineligible.

Substantial Interests Affected

46. If Cannery Row had been deemed ineligible for failing to disclose all the Principals of both its Applicant and Developer entities then AMC ITTG 3, LLC, would have been selected as the Non-Profit applicant. Alternatively, if Las Brisas had been deemed ineligible for submitting a

Site Plan with inaccurate information resulting in a Zoning Form which should not have been executed by County Staff and Ambar had been deemed ineligible for submitting a Zoning Form even though additional requirements and a recorded covenant are required, AMC HTG 3, LLC would have been selected as the next eligible Non-Profit applicant.

- 47. Petitioner is substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Petitioners ability to obtain funding through the RFA. Consequently, Petitioner has standing to initiate and participate in this and related proceedings.
- 48. Petitioner is entitled to a Formal Administrative Hearing pursuant to Sections 120.57(1) and 120.57(3), Florida statutes, to resolve the issues set forth in this Petition.

Disputed Issues of Material Fact and Law

- 49. Disputed issues of material fact and law exist and entitle Petitioners to a Formal Administrative Hearing pursuant to Section 120.57(1), Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:
 - a. Whether Florida Housing's proposed award of funding to Cannery Row is consistent with the RFA;
 - b. Whether Florida Housing's proposed award of funding to Cannoty Row is clearly erroneous;
 - e. Whether Cannery Row identified all the Principals of Everglades Housing Trust Incorporated as of the Application Deadline.
 - d. Whether Cannery Row identified all the Principals of Rural Neighborhoods Incorporated as of the Application Deadline.
 - e. Whether Cannery Row is entitled to the additional five (5) points under the RFA.

- f. Whether the Site Plan submitted by Las Brisas accurately reflected the proposed development size.
- g. Whether the Zoning Form submitted by Las Brisas was executed based on accurate information.
- h. Whether Ambar had all necessary approvals and met all requirements at the time that the Zoning Form was executed.
- Such other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

50. Petitioner is cutifled to relief pursuant to Section 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, and 67-60, Florida Administrative Code.

Concise Statement of Ultimate Fact and Law, Including the Specific Facts Warranting Reversal of the Agency's Intended Award

- Petitioner participated in the RFA process to compete for an award of Housing Credit funds based upon the delineated scoring and ranking criteria in the RFA. Cannery Row's proposed development in Miami-Dade County, is ineligible for funding because it failed to accurately identify the Principals of the Applicant and Developer entities. Las Brisas should be deemed ineligible for providing inaccurate information to Miami-Dade County which resulted in the wrongful execution of the Zoning Form and Ambar should be deemed ineligible because additional requirements are needed prior to obtaining the affordable housing density boost.
- 52. Unless the score and ranking are corrected, and the preliminary allocation revised, Petitioner will be excluded from funding and Cannery Row, Las Brisas and potentially Ambar will be awarded Housing Credit funds contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

53. A correct application of the eligibility, scoring and ranking criteria will result in funding for the Petitioner as a Non-Profit development.

Right to Amend the Petition

54. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

WHEREFORE, pursuant to section 120.57(3), Florida Statutes, and rule 28-110.004. Florida Administrative Code, Petitioner's request the following relief:

- a) An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)(1), Florida Statutes.
- b) If this protest cannot be resolved within seven days, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before an Administrative Law Judge ("ALJ") pursuant to Section 120.57(1) and (3), Florida Statutes.
- c) The ALJ enter a Recommended Order determining that the Corporation should have deemed Cannery Row's application incligible for funding pursuant to the terms of the RFA and award funding to the Petitioner as the next eligible Non-Profit applicant. Alternatively enter a Recommended Order determining that the Corporation should have deemed the applications of Las Brisas and Ambar ineligible for funding pursuant to the terms of the RFA and award funding to Petitioner as the next eligible Non-Profit applicant.
- d) That the Corporation adopt the Recommended Order of the ALJ.

Dated this 18th day of February 2019.

Respectfully Submitted

Maureen M. Daughton, Esq. FBN 0655805 Maureen McCarthy Daughton, LLC

1725 Capital Circle NE, Ste 304 Tallahassee, Florida 32308

Counsel for AMC HTG 3, LLC

CERTIFICATE OF SERVICE

1 CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by electronic mail and U.S. Mail with the Corporation Clerk and Hugh Brown, General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on this 18 day of February 2019

Maureen M. Daughton

SOK-TOE	2019 2470	2020 6732	20 CHILLSO	2019-0420	22.04425	2016-0410	2016-2403	2013-037	2019-0560	203016-000	2019 0500	28376.027	3009-005	2020 0330	green)	2015-3010	2000-0000	Eligible Applications	Application Number
			1 upds															pplication	- 4 E
Santa Cruz Mes	ån bar Walk	Princepor Tame	*	The Michael	Statiste tempe	The Medico	émiliar Culo Becalença	vila Velencia	Slate Miuri	A-ber I too	Ampar Trail	The Anser	Soct Ridge	Source the Transit of type V	Residences at Naranja Lokes	Mocyard Villas	Sample - Hee	ŭ.	Name of Pevalopment
I mais framy	Elent M. Acames	Matthew A. Begar	William Tedd Paskai	William and Lubrer	Lewis V. Swezy	William Peter Falbbri	Dena M. Adames	Lawis Street	Matthew A. Risgor	Elene ki. Adames	Shine M. Ademies	Elent M. Adams	Marches & Seger	tenneth Ney or	Bottern & Hodki s	Aikul A Inter-car	Mothew & Right		Name of Authorized Principal Representative
RS Development Corp.: Levis V. Swedy	Authai 3.1+C	HTG Princeson Tower Developed LEC	The Dichmon Drup of Element Inc.	The Richmer, Group of Florida, Inc.: Comperction to Develop Damage her of James For	N Sembered Goo, I was V Sweet	The Kithman Group of Florida, ris: Corporation to Develop Corporation of Lamps Too	Ambarš, LLC	is beedgament Copy Leads C. Seeg	HTG Slate Miary Developer, LLC	Andra 3. للـكر ۱/95 (الجمد الموجد). للـC	Amberd, U.S	Amba 3. L.C	II Coverbiblioper Teveloper.	APC Brownswife VIII.go. 9 Development LLC, MSCDC Prownsuite VIII.C	Part etg his.	Vineyard VIIIza Deva oper, U.C.	HTG icorresed (Invesigner) - C		flame of Developens
Ę,	2.5	-	-	2 M	2.5	AF.	F. Nase ALF	C.Non-	5, Nan-		E. Man	4	E Ven	# Year	F. you-	E, Non A, F	A. Charge		Demo
ž	#	#	301.	10	17.3		Ŕ	134	ŝ	;	100	17	100	133	515	ä	:UU		Total
0,630,010,00	1,990,000,00	0,880,750,00	1,273,000.90	2,200,000.00	2,005,000,00	cocontest	P _a violitation (til	2.527,000 00	0.002,282,0	00.000/20.00	2,000.000.00	OLTERCTON'S	2,424,400.00	9,054,566.00	1,997,045.00	1,495,000.00	Z 20 S eacho		HE Funding
	•	4	γ	Y	γ	۴	7	ř	٧	4	¥		×	4	۲	· ·	٧		Eligible For Puncting?
z	п	٩	٧	ų	4	,	,	;e	а	п	Я	z	н	Z	z	ı.	¥		Family Demokration could figure that Googlaphic farm of Opportually / HUD- designated SADDIG Finding Facilit
z	Z	и	4		z	٧	,	,	γ	γ		ĸ	*	7	z	7	*		Cuntrionan a Ven-Profit Applicant?
35	25	:5	#	ы	Ħ	1/	ĸ	15	15	15	3	l;	Œ.	Ŀi	:n	G	-5-		Total Points
٠	٠.	٧	~	٧	*	7	۲	e	*	ĸ	4	٠	۲	Ÿ	4	γ	Υ		Progratiy Parting Preference
٠.	ч	۲	4	* .	-:	γ	۸ .	٧	ř	ne.	*	<	•	·r.	ч	ï	γ		Per Unit Carver, r. Jan Funding Preference
4	,	<			٠	Ÿ	3	γ	Ψ	γ		Ą	A.	γ	Y.	γ	4		Development CARgony Faming Parliments
igmyge.	246,818,18	0.0999961	127,445.34	146 155.85	of 79.78 tt	144.002.78	55.95753	DV8787C	37.385/247	The Color	बाह्य इंटिंग	16/16/04/55	149,538.00	10000001	125,257,34	.46325.70	CONSOCIAL		Total Caro Funding Per Ser-Aside
>	3-	*	3-	*	Ē	¥	٨	'n	D-	v	p.	٨	3,	F .	:•	>	*		Leveraging Classification
	٠.	."	7	-:	7	~	~	e .		4		1	¥	۲.	4	-:	٧		Florida Jub Creation Preference
2:	15	Æ	ü	а	13	8	Ą	٥	ajç	ä	E:	12	ъ	¥	lı.	à	23		lattery Nurther



					_												_	_	
JIC 9-072C	ALTR-0710	JESC COL	3290 tilk	2862660	299+800	2018-04.00	2015-0627	201947015	2030-0-74	0450-6702	2019 0360	0030400	295G GTUZ	2318-0-80	2015 0040	21.02E20	2015-17-11	7010 0490	Appleation Number
Platterm 3730 at Franchi Shannon Rollo Cemer	Morro Grande I	Dich c Ponto	The Mesale	Houthcare Selver Housing	Course de Apartments, Phase III	Whale Silicon	Cesal era	e mosevitardi Na	Tenacis	мин н	Cannery flow et Seulle eils Censsing Stasson C. Side	Professiony Code	Caribbson ses	hicanista e	g -veq - v-campady axisting	Medel c II	Automor Biogra	senens sa are	Name of Dewslopment
felers 's felences	fabers & fabriche	Matches o Report	Kenneth Nephr	Scenes Kirk	Matthew All Reger	Francisco Rejo	Marinoville Rieger	Earld C Doutch	William Lodd Caldu	William Toda Rebbn	Staken C. Sidt	Madhew A. Reger	David O. Seutd'	Matthew A. Aleger	Matthew A. Reger	(ар.), солино	Francisco Rejo	Matthew & Rigids	Name of Authorised Principal Representative
Conversione Group Parmors.	Ceroscatene Group Partners.	HTG Ordrid Teinto Devidopot, LLC	A20 the Moved Development LLG HER Development LC	Rural Regissoriussos Incurpora sedi, édea sed Atfancable Development Corporation	AMCHTA 3 Developar, ILC	Description of the property of the party of	F16 Caseling Developer III.	Projects Organizations, C	The Hiddenier Stroup of Fiorica. The Line Social addition Develop Construction and Linear For	The Dichmer Group of Limites Fo	Rund Neighberheeds, mecraphated	THO RESERVED COM- Devia open, ILC	Pireada Communidas, IIIC: South Filami Heights Community Deselvement	HTGitaxiur D.o.doptr. LLC	at/CHTG 2 Developes, U/C	Common & Company, IIIC; Mara's Dov Mepment Promone 115	Familiast Davelop sent Ca L.	HTG Schema Developer, CLC	Name of Bevelopers
T	- FR	E hon	E hon	e ka	٦.			E. Nan-	E.No?-	F	L Pro-	7 Kg	-	E, Nen A,P	415 416';	E. Non-	п	717 58 T	remo
è	į	E S	124	÷	×	150	긤	114	tot	9	ä	H	126	110	118	110	1:0	.13	latel D4%
0.70-,000	cacegory	2,057,070,000	J. Zgr.Ja.Liu	9C3 C3K(.	00.002/6667	2.582.000.00	T.515,276.00	2,882,000,0	vacancal-k	2,450,890,69	1,270,000.00	2,000,000,00	2,832,000.00	2,576,980.00	2.560,792.00	1,6401.60.00	2,625,000,00	3,665,840.00	RC Fueitin Amount
4	7	-	*	<	~	~	~:	~	~	-	-	<		~	7	~	-:	4	Big tile For Funding?
	z.	z	z	z	×	ч	-		÷	×	2	z	z	7	,	4	4.	2	Family Seems and qualifies for the Geographic Sees of Opportunity / HsD- designated SADDA Funding Goel?
z	z	,	4	~	7	7	~		4	2	<	<	~	~	-	-	sa	<	Oup ifer so a dou-Profit Andicard
=	5	ÿ	j	,	2	ŧ	ħ	Ħ	::	Ľ.	ᅜ	j	1,6	٠	H	#	۲	15	Tural Points
4	~	4	-		K	٠.	~	4	4	4	-:	<	4	ĸ	7	٧	-:	Y.	Proximity Funding Frederance
٠.	.4	<	<	~	4	4	۲	4		-	,		<	7	٣	4		4	Per Una Construction Funding Professorias
	*	-:		-:		4	٨	4		×	~	7	4			۰		~	Development Entegary Funding Praderence
3477,00 64	. 08 Ve.	0344046	760 CHO 0.3	170,030.01	100,556,011	141,040,33	146,566,00	123,570.0	108,181.42	1497,097,0	145,754.50		151,324.07	145,866.00	146,506,70	104,724.24	140 TVP 83	0.692980	Total Cosp Furding Per Sebaside
3*	٠,	2	0.	E.	D-		٥	>	>	2	v	j.	-		`~	>=	>=	L	Levengerg
~	٠	4.	*	<	~	~	~	-=	-	~	4	<	1	~	~	-	~		Ronda Job Oreation Preference
۱÷	lii M	157	¥	5	eı	72	Ą	81	H	ŀá	ىد	9	×	£:	¥	8	ж	š	Himphe Lottery

Page 3 of 4

			ı			~			7 125,655.91 A Y
7 30,960,567,6	N	7.5	٧		γ	Y Y	γ		Y (35,541.57
2,656,840.00 Y Y	*	Ŀi		~	4		*	~	X.965'571 A A
Alektricher v V	2	lii	-		7		~	~	V V 147,550.30
A STANGER A	*	in			4		4	~	A A A
2,853,437.00 Y	*	ы		~	٧		4	~	У У 160,000.02
On Jacobs W N	2	27			4		*	*	0.0000ml
3. A 00.000-5807	у н	,		γ	Y Y		γ γ	٧	56'815'881, A A
V actionation	> н	7.		γ	Y		Y Y	γ	γ γ 131,518.56
7 a.nacass	ν γ	j		-:	Υ Y		Υ	Υ	Y Y 12,527,73
A 00'000'58'7.	и и	j		4	۲		γ γ	٧	Y Y 155,177.78
V 0.0°C/99	٧ ٧	:;		٧	γ		Y Y	γ	Y Y 142,220,11
V 30.016/009	У В	:3		4		γ	у у у	γ γ	Y Y Y 153.578.75
A audicioalin	Я	3	_	-		4	Y Y	γ γ γ	.6.050'FST A A A
A 0.000'080'0	А	:5		γ		γ	Y Y Y	γ γ	EPSET'9TT A A A
Nesthalanae y s	٧ ٧	15		٧		γ	3 4 4	Y	γ γ γ γ 122.5:2.01
2,700,900,000 Y	\ Y	- 25		٧		γ	у у у	ү	γ γ γ γ 129,577,27
2,852,900.00 Y	Λ γ	1,5		٧	У		3 3	γ	Y Y 131,428 64
2,685,550.50 Y	Y Y	15		4	Y		8 8	Ý	Y Y 175,5% 42
Family De- qualifies of IIIC Funding Eligible I III Georgeaches Annual Funding? Opportudity ulsajouted Funding o	Family Detectors: quarifies for the Campsighte Zara of Opportunity / HUID Departurity / HUID Applicant: Funding Goal?	rutul Peinus	W = 1		Proximity Funding Professors	Proximity Cottot toulor Funding Funding Funding Funding Fractions	Proximity Constitution Funding Funding Funding Protococc	Presimity Cates under Congagory Funding Funding Funding Funding Funding Funding Ser Adde	Proximity Contact Language Funding Corner Language Funding Funding Contact Language Funding Corner Contact Con

12	ě	5	.06.100.881	4	~	<	Li)	z	,		A SECTION FOR	ē		Jis Teangine of Corp., Lower		•	
		1														Estion.	Stell Figie Applications
4	-=		130,000.00		٠		#		×	٣	2,838,346.00	140	"	Theil Provi I Dave cpmc ".	Konnett Neger	2019-090: Qual Boose Flance Village I	2029-0900
38	~	2	100,000 01	<	4	-5	H	~	4	4	2,358,345 CD	10.6	-	Nic side Preparty III Development. LC	Kenneth Mylin	Voluside Transit Village I	ላይ፣ ባ-ድባጀር
H	٠.	70	TOCATAN	×	ě	4	Ľ.	~	2		2,658,345.00	108	2 S	Not stak Property V Bevelopment, IEC	Renneth Saylor	2011-0-005-C Striketic Transfer VIII age V	2019-0092
ន	×	p.	116,152,18	7	4	4	ដ	2	2		2282,000,00	.53	> 3 !!	Briess del Este Aportments Developer, 117	Aberto Milo, .c.	2010-2040 Brians did Esta apartment	Special Control
H	*	p.	CIQ alleam	7	7		U	٠.	z	~	2,175,000.00	G.	May 15	EHCOC Devis opmort: Services, ILC: Pistrict III Developer, ILC:	Steep Publis	Dictrict Flats	7010 002C Dichet Fiets
Humbe:	Florida Inh Orestian Profession	Leveraging	Tuul Corp Furding Por Setraside	Seus opment Cellegery Funding Profession	Postinity Construction Furding Funding Preference Preference	Previolity Fulding Preherence	Tural Points	Clinificans Tutal e Non-Prairi Azadisanti Peints	Jamily Dame and qualifies for the Beographic Area of Opportunity / IIIIIIII designated saloual Funding Gualfi	වැටැය For Funding?	HC tonding Amount	Total	Davo	Name of Dovelopers	Mane of Authorized Principal Representative	Кэртн от Инхијар укла	Application Number

2019-00:00 Salara:	2019-0700	3200-023C	::: .0.4002	1070-5.02	17 b = 5102	Treligion Applications
	2029-0700 Show a Mana Apartments L. Diver Gross	2019-0000 The orlayer Apartments, Prove II Other Gross	2005-00 III Trity To dow	SOCIATION I promotify grown	Shouls	the tion.
Wara S. Marles	Diver Gross		ucion appre	Clive - 6 ross	Szaws sywor	
Corresponde Control Parties, His florida Sonar Linby Devilopment Corporation	Staté II Decelopers, ILC	Applications in safety.	Opadocket ommarity Democratic Corporation Inc.	Secenty Grow-Develope s. C.	jis Tese opment Corp., Lανές V Koracy	
71	п	T	7	ay.: Nen		
15	76	뛶	SU	â	동	
0,680,000.00	2,5/9,591.00	F Chon/2/872	182403603	2237,000.00	адикадалеро	
-	4	4	z	z	ਣ	
	J.	4	z	z	7	
~		×	4	2	z	
l;	5	ii	72	in	iñ.	
~:	~	٧		<	*	
-:	Y	4	,	-3	7	
~		ĸ	e	4	٧	
11.822761	225,566,38	142,023.23	120.205.56	.79,£22.75	188,901.90	
			. » <u>L</u>	 -	,	١
~	~	-:	-		v	
H	Ý.	9	8	+	13	

resepons den funcing Pot Set Adde Arround was corrected from your my from the Application Sub-little Report — Field and affective 4/3 Levenging.

On Report 1, 2009, the Beart of Kinegan of flux da Himany France Corporation express the Report Form Himan another to except the score, results in our

Approximation of the moderal protest and a formal perfect international winds and a 120.50%, Fo. Stat. A leadness will defend an observable of properties and a 20.00%, Fo. Stat.

of properties and a 20.00%, T. C. Indice and the analysis and a 20.00% of properties and a 20.00%, T. C. Indice and the analysis and a 20.00% of properties and a 20.00%, T. C. Indice and the analysis and a 20.00% of properties and a 20.00%.

RFA 2018-111 Board Approved Preliminary Awards

Total HC Available for RFA
rotal HC Atlorated
rotal HC Remaining

6,881,821.00 6,780,850.00 100,971.00

2019-0580	Orse Manuarath Application	2019-0/90	tir= Eldwiy (AL	SMT02	One Formity App	Aumber
Country flow at Bedance Crossing	Application	LCC Brisas Frace	Or = Elderly (AUF or Non-ALF) Audionium	52	One, Exemply Applications that qualifies for the Geographic Assaud Oppurunity/HUU-casigns had \$4004 Lizal	Nute of Developmen:
Stewen II. Kirk		State Proteins		William Ione Ishlici	миће Ален об Пирит	Name of Authorized Pelnalpai Representative
Rural No graderhoods, Incorporated		BHDCC Development Services, itCount Orient Years Developer, it Al		He Coman Group of Hamile, Ive.	unity/Нии-сехідлявья s401	Nama of Duvilopas
E. Non ALF		L. Hon-W.		-	DÁ LÍSMÍ	Demo
112		en		.n.		Suppl Cultural
2,270,300,00		3535,890.30		,R26,000.00		ho Furding Amount
		ĸ		~		ti@ldr For Fundr@
	i 	4		~		Cooldes for the tightle Computation and Qualiforms of Qualiforms of Earth of Computation of Comp
. ~:		··	•	z		Qualificate & Non-Profit Applicant?
ı		#		15		Total Points
; `		,				Proxidity Funding Profession
~				,		Net Little Coccanacion Landing Preference
		~		~		Development Category Lunding Prescrence
3.		»		.>	<u> </u>	Levelopuro Clarafication
٧		¥		~		Florida Job Chiefar Profession
:4				7		

Gr. Feyout v. 1. 2019. The Board of Directory of Peyors Course Broadcast C

Approximation in register or no of critical actions we for substitutive action action of substitutive and Section 22 of the School Chapter 42 of the Council and School Chapter 42 of the Council Approximation of the proceeding action of the proceeding action of the proceeding action of the procedure 120.Fb. State is an action of the procedure 120.Fb. State is a substitute 120.Fb. State is a

Maureen McCarthy Daughton, LLC

MMD LAW

Maureen McCarthy Daughton, LLC 1725 Capital Circle Nfi, Suite 304 Tallahassec, Florida 32308 T: (850) 345-8251 <u>Mdaughton@mind-lawfirm.com</u> www.mmd-lawfirm.com

Via Hand Delivery and Email February 6, 2019

Ms. Ana McGlamory(<u>Ana.McGlamory@Floridahousing.org</u>) Corporation Clerk Florida Housing Finance Corporation 227 North Bronough, Suite 5000 Tallahassee, Florida 32301

RE: Notice of Intent to Protest, Request for Applications (RFA) 2018-111 Proposed Funding Selections and Scoring

Dear Corporation Clerk:

On behalf of Applicant, AMC HTG 3, LLC, Application No. 2019-064C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2018-111 posted by Florida Housing Finance Corporation on Feb.1, 2019 at 9:20 a.m., concerning Housing Credit Financing for Affordable Housing Developments located in Miami-Dade County. (See Attached).

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,

Maureen M. Daughton

cet Hugh Brown, General Counsel

- Exhibit B

RFA 2018-111 Board Approved Preliminary Awards

Total HC Available for AFA Total HC Allacated Total FF Remaining

										İ		Į	ا		[
	Vaco of Development	Name of Authorited Principal Representatives	Name of Deschapers	ound .	Tets Living	HC Fusding Arreadit	Bleykn Far Fornsknig	Opporter for the Area of Qualification of Qualific	Qualifics as a Nan-Profit Applicant?	Total poims	Producty Parties Profession	For Unit Construction Funding Preference	esucialas Tuguns Audžinas parzidenas	Leprosink	Herida fob Grebbies Protectine	torray Nimis
				1	-[_j	1				1						
'	Road Author between 2011 House property and an accommodate to the second	The Real of Contract	shift betarage sold Heater	JA 6036							l I	Ī		Ĺ	ĺ	
300-0451 300-0451	Distant	Ulfan Todd balkil	alse Richman Section of Hance, Inc.		8	1.275,000,00	! ا	-	_	â	-	>	≻	ď	-	^
A STATE OF THE PARTY OF THE PAR	one of deels to the behalf the factor of]		 				į	į							
MESSE	135 Prijeta Tract	State Trans	B-IDCC previousnic Sanjacs, LLC: I AN HRES Trace Duveleps; LLC	E. Floresti . 139	617	2,635,890,00	5.			Ħ.	>		*	·	<u>-</u>	
1 4		l								Ĺ		[
2014CAL	Concept Raw at Reflereds	Steven 5, Ki i	sural > sightly disper.	E, Non-ALF	뷮	2,270,000.00	ş	z	<i>;</i>	a	81			٠,	ٔ ٰ	
,	C109919.	 	propheces]		<u> </u>							

Any universely Appliance may be a suche directed and you make the proof have yet Sector 2000, BL State, side (waker 20 a.d.). Back and the British of the proof of the proof have the proof have the british of the proof of the p On Primary 1, 2019, the Busy of Octooms of Rocks Foreign phance from a consequent to the few founds considered and the few foreign that the few foreign phance from a construction from the few foreign foreign and the few foreign foreign for the few foreign foreign for the few foreign foreign for the few foreign foreign foreign for the few foreign for the few foreign foreign for the few foreign foreign for the few foreign for the few foreign for the few foreign foreign for the few foreign for the few foreign for the few foreign for the few foreign foreign for the few foreign foreign for the few foreign for the few foreign for the few foreign foreign for the few foreign foreign for the few foreign foreign for the few foreign foreign foreign for the few foreign foreign for the few foreign foreign foreign foreign for the few foreign foreign for the few foreign foreign foreign foreign foreign foreign foreign foreign foreign fo

Matter A. Aspar 175 Streened Towards TLC ASP 250 2.204,00.15 Y	Assilation	: Swaw of Desclopusort	Name of Actionizes, services and Representatives	hame ni besulptors		# 4 # 4	AC Fendos O	Olympia Fore	presignation and confidence the confidence the confidence of confidence	Confibror Chan Poffs Application	Palms Palms	Punith Funding Pulementu	Per Une Co.structor, Emding Preference	Development Category Pandice 7-ylesector	Total Core Rending Rev Syte-Kahla	Castillation	Florica Ito Creation Preference	Lutte:V Number
Part Mailton Mailton					<u> </u>	1	.				1							
	2009-0302	Sometime Plant			1.85 p.		2,204,000,30	5-	,	>-	25	2-	٠	,	146,593.00	4	>	¥ .
Figure F	2009-6002			_	45.5	р	200000000000000000000000000000000000000		z	,_	ä	>	,	>	146,329.73	*	٠.	12
TransisVingery Remark Hadder Speciment Not Not Not Not Not Not Not Not Not No	1E10-023C	Residences at Edwardy - when		Authoric David princing Partners, Inc.	E. Non Jii.	th CH	1,927,048,53	,	2	z	10	>	>-	:-	227,367.94	ব	*	20
Marticup A Risque HTT Benefit Regulations E. Marie HTT Benefit Regulations HTT B	2018-01302	Programme Transfer Village V		Operatorizate Mage V Development, II of MSCBC	다 전 보 구 구 구 구 구 구 구 구 구 구 구 구 구 구 구 구 구 구	1CB	2,859,375,00	٠.	×	i-	#	>		-	180,000.02	=	2	£
This Settlice Earli M. Address Anisade, LLC Anisade Anisade, LLC Anis	20120-1900	Forck Ridge	Million A Roger		* 57	ă	2,424,400,00	-	Z.	>	\$,_	۲	۰	14G5BC.00	~	-	H
Ambien Calib Encapt. Argans J. March J. March <td>20:9-3850</td> <td></td> <td>Data M. Adams</td> <td>Applied, U.C.</td> <td>F. Minn</td> <td>ş</td> <td>cgrantre"c</td> <td>ş</td> <td>Z</td> <td>2</td> <td>ä</td> <td>۶</td> <td>٠</td> <td>>-</td> <td>135,457.55</td> <td>~</td> <td>-</td> <td>7</td>	20:9-3850		Data M. Adams	Applied, U.C.	F. Minn	ş	cgrantre"c	ş	Z	2	ä	۶	٠	>-	135,457.55	~	-	7
Author Child Ellers V Aubress Andre Gull. 4.156 2,700, (UV.) N N Y YS Y Shadi Malani Andre Gull. ALTA A Rages	2039 3350	$\overline{}$	Eleratió, Arames		3, Non-	300	2,030,050,10		-	z	'n	>	>		240, \$2 8.33	٠.		\$
Shainfilling Noth Lak A Rage: Lake L	grammage		Elena V. Adamos	Ambora, LLD, vifi Devadost, U.C	73-	135	2,790,400,00	>	-	>	#	-		>	55,654,52	۷	>	97
VIE Valency Luxis Sames Luxis Sames Luxis Sames F, No. 154 154 154 154 154 154 155 Y N 155 Y Amber Circle List Accesses Shines Accesses Shines Accesses Shines Accesses Shines Accesses The Manager Y N	20.9-030		l	STG Shatkami Developer, C.S.	P, kich A:F	ij	3,515,000.00		z	:-	ä	>-	٠	5-	146,5P5.nn		-	a
Anaber Cub Listenests Elize any Adelmost Anaber (Lub) End (Lub) 455 2700,000, ml 7 A 75 7 The Mistors Worden Total Pables Int. Silvan End (Pables) April 100, 100, 100, 100, 100, 100, 100, 100	20:35:08:0			Rs Davukgment Ocrasi muje V. Sweey	E, Nen-	184	3,852,000.50	, *	Z	2	57	>	>-	>-	LOY6SOPL	~	>	gr
The Mistor Contract Fight The Signature of Parish Contract Fight	X10-8100	-	Eline as, Ademos	Ambagana	E.Non-	105	2,700,000,01	,	x	F.	ĕ	>		-	155,484.55	4		5
Openium Louar Louar Vi Stauky NS Dockpoment Computation (R. Monta) E. Monta (R. Monta) E. Monta (R. Monta) F. Monta (R. Monta	2010-2010		Violen Total Fabbit	The Stehman Group of Hardia, Inc., Congression to Reveluge Congruption of Tamos Inc.	1 H H	81	7,000,000,000,000	>-	2	i-	ä	>	>	-	144,000.73	۲		8
This Melose Valian Todd Pobler Incident Change of Melos State 302-5002		Devils % Steam	Rid Direct present Corporation Device V. Sweazy	E, Non-	Ħ	c0/000(589)?	>	2	4	n	>	3.	·-	10: TR. 15: 15:	-	»·	k	
Example Viellam	200,0240	_	Verieur Todd Rabbit	The Richman Group of Halifat, Inc.; Oct poortfacto Develop Commonther of Factor, Inc.	f,Neti-	15	07/00/00/2%	,	2	-	ņ	۶۰	>	>	146,153,85	-	*	34
Princation Total Page 138 2,000,00,00 Y Y N 135 Y Amber Walk Exala M., 269mes Inches Sentences 5,000 92 1,000,000 Y N 155 Y Sentences walk Real and M., 269mes American 2,000 3,000,000 Y N 155 Y Sentences walk Love Sines Love Sines Love Sines 2,000,000 Y R 1,00 X 155 Y	2005-040		Walton Todd Cebbi	is with Fil		3	1,275,000,30	>	>-	2	ч	~	۰.	-	127,446.34	<	-	-
Amber Walk Enab M. 265mes Author 3. Spall 1500000000 T N 15 T Senia Frazioles Lovid-Soury N No. 2000 3 C 2882,0000 7 C 15 Y	3595-0160		Northwell Tiggs	HTG Princeton Traver threeleges, LLC	-	7,78	2,899,943,00	-	,	-	ង	٠	>	7	245,481,00	٧.	>-	Ð.
Sentativities Lend-Story Water Water State 134 2,882,023.pm 7 (4 h. 15 Y	2006-0475		EataM. Mames	Author 5, LC	S, Name And	÷	cansolood;:	÷	2		Э		,	>	ST.878.18	-	>-	Ħ
	7529-6480	Senia Cruz lebi:	tenesann	BE Davelopment Corp., work V. Storty	E.P.Cn.	134	2,882,050.pm	~	ਦ	4	17	>	2-		145,997.73	~	,	¥

5 Å		П		<u></u> T	Ţ			Ţ	A :		<u>"</u>	_	,		<u> </u>	_R T		8	Σ
dumbury dumbury	8 I	а	8	7	7	ች 	.R	**	# :	а —	. E	÷	71	Φ	н	ь.	<u></u>	٠ <u>-</u>	201
Skelds ich Creation Deutschenes		,	>	-	-		*	۶	>	-	٠	٧	Y.	2.	>		-	>	>-
Interpolation Control	۲ .	۲	۰	4	4	m	-3	4	٦.	-4	×.	۲.	¥	~	ч	~	*	¥	æ.
Tetal Ctap Emilio Bar Percellas	נעבפֿבְאיּרָ	14,3653	124,524,34	mysgru.	116,555.00	151,334.07	10936601	148,781.Sp	140,60%73	138,181.82	158,93.11	365,966.00	JA4,043.33	146,885.00	140,00191	159,30013	17.356.CE	Et.upt.mc	511,931,53
Desir opment Saugory Podbag Factority	٠	>	>		۵	>-	>	-	,-	>-	۲	>-	3-	-	>-	,	۶	2	>
Pur Liste Crost usulan Rendeg Prefesorio	>	>	>	<i>></i>		٠	>	>	-	,	>	÷	>-		<u>></u>	۶	٠		2
Paralming Pendha Pendhan	٠.	-	>	>	>	>-	-	-	۶۰	>	۶	>-	>-	۶.	>	۶	-		~
Sulei Polnic	а	А	\$	'n	ř	'n	ä	35	а	τ̈	អ	λī	'n	2	A	,§1	ä	£	ы
Qualifies as a Non-Shaff; Applicant?		z	^			¥	*	٨	Ē	۲	ĸ	7	z	>-	> -	>		z	z
Facily Dema and gualfics for the Guerra gualfics for the Guerra gualfics for the Copperators (FUIDs ducy and a Gooff burding Gooff burding Gooff	Ξ	>	Ŧ	2	п		×	2	,		æ	4	э.	z	,	æ	z	2	5 .
गुप्तम स्ट -undha?	-		,	*	-		`	3 -	-	۶.		ь.	:-	>	>-	٨	٠	٨	5-
Inc Funding Amount	2,665,940 00	00'000%42''s	1,940,000.00	2,830,792.00	2,710,480,00	7,647,020,09	2,830,732,00	2,270,003.05	2,453,030.00	000000000000000000000000000000000000000	2,832,000,00	1.015,275,00	CD.CDC,09K.c	05/005/606/1	1,540,000,00	2,722,563.00	2,566,540,00	CDIDOR, Chara	1.785, in the
Tage Refer	2	17	ä	#	П	ñ	群	112	98	8	#	E;	150	s	þ	喜。	=	ğ	R
n Co	F 24		E,Ney N.T.	F. Ve.7	1, No.	ш	P. P. P.	E, Non-	Ŀ	Hotels 414	, , ,		L	-	App.	5,900.> -3,0	Ę.	Hallan.	L
Namedaeudopos	НБ болотр передости	landmark Desidopmost Com	German & Company, LLC; Marab Benedopment Benedopment	AUC (TEST Develope), UC	a for pulsasian Developer, 4 C	Barade Carmentals, IES South Viscal Heights Commends Descharged	HIE Assemacy Cove Developer, EC	Sund Velghborimuch, Incorporated	The Robin on Bresip of Florida.	The Richmon Leading of Horda, Fact Commonten to Develop	Printe Ommission, LE	ITO Cataluna Developer, J.C.	burdinarit Deartiopment Cents	емстира Вексирец ШС	ha at Neighzorhoods, Incorporate is Adamical- Afforcable Tevelopment Companion	And The Massic Development, II & HE Development III	HTG Onthis Table Developer, 115	Correstions Group Patries,	Comertene Group Parties, 11.0
Kape of Ashbelled Principal Representative	Machan A. Pisque	old arterio	Say J. Gorman	Matrew A, triager	Mediawww.3logon	David D. Deurch	Aztterna A. Himpar	Steam C. Kith	Wilson Total Sabbit	William Todo Pathol	Cay 4 O. Dayle?	Munhoer A. Bleger	Neurisco Scio	rdailteay A. Steer	Starken Ruck	Kanneth Hwj ur	Marthew G. Yearn	Man S. Modes	West Mades
Name of Board opinions.	Terpit Squar	Accuso Notes	Modello e	Courtifice Apparationar, Physical	Leloester Syne+	Oarbbespilen	Resembly Cour	Connerty Sow at Reckings Crossing Steven C. Kith.	Pariotew	Teresas	Pinnata and against	Greiura Greiura	Whaler's Coup	Smerte Phase II		The Massic	O chil Points		Mattern 3750 at Pank o Shannon Man & Macha Rolle Center
Applescon No See	DUMONE S	3000 0510	2019-0357	2078-6500	2013 0530	X30-500	2:01+1672	2010-0560	2019 CSBC Parketsw	2049-0800	zyrb-ditic	3250 8100	2039 0637			301P/2H/IC	2013-(ARE	SOB-PP.	2018-002

RFA 2018-111 Board Approved Scoring Results

Name of Descharant 30 Link River Bilds 51 Sen Critical Re Hase Poor 1 Senter Ford And 1 Senter Folde B B B B B B B B B B B B B B B B B B B		r			700 1000									
List Protection State Protection Control of State Protection States are added to States and States are added to States and States are added to States and States and States are added to States are added to States and States are added to States are added to States are added to States and States are added to States and States are added to St	E &	夏 登	Fig. Functing 1959 Amount P	Eighe Por Period	grantly restructions quartities for the Geographic Articles of Appropriate SOGOA.	Qualities no as Non-Proofs applicant	Total Residence	Productly Funding Reference	Pertini Controption Funding Preference	Development Caragory Punding Preference	Total Corp. Totaling No. Edyfyliair	Lourading	Radica Jab Crandos Profesense	Lenary Aprilen
Sen Cristical Steps Frontile Strategies four in the State of Marsh 2013 Senset Petrics Senset Pe	Park 7.	2	295,800	5-	ī	:-	я			,	133,500,02	4	>-	-
Star Ordinal Stare Problé State de Rose for de Maria State de Rose for de Maria State de Rose for de Maria State de Commons Place (with Maria) Pades Fulda Tac Commons Place (with Maria) Pades The White place (with Maria Milaying) The White place (with Maria Milaying) The Complete for Maria Maria Maria Milaying The Complete for Maria Maria Milaying The Diction for Maria Maria Milaying The Diction for Maria Maria Maria Milaying The Diction for Maria Mari	A A A	o I	2336,505,00		7	>	.t	-	>	-	13,1900.60	-1	,	ä
Section fount of the house of the house and section of the house. Annellin Creating Lawy Swary The Heart of the house of the the house of the house	E, Slon-	/25	2,730,000 00	:-	2	>	Ħ	-	,		134,44.27	प		ra
Schoole Re Phase Tean does to Musical Phase And American Cooping Leaving Service The Phase And American Material Musical Phase And American American American American Phase American American Phase Phas	-19. P.C.P.	54	D2007090 2	,	~	>	2	>-	>	*	12/012£4	-	۶.	#
About an Occatign Leave Shary The Ferry at Somet Police B Relation Memory Place (Memory Place) The White place The Carolina (Memory Place) The Carolina (Memory Place) The Carolina (Memory Place) The Engine Rollin (Memory Place) The	E,No.:-	ą	2,282,500.00	٠	2	2	ä	*	>-	-	116,159,39	٠.	,	ĸ
The Penrk 31: Justin Wilson Sunset Politis B RELGSTDe Commons Phase (von Aberta Milo, In. Three White plant The Common Sunset Wilson The Complete Bline (Joseph T. Chapters, W. The Britishe At line (Joseph T. Chapters, W. The Britishe At line (Joseph T. Chapters, W. Sunman Ghedrana (Sternal, Naylor) Sunman Ghedrana (Sternal, Naylor)	1	ott	1820000	>		. =	ä	,-	>	٠	158,335.91	=	-	5
Super Police B Eutoi Tac Commons Place (we Aberra Mile, M. The White place That The Commons Place (we Aberra Mile, M. The Complete Billion (1998)	. S. Non-	25	1,478,000.00	-		2	2	>	÷		135,A78,73	2		4
ELICATE COMMON 2 New John John John John John John John John	ı.	ĸ	C0000000077	> -	2	>	a	-	,.	>-	T10827bG	4	۶.	ę.
The White place This is the sea William The White place The Carolina Table San White San Table San White: The Emission River (Carolina San White: 10 the Programmed Manner Chronica San man Chronica Manner Chronica San man San		98	2,882,000.00		3-	z	#	,-	>	*	128,277.72	ε,	-	9
The Carolina Justin Vision The Entire Ritter The Entire Ritter The Promoveds Represelt Variation Represelt Variation Represelt Variation Represelt Variation	E.Non-	S	3.846,005.00		*	>	#	>			119,997,73	~	-	а
The Eurologia Judin Weber: The Entire of the Judin Weber: The Proposition (American) Way in Summan Genum, 1 May for the Proposition of The Proposition (American) (American) (American)	ш_	ă	2,340,000.00	w	4	×	9	>	٠.	-	ugu	٦		is or
The Britishe It life Joseph T. Charlish, IV the Promentials Kennelli Na/ar Kennelli N	1	ĝ	282,000,00	>	,	z	ম	٠	-	5	135612.55	3	•	œ
The Programmed Kannali Naylar Summer Gerland Summer Gerland	i, New AUF	Ŧ	1,815,005.00	-	ы	ĸ	ä	۸.	-	-	146,333,00	٠.	2	R .
Simpar Gerduna Germal, 1 haykist	L, Nan N,F	\$	anyopeat	<u>بر</u>	4	>	ង	-	>	>	190,000 63	_	>	g
	u.	ä	2,724,000.00	-		>	н	١.	*	>	80 806 cgr.	=	>	g
2019-0886 Starts day Man S. Michall II.C	कर, है, सेटट- गा	114	2 BBC.com.com		*	z	ä	×	-	7	140,533.30	-	> 1	<u>ا</u> ۾
2016-2000 Service Place Marthew full agent Hitte Inn-halfup Downstreet, Life	: :	1701	2,696,543.00	*		۲	2	-		>	16,565.07		÷ :	4
90(9,0030 Strong Raza Phase Three Aborto Mills Jr. Developed LC	ш	120	1,750,000.00	~	7	2	Ð	-	<u>پ</u>	٠.	250,510 PM	«	-	4
2004-1992: Usury Square Booth Alexand Villa, in Developer, US	3, Non-	23	7,123,036.CD	-	z	z	a	-	·-	,	125,635,91	٠.	>	д !

Usper alice Pouts. Job Lettery Cascillication parter one	8	, r		g		- Lander Jacob	17 1 8	
Coustpanent recul coop GARAGIN FUNCTION Per FUNCTION Preference Preference	¥5.882, Y	Y 10,419.33		tur02081 Y	2000001	roonded)	V 365,078,04	
Per Und Construction Runding Professes	p .	>	-	<i>-</i> -		,	,	-
Sobol Penaling Perma Penaling		2		٠ a			2	•
Qualifies as a say-wolft po	>-	2		>		>		_
Family Dismolous qualities in qualities in geographic form of a san-wolf designation of the growth funding stew?	8	2		z		z		2.
Elgass For Pundrej	:-	,		۶-		>		
HC Runding denotes	07/00/05/17	1,000,000,00	(ductory)	2.MyNSH6JD		2,850,358,34		B'#E'8577
<u> </u>	100	+	Ř	603		108		፯
Deno	E. F. 334	E North	N.	E. Non-	ŧ	р.		ь.
Namo K Davdépera	() Det Davidopment Senios, U.G. Divid.15	Developer, LLC Relact del Erro Acadinents	Osvelopen, U.C.	Artheide Proporty V	Sevelopment, U.C.	日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日	(Development, 135	Upon Hoode I Park a company
Name of Authorited Palespol Representative	Stone Pretolik		al joint market	Special Modern		To you the men	120.0	Constl- Keeler
Name of Dougles invest	Osuta Fise		2000-0040 Signs doll Este Apprilments	Ander Color Manufactor Transfer (1) and (2)	re months indicate virginia	201 Burgett, Taytle de Tayth (Altabett)		To Decide Charles Present House
Аррастари Пцтачи	Yura-Base Daute Rate	1000	CARCHIOCOS.	-04m C020	100	SOUB-CRAFE.		0100000000

					ľ	100000000000000000000000000000000000000	l	and the same of th									٩
2013-char	50:05	lacus Secret	Ri Davidopment Corp.; Lewis	1	151	corporation	,	*	,	2		٠	-	130,801 92	a l	-	>
L. M. D. OK		Other Class	Secretty Grown Databates.	E	3	2217.000.00	12	-	7.	۲I	~	*	,	272,522,75		,	4
- C C C C C C C C C C C C C C C C C C C			JII	1	1												
- 2019-0397 Oty Terrara		cedon with.	Opplicks Community Development Corporalism Inc.	ш	g	C0.000,656.0	2	≖ .	۶.	ñ	-	p-"	>	129,405.36	خ	> ,	g !
				-	Ì											:	٠
0000	the state of the s		Marc Persband, Life	٠.	ם	00'000'008'2	=	×t	~	7	-	<u>, </u>	-	10,532,34		-	۰
JUNEAU TO						-		2		40	-	>	-	223,666.18	n	>	3.
2003-0400	2013-977.C Superior Menor Apartments U	Olegi Grass	SVA il bushbooks, DC	-	×.	2335797.00	-	7.	2	1							i
2019-084C SANTH		इस्ट्राप्ट के सम्बद्ध	Comprome Front Metabos, 130; Profes Commonly Development Commonlier	ш	嶺	2,382,000 to	2	2	۰	a	۶-	2-	* .	13,228.13	٠.	*	IR

Perspension Building Persternings American management for regarding from the Applement Submitted Sylver. This did not allowed the APS Liveriging

On Points Y, 20/24, the Board of Discobors or Portion Heusing Rismos Commercians (proceed the Tresteen Committee) and can be address the parameter seales about

Approximation in the approximation of the property of the prop

Principal Disclosures for Applicant		APPROVED for HOUSING CRI PLUC Advance Revie	
Select the organizational structure for the Applican	t entity:		
The Applicant is a:	Limited Partnership	_	
Provide the same of the Applicant Maited Partners	hlp:		
	Cannery Row et Redfands Cro	Ming LLP	
First Principal Disclosure Level:			
		list Levol Principal Disclosure for the Applicant	
<u>First Levêl</u> Entitle fi	<u>Select Type of Principal of</u> Applicant	Enter Name of First Level Principal	<u>Select organicational societure</u> of First Level Principal Mentified
			DE BRIST COMO PERIODO MONTHE
1.	Gernaral Partner	Cannony Row Redlands, ELC	Clmited ClabiCty Company
2.	Investor LP	Steven Kirk	Natural Person
Second Principal Disclosure Level:			Cannery Row at Rediands Crossing, ILL®
Click here for Assistance with Co	mpleting the Entries for the Se	cond Level Principal Disclosure for the Applicant	
Soinct the corresponding First Level Principal Entity & from above for which the Second Level Principal is being identified Entity # Entity #	Select the type of Priocipal heigg associated with the corresponding First Loyal Beingipal Entity	Enter Name of Second Level Principal	Sefect organizational structure of Second Level Principal Identifical
[Cannery Briss Rodlands, LLC] 1.A.	Sale Member	Everylades Housing Trust, Incorporated	Non-Profit Corporation
Third Principal Disclosure Level: <u>Citk here for Assistance with C</u>	umpleting the Entries for the Ti	nind Level Principal Distlosure for the Applicant	Cannery Row at Redlands Crossing, LLUF
Select the corresponding Second Level Principal Entity # from above for which the Third Lovel Principal is being identified	Select the type of Printipal boing associated with the corresponding Second Level Printipal Entity	Enter Name of Third Lovel Principal With roust be a Natural Person	The onemissional structure of Third Level Principal Identified, Must Be a Natural Pesson
1.A (Every lodes Mousing Trust, Incorporated)	Executive Director	Kirk, Steven	Natural Person
1.A. (Everglades Noveling Trust, Immirporated)	Officer	Lapez, Artura	Natural Person
1.A. (Everglades Housing Trust, Incorporated)	Officer	Gonzelez, Diana	Matural Person
1.A. (Everglades Housing Trust, Incorporated)	⇔	Fownsol, Al	Natural Person
1.A. (Everglades Housing Trust, Incorporated)	Officer	Vidales, Fabjola	Natural Person
1.A. (Everglades Hoteling Trust, Incorporated)	Director	Lapez, Arturo	Natural Person
1.A. (Everglades Housing Trust, Incorporated)	Director	Gópgáféz, Diana	Netural Person
1.A. (Everglades Housing Trust, Incorporated)	Director	Townsel, Al	Matural Person
1.8. (Consolador Mauric - Tourt Consonasted)	Circutan	Bubla Bhart Come	Natural Resease

- Exhibit C

2019 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N99000004275

Entity Name: EVERGLADES HOUSING TRUST, INCORPORATED

FILED Feb 12, 2018 Secretary of State CC8344716809

Current Principal Place of Business:

19308 S.W. 380TH STREET FLORIDA CITY, FL 33034

Current Mailing Address:

P.O. BOX 343529 FLORIDA CITY, FL 33034

FEI Number: 65-0959425

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

KIRK, STEVEN 19308 SW 380TH ST FLORIDA CITY, FL 33034 US

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

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail:

Title

Name

KIRK, STEVEN

Address

16445 OLD OUTLER ROAD

City-State-Zip:

PALMETTO BAY FL 33157

Titl∉

CD

Name

JENSEN, ROBERT

Address

18640 S.W. 295TH TERRACE

City-State-Zip:

HOMESTEAD FL 33032

Title

SIGNATURE: STEVEN KIRK

Name

RUBIO-RIVERA, SUSAN

Address

27112 S. DIXIE HWY

City-State Zip: NARANJA FL 33032

Title

VΒ

GONZALEZ, DIANA

Name Adóress

8235 S.W. 60TH COURT

City-State-Zip:

SOUTH MIAMI, FL 33143

Title

STD

Namo

LOPEZ, ARTURO

Address

778 WEST PALM DRIVE

City-State-Zip:

FLORIDA CITY 33034

Htle

AS

Name

VIDALES, FABIOLA

Address

19308 SW 380TH STREET

City-State-Zip:

TLORIDA CITY FL 33034

Develop cently that the information the cased on this report in supplicatestal report is this and minute end that the circumstal segment is seen to the corporation of the corporation or the receiver or business and many employees the capability and the receiver or business and that my name appropria above, or no an assoliment with all other like empawared.

Electronic Signature of Signing Officer/Director Detail

PRESIDENT

02/12/2018

Date

- Exhibit

Principal Disclosures for the Developer

APPROVED for HOUSING CREDIT APPLICATION PHFC Advance Review 10.29.18

How many Dovelopers one part of this Application Structure?

Solect the organizational structure for the Developer entity:

The Developer is as Non-Profit Corporation

Provide the manue of the Developer Non-Profit Corporation:

Burst Neighborhoods, incorporated

First Principal Disclosure Level:

Rural Neighborhoods, Incorporated

ASCIDIMIC TRACI.		<u></u> .	The state of the s
Click here just Assistance with Co	unpleting the Entries for the F	Irst Loved Principal Discusure for a Developer	
<u>Hest Laval</u>	Select Type of Principed of		Soloct organizational झरधानुभाव
Entity &	<u>Devel</u> opes	Enter Name of First Level Principal	of First Level Principal Identified
1.	Officer	lūris, Steven	Natural Person
2.	Officer	Lopez, Arturo	Natural Person
3,	Officer	Gonzelez, Diena	Natural Person
4.	Officer	Yownsel, Al	Natural Person
5.	Officer	Rizato-Riveza, Sussin	Natural Person
Б.	Offlicer	Vidalns, Fabiola	Natural Persoci
<i>h</i>	Director	Lopez, Arturo	Natural Person
8.	Q rector	Gonzalez, blana	Natural Person
9.	Director	Townsel, Al	Natural Parson
10.	Director	Ruhlo-Rivera, Stean	Natural Person
11.	Director	Polak, Matthew	Natural Person
12.	Director	Hay, James	Natural Person
13.	Director	Megre, Pfnita	Matural Person
24.	Director	Wright, Batrina	Natural Person
15.	Director	McDongal, Peter	Natural Person
15.	Olrector	Salgado, Carlos	Natural Person

- Exhibit E

2018 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N04000011995

Entity Name: RURAL NEIGHBORHOODS, INCORPORATED

Current Principal Place of Business:

19308 SW 380TH STREET FLORIDA CITY, FL 33034

Current Mailing Address:

PO BOX 343529

FLORIDA CITY, FL 33034

FEI Number: 65-1238417

Certificate of Status Desired: Yes

FILED Feb 12, 2018

Secretary of State

CC7951079525

Name and Address of Current Registered Agent:

KIRK, STEVEN 19308 SW 380TH ST FLORIDA CITY, FL 33034 US

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

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title

Р

KIRK, STEVENIC

Name Address

. . .

16445 OLD CUTLER ROAD

VILLAGE OF PALMETTO BAY FI

33157

Title

TD

Name

LOPEZ, ARTURO

Address

778 WEST PALM DRIVE

City-State-Zip:

City-State-Zip:

FLORIDA CITY FL 33034

Title

AS

Name

VIDALES, FABIOLA

Address

19308 SW 380TH ST

City-State-Zip:

FLORIDA CITY FL 33034

Title

DIRECTOR

Name

ALEGRE , PINITA

Address

19509 SW 378TH LANE

City-State-Zip:

FLORIDA CITY FL 33034

Tiffe

CD

Name

JENSEN, ROBERT

Address

18640 SW 295TH TERRACE

City-State-Zip:

HOMESTEAD FL 33030

Title

SD

Name

RUBIO-RIVERA, SUSAN

Address

27112 S. DIXIETIWY

City-State Zip:

NARANJA FI 33032

Title

DIRECTOR, VC

Name

GONZALEZ, DIANA

Address

8235 \$W 60TH COURT

City-State-Zip:

SOUTH MIAMI-FL 33143

Title

DIRECTOR

Name

BOREK, MARTINA

Address

19051 SW 147 AVE.

Olty-State-Zip:

MIAMI FL 33187

Continues on page 2

Uhundry credity that tire information habitabet on this report or supplemental report is true and ecoursts and that my electronic synance shall have the same legal offect or if more under party that i are an effect or discourse fille corporation or the economic or trustees engowered to execute this report as required by Chapter 617, Florida Statutas; and that my name appears above, or on an attachment with all other title empowered.

SIGNATURE: STEVEN KIRK

PRESIDENT

02/12/2018

Electronic Signature of Signing Officer/Director Detail

Date

- Exhibit F

Officer/Director Detail Continued:

Title

DIRECTOR

Name

POLAK, MATZ

Address

4921 SW 74TH COURT

City-State-Zip:

MIAMI FL 33155

Title

DIRECTOR

Name

ECHEVARRIA , FATIMA

Address

37660 SW 192 PASSAGE

City-State-Zip: FLORIDA CITY FI 33034

Title

DIRECTOR

Name

RAY, JAMES CUR.

Address

200 EAST LAS OLAS BLVD

SUITE 12:00 MD BMME2A

City-State-Zip: FT, LAUDEROALE FL 33301

Title

DIRECTOR

Name

TOWNSEL, AL.

Address

1175 NE 12TH STREET, SUITE 418

City-State-Zlp:

NORTH MIAMILEL 33161

altiT

DIRECTOR

Name

MCDOUGAL, PETER

Address

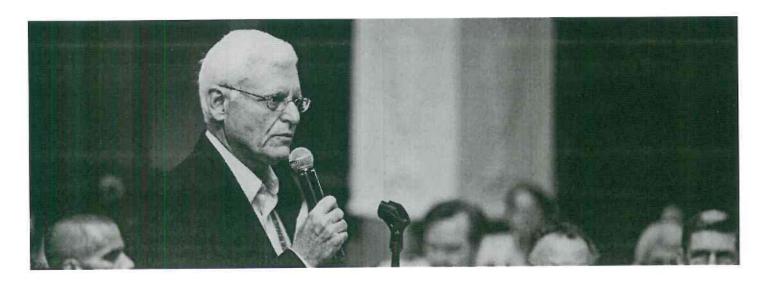
1532 TREVING AVENUE

City-State-Zip:

CORAL GAVLES FL 33134

RURAL NEIGHBORHOODS (HTTP://WWW.RURALNEIGHBORHOODS.ORG)

Board of Directors



Rural Neighborhoods' board of directors ensures sound governance and clear policies in leading our charitable group in its mission to improve the lives of working families and the rural communities in which they reside. Directors serve without compensation and contribute a wealth of time, talent and commitment. Individual members bring a balance of skills and

- Exhibit G

best practices learned in business, law, nonprofit organizations, government and the military to each issue and decision. One-third of Rural Neighborhoods board of directors represents the low-income communities we serve.

Chairperson

Robert Jensen

Commander, United States Navy - Retired

Vice Chairperson

Diana Gonzalez

Former Director of Development and Facilities Management Miami-Dade County, Florida

Treasurer

Arturo Lopez

Executive Director

Coalition of Florida Farmworker Organizations

Secretary

Susan Rubio-Rivera

Executive Director Mujeres Unidas en Justicia, Educacion, y Reforma

Pinita Alegre

Rimlands Nursery

Martina Borek

President Teena's Price CSA

Tom David

Former Assistant County Manager Miami-Dade County, Florida

Steven Mainster

Former Executive Director

Centro Campesino-Farmworker Center

David Peyton

President

1st National Bank of South Florida

Matthew Polak, AIA LEED AP

President

R.E. Chishom Architects

Reverend Audrey Warren

Pastor

Branches United Methodist Church

Director Emeritus

Fernando 'Chappy" Pro, Jr.

RURAL NEIGHBORHOODS

PO Box 343529 Florida City, FE 33034 305.242.2142

2019 Rural Neighborhoods.

Web Design by Relevanza (http://www.relevanza.com)

UNITESUS

(https://www.redcross.org)

(https://www.unidosus.org)

(http://www.lisc.org/rural_lisc/)

MeighborWorks

(http://nw.org/nelwork/index.asp)

STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, RA.

\$100.00 553089. \$100.00 553099 \$700.00 55300 \$20

(305) 789-3335

lchristian@stearnsweaver.com

October 11, 2018

VIA FEDEX

Mr. Manuel Torrado City of Miami Department of Planning and Zoning 444 SW 2nd Avenue/2ND Floor Miami, FL 33130

RE: 2018-111 FLORIDA HOUSING FINANCE CORPORATION LOCAL GOVERNMENT VERIFICATION FORMS for property located at 12th Avenue and NW 36th Street, Miami, Florida to be known as The Ambar (the "Project")

Dear Manny:

This firm represents Ambar3, LLC, in connection with the above-captioned Project. The proposed Project will consist of a one hundred five (105) unit multi-family affordable housing development.

Enclosed please find the following materials:

- 1. Local Government Verification that Development is Consistent with Zoning and Land Use Regulations.
- 2. A copy of the verification forms submitted last year by a different developer for the same property. That project was to be known as Serenity Tower.
- 3. Miami-Dade County Property Appraiser's Information Map Reports.
- 4. A copy of the Affordable Housing Certification that has been submitted to the Community Development Department for signature. We will supplement the package with the signed form as soon as we receive it from Charles McKinnon.
- A copy of the Survey.
- 6. A check for \$1,000.00 in payment of the City of Miami's processing fees.

As you may know the FHFC filing deadline is on October 25th. I would appreciate it if you would process the enclosed forms for Devin's signature as soon as possible.

- Exhibit #

T. Mr. Manuel Torrado October 11, 2018

. Page 2

If you have any questions, or require additional information, please let me know immediately.

Sincerel

Florida Registered Paralegal

Ms. Elena Adames cc:

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

NW 36 Street, SW of the intersection of NW 36 Street and NW 12 Ave., Mismi, FL

Development Location:	
(At a principum, provide the address tamber, street ri	same and city, and/or provide the suser name, closest designated intersection and either the city e unincorporated area of the county). The location of all Seatered Sites, if applicable, must also be
Number of Units in the Development. H	05
	ober of mits stated by the Applicant in Exhibit A of the RFA.
Development's proposed number of units, and zoning designation or, if the Developmentoning use. To the best of my knowle zoning classification. Assuming compliant	ms that, as of the date that this form was signed, the above referenced, density, and intended use are consistent with current band use regulations ment consists of rehabilitation, the intended use is allowed as a legally non-ledge, there are no hearings or approvals required to obtain the appropriate ace with the applicable land use regulations, there are no known conditions illitation of the referenced Development on the proposed site.
	CERTIFICATION
Teertify that the City/County of City of M	has vested in me the authority to verify
	Olsme of City/County) is and zoning designation or, if the Development consists of rehabilitation
	non-conforming use" and I further certify that the foregoing information is
true and correct. In addition, if the propos	ed Development site is in the Florida Keys Area as defined in Rule Chapter
	Applicant has obtained the necessary Rate of Growth Ordinance (ROGO)
allocations from the Local Government.,	* -
	DEVIN CETAS
Signature	Print or Type Name
10/20/18	Martin Town
Date Signed	Director of Cossing
* # # # # * * * * * * * * * * * * * * *	Water and China China

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

(Form Rev. 8-18)

Name of Development: The Ambar



CITY OF MIAMI AFFORDABLE HOUSING CERTIFICATION

	PRODECT INFORMATION.
Protect Hants:	THE AMBAR
Applicant/Developer .	AMBAR RIVERVIEW, LTD./AMBAR3, LLC
Name:	THE STATE OF THE S
PROJECT ADDRESS:	1250 NW 36 Street - 01-3 126-039-0190
Folio Number (if	1246 NW36 STREET -01-3126-039-0210
nuntrante)	1230 NW 36 STREET-01-3126-039-0220 1241 NW 35 STREET-01-3126-039-0090
	1233 NW 35 STREET - 01-3126-039-0100
PURPOSERF	MIAME 21 AFFORDABLE HOUSING (ARTICLES SUBSECTION 3.15.1)
CERTIFICATION: Teneck DIL.	X 80% of units for tenants at ordelow 60% AMI
THAT APPLY!	X40% of units for tenants at or below 50% ame in residential density increase area 20% of units for tenants at or below 50% and in residential density increase area
	MIAMI Z1 ATTAINABLE MIXED INCOME HOUSING (ARTICLE) SUBSECTION 5.15.2)
	20% of units for tenants at or below 50% and & 80% of Units for Workforce Housing. 40% of units for tenants at or below 60% and & 60% of units for workforce housing
	MIAMI 21 ATTAINABLE WORKFORCE HOUSING (ARTICLES SUBSECTION 3.16.1)
	MULTI-FAMILY HOUSING CONSISTING OF #YOF UNITS FOR TENANTS ABOVE 80% AMI AND AT OR BELOW! 20% AMI AND
	N OF THE UNITS FOR TENANTS ABOVE 60% AMI AND AT OR BUT OW 80% AMI AND M OF THE UNITS FOR TENANTS ABOVE 60% AMI AND AT OR BELOW 140% AMI
	ALL DEPORT THOSE THE ATTAINABLE CHARGES AND ANTICKALL POST HIGH \$ \$44 PER COOR ADDRESS DETAINS AND A TRANSPORT OF A FRANCE CHARGES OF A FRANCE CHA
	K Depart Free Deferral Program Only
PROJECT DESCRIPTION:	ONE RESIDENTIAL BUILDING CONSISTING OF 105 DNITS, 42 - 2 BEDROOMS/2 BATHS AND 63 1 BEDROOM/1
THE PROPERTY WHILE AND FAIR OF	BATH. THE DENSITY IS BASED ON INCREASE ALLOWED DUE TO UNITS MEETING THE DEFINITION OF
DAME ALVIITE OF PARKING SOACES, AND LOCATION	AFFORDABLE HOUSING. TOTAL SITE IS 21,018 SF, ZONED T-6-8-O, WHICH ALLOWS FOR UP TO 144 UNITS, BASED ON 300 UNITS PER ACRE WITH BONUS, AND AN ADDITIONAL 12,152 SF, ZONED T-5-L, WHICH
STATUTE OCATERS	ALLOWS FOR ANOTHER 36 UNITS WITH BONUS.
Risiby NEAR DENSITY TROPINSE AREASTS DESIGNATE	THE DEVELOPMENT WILL BE FOR ELDERLY INDIVIDUALS AND FAMILIES.
FROM TOD FYC AS AUPLICABLE	
	Acceptant lumination:
2 ALEADROTTA WILLIAM -	IALES PRICE AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND ERSAN DEVELOPMENT PURCHASE PRICE. MIAMISEE LINE: http://www.miamigov.com/2003/munitydevelopment/Pages/liousing/PirstComeProgradiase
LIMITS FOR THE CITY OF	REMAINS APPROVED BY THE CITY OF MIAMICOMMISSION IS \$261,000 FOR EXISTING HOMES AND \$276,000 FOR NEW HOMES.
1.3	Money Dyne: Not Application
PRETISE LEST THE FOLEOWINE:	
UHIT SIZES BEEUBUOMS/BATHOHU	
The state of the s	
SUDANT FEET.	
PURQUASE PRINT /RENT	
Principase Painte / Rent Himber of Units.	
Principase Painte / Rent Himber of Units.	
PUNGBASE POINT / REMS Himber of Units.	AFFORDABLE UNITS AND/OR WORKSORCE UNITS:
POINTING PRINT / RENT Homber of Units. PLEASE LIST THE FOLLOWING	AFFORDABLE UNITS AND/OB WORKFORCE UNITS: Median Bads/Baths: No. of Units Income % Assumed Rents.
PUNDERS FAIRT / RENT HUMBER OF UNITS PLEASE LIST THE FOLLOWING UNIT SIZES (BEDROOMS/BATI	AFECRDABLE UNITS AND/OR WORKSORCE UNITS: Median Bods/Batris: No of Units Income % Assumed Rents 2/2 6 30% \$ 447
PUNDBASE POINT / RENT HUMBER OF UNITS PLEASE LIST THE FOLLOWING UNIT SIZES (BED RODANS/BATI AND SQUARE FEET)	### ### ##############################
PUNDANCE POINT / RENT HUMBER OF UNITS. PLEASE LIST THE FOLLOWING UNIT SIZES (BEDROOMS/BATI	AFFORDABLE UNITS AND/OR WORKSORCE UNITS: Median Median Income 44 212 30% 447

		Uf	39	60%	\$81)) į		
•	<u> </u>	1/1	- 44	80%	\$1,10	6	-1 -	
		Totals	408	7+70-, 50.			: 7	
ARGETED CHENTELE	v.s.	HUD INCOME LIMITS	FY 2018 BY	NUMBER OF B	EDROOM	\$. <u>.</u>		
OW TO MORED FOR INDOME	% AMI		Addition of the line of the	■無数部分子を表現るのが多くとできる。	Charlet All S	Section 1	2	.3
THE TO MUDICIPAL STREET	9	The second secon		5-22 - 5-43 - 5-43 - 5-43 - 5	il-		1	5. n
	30 %	PHPA Multifamily & Co	naminaty. Workflyce Hellia	ង្ហ ព្រោលម្បាំខ្លាំ Programs.		\$16,530	\$18,900	\$21,270
DW-TO-MODERATE INCOME ERSONS BEING SERVED: DOTTOWN	30 % 50%		ngminally Workfieros Hallan Department of Housing and	A STATE OF THE PARTY OF THE PAR	7 ,	\$16,530 \$27,550	\$18,900 \$51,500	4 (4 ()
ERSONS BEING SERVED: Petional		Very Low-Income US US Depote that of Housing and Urba	Department of Housing and	Urban Devolutions tilipally & Community V				\$35,450
RSONS BEING SERVED: Ptional	50%	Very Low-Income US US Depondent of Troubing and Urba Ek	Department of Housing and in Development, PHPA Mul	Urbán Dévolopnián sjárálty & Comitizalty V	Workfore:	\$27,550	\$51,500	\$35,450 \$42,540
	50% 60%	Very Low-Income US US Depondent of Troubing and Urba Ek	Deportment of Housing and in Development, PHFA Mul russur Innovation Programs natuusing of Housing and Un	Urban Dévilopmant Lifemily, & Commissily V ban Devilopment:	Vorkfore:	\$27,550 \$33,060	\$51,500 \$37,800:	\$21,270 \$35,450 \$42,540 \$56,700 \$85,080

HOUSEHOURS WHITE 3 PERSONS PLEASE REVER TO U.S. HUD WEBSITE

REPERIENCED VIBUNE

OTAL PROJECT DEVELOPMENT COSTS \$15,679,000

DEVELOPMENT SCHEDULE:

COMMENCEMENT OF CONSTRUCTION 09/2019 50% COMPLETION 04/2020 COMPLETION OF CONSTRUCTION 12/2020 LEASE-UP OF UNITS/SALE OF UNITS. 4/2021

CERTIFICATION BY DEVELOPER-APPLICANT

DEVELOPMENTS THAT RECEIVE APPORDABLE OR WORKFORCE HOUSING INCENTIVES OR BENEFITS FROM THE CITY. DEPARTMENTS, INSTRUMENTALITIES OR COMMUNITY REDEVELOPMENT AGENCIES, INCLUDING BUT NOT LIMITED TO, FINANCING (INCLUDING FEDERAL, STATE OR LOCAL FUNDING VIA THE CITY), GRANTS IN KIND OR OTHER GRANTS, IMPACT FEB WALVERS OR DEPERRALS, PARKING WALVERS OR REDUCTIONS, ETC., SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF MIAMI ORDINANCE 13645 (RESIDENT PREFERENCE) AND CITY OF MIAMI ORDINANCE 13691 (MARKETING NOTIFICATION). YOU CAN ACCESS THESE ORDINANCES BY VISITING: HET PLANTAMENT FOR THE TO COMPLY WITH THE CITY OF MIAMI ORDINANCES CITED ABOVE MAY SUBJECT THE APPLICANT TO CIVIL AND/OR CRIMINAL PENALTIES.

I HEREBY CERTIFY THE INFORMATION SUBMITTED ON THIS APPLICATION IS TRUE, ACCURATE AND COMPLETE. I FURTHER CERTIFY THAT I HAVE READ THE ENTIRE APPLICATION AND ACKNOWLEDGE BUILDING PERMITS ISSUED FOR THIS PROJECT ARE CONDITIONSO UPON COMPLIANCE WITH THE SPECIFICATIONS ABOVE,

Applicant's Signature:

Applicant's printed name

CERTIFICATION BY COMMUNITY & ECONOMIC DEVELOPMENT

The Department of Community & Economic Development reviewed the information above and determined the APPLICANT'S PROJECT IS ______ WAFFORDABLE WITH ____ AFFORDABLE UNITS; ____ WORKFORCE UNITS AND ___ MARKET UNITS.

Charles McKinnon

Contract Compliance Analyst

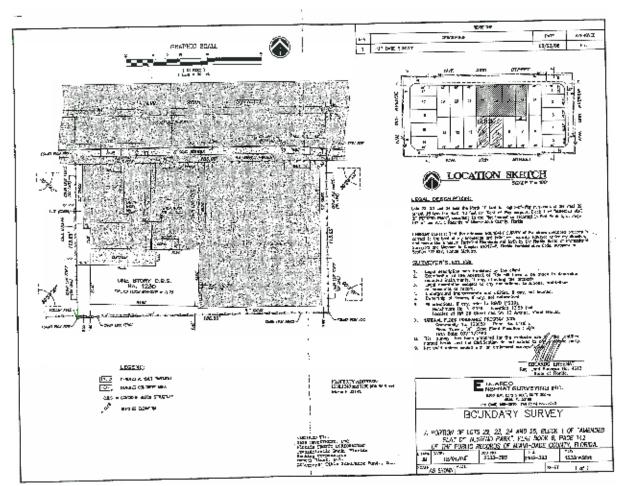
Date Reviewed:

Alfredo Duran Deputy Director Date Reviewed:

4 bis apgiDeather 18 vold Lives afteresis of approval, Mappies of kas fallet existing with a fall of the country Robbids a Ottos. Matter 365 days applies that fallet exceed a Restrictive Coveraint with the Mamil-Dade County Recorder's Office all Impact for deforats, affordability wildfestions and my other Miamil-D. Levellis are void as to this project,

C.My Documents/FORMS/Plauning's Afferdatailing Facilitains





Summary Report

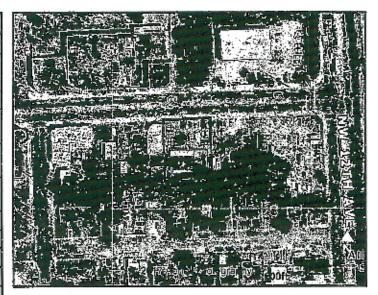
Generated On: 10/1/2018

Property Information	
Folio:	01-3126-039-0190
Property Address:	1250 NW 36 ST Miami, FL 33142-5554
Owner	3226 INVESTMENT INC
Mailing Address	6390 SW 5 ST MIAMI, FL 33144-3514
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
Beds / Baths / Half	0/0/0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,819 Sq.Ft
Lot Size	11,074 Sg.Ft
Year Built	1972

Assessment Information				
Year .	2018	2017	2016	
Land Value	\$221,480	\$132,888	\$132,886	
Building Value	\$95,021	\$98,855	\$99,609	
XF Valuo	\$19,123	\$19,458	\$19,782	
Market Value	\$335,624	\$246,996	\$248,279	
Assessed Value	\$273,895	\$248,998	\$248,279	

Benefits Information				
Benefit	Туре	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$61,729		
Note: Not all benefits an School Board, City, Reg	e applicable to all Taxable ional).	Values (î.e.	County,	

Short Legal Description	
WESTEND PARK AMD PL PB 6-142	
LOTS 22 & 23 BLK 1	
LOT SIZE 98,000 X 113	
OR 18558-3465 0499 4 (3)	
COC 21995-4657 B1 2004 2	



Taxable Value Information				
	2018	2017	2016	
County				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$273,895	\$248,996	\$246,279	
School Board				
Exemption Value	\$0	\$0	\$D	
Taxable Value	\$335,624	\$248,996	\$245,279	
City				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$278,895	\$248,996	\$246,279	
Regional				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$273,895	\$248,996	\$246,279	

Sales Infor	mation		
Previous Sale	Price	OR Book- Page	Qualification Description
01/01/2004	\$310,000	21995- 4657	Deeds that include more than one parcel
04/01/1999	\$0	18556- 3465	Sales which are disqualified as a result of examination of the deed
01/01/1998	\$0	17907- 4447	Sales which ere disqualified as a result of examination of the deed
09/01/1995	\$220,000	18964- 3335	Deads that include more than one parcel

The Office of the Property Appraism is continuelly editing and opdating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Mami-Dado County assumes no fiability, see full disclaimer and User Agreement at http://www.mlamidade.gov/info/d/sclaimer.esp



Summary Report

Generated On: 10/1/2018

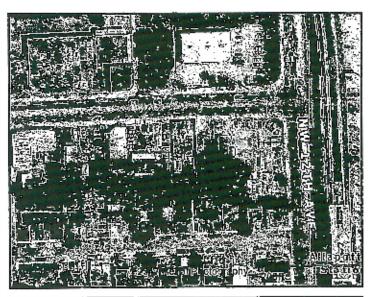
Property Information	
Falio:	01-3126-039-0210
Property Address:	1240 NW 36 ST Miemi, FL 33142-5554
Owner	3226 INVESTMENT INC
Mailing Addross	9390 BW 5 ST MIAMI, FL 33144-3514
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK: PARKING LOT
Beds / Baths / Half	0/0/0
Floors	0
Living Units	0
Actual Area	o Sa,Ft
Living Area	U Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,537 Sc,Ft
Year Built	. 0

Assessment Information				
Year	2018	2017	2016	
Land Value	\$110,740	\$68,444	866,444	
Building Value	\$0	\$0	\$0	
XF Value	\$4,631	\$4,916	\$5,000	
Merket Value	\$115,571	\$71,360	\$71,444	
Assessed Value	\$78,498	\$71,360	\$71,444	

Benefits Information					
Benefit	Туре	Z01B	2017	2016	
Non-Homestead Cap	Assessment Reduction	\$37,075			
Note: Not all benefits as	e applicable to all Taxable	Values (i.e. (County,		

١	Note: Not all benefits are applicable to all Taxable Values (i.e. County,
	Mote: Mot all belieurs are applicable to all Taxable James (i.e. contrat-
	School Board, City, Regional).

Short Legal Description					
WESTEND PARK AMD PL PB 6-142					
LOT 24 LESS N10FT FOR RAVIBLK 1					
LOT SIZE 49.000 X 113					
OR 18558-3465 0499 4 (3)					
COC 21995-4857 01 2004 2					



Ţaxable Value Informati	lon		
	2D1B	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	878,496	\$71,360	\$71,444
School Board			
Exemption Value	- \$0	\$0	SD
Taxable Value	\$115,571	\$71,360	371,444
City			
Exemption Value	\$0	\$0	\$ D
Taxable Value	\$78,496	\$71,360	\$71,444
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$78,496	871,360	\$71,444

Sales Information					
Previous Sale	Price	OR Book- Page	Qualification Description		
01/01/2004	\$310,000	21995- 4857	Deeds that include more than one parcel		
04/01/1999	1/1899 \$0 34		Sales which are disqualified as a result of examination of the deed		
Q1/Q1/1998	01/01/1998 50 17907 4447		Sales which are disqualified as a result of examination of the deed		
02/01/1955	\$220,000	16984- 3335	Deeds that include more than one parcel		

The Office of the Property Appraiser is continuedly editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Manni-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.mjemidade.gov/info/disclaimer.aap



Summary Report

Generated On : 10/1/2018

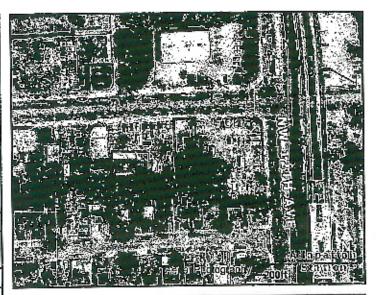
Property Information			
Folio:	01-3126-039-0220		
Property Address:	1230 NW 36 ST Miami, FL 33142-5654		
Owner	3226 INVESTMENT INC		
Mailing Address	8390 SW 5 ST MIAMI, FL 33144-3514		
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD		
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK: PARKING LOT		
Beds / Baths / Haif	0/0/0		
Floors	D		
Living Units	D		
Actual Area	0 Sq.Ft		
Living Area	0 \$q.Ft		
Adjusted Area 0 Sq.Ft Lot Size 4,437 Sq.Ft			
		Year Built	0

Assessment Information					
Year	2018	2017	2016		
Land Value	\$88,140	\$52,884	\$52,884		
Building Value	\$0	\$0	\$0		
XF Value	\$3,729	\$3,729	\$3,729		
Market Valuo	\$91,869	\$56,613	\$56,613		
Assessed Value	\$62,274	\$55,613	\$56,613		

Benefits Information					
Banefit	Турв	2018	2017	2019	
Non-Homostead Cap	Assessment Reduction	829,595	_		
Note: Not all banefits are applicable to all Texable Values (i.e. County,					

School Board, City, Regional).

Short Legal Description	
WESTEND PARK AMD PL PB 6-142	•
W39FT LOT 25 LESS R/W BLK 1	
LOT SIZE 39,000 X 113	
OR 18556-3465 0499 4 (3)	
GOC 21895-4857 01 2004 2	



Π		
2018	2017	2016
80	80	\$0
\$62,274	\$56,613	\$56,613
\$0	\$0	\$0
\$91,869	\$56,618	<u>556,613</u>
\$0	\$0	\$0
\$62,274	\$56,613	\$56,613
50	\$0	\$0
\$82,274	\$56,613	\$66,613
	\$0 \$62,274 \$0 \$81,869 \$0 \$62,274	\$0 \$0 \$0 \$0 \$62,274 \$56,613 \$0 \$56,613 \$0 \$56,613 \$0 \$56,613 \$0 \$56,613 \$0 \$562,274 \$56,613 \$0 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50

Sales information					
Previous Sale	Price		Qualification Description		
01/01/2004	1/01/2004 \$310,000 21995- 4857		Deeds that include more than one parcel		
numer 900 Magain		18558- 3/165	Sales which are disqualified as a result of examination of the deed		
ID440414100S I 90II I			Sales which are disqualified as a result of examination of the deed		
09/01/1595	\$220,000	16964- 3335	Deeds that include more than one parcel		

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Milami-Dade County essumes no liability, see full disclaimer and User Agreement at http://www.miamit.ede.gow/info/disclaimer.asp



Summary Report

Generated On: 10/1/2018

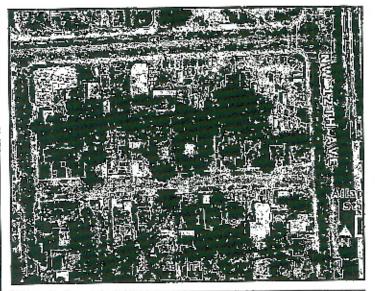
Property Information		
Folio:	01-3126-039-0090	
Property Address:	1241 NW 35 ST Miant, FL 33142-5545	
Owner	NELIDA PILOTO &H LUIS R PILOTO	
Mailing Address	1241 NW 35 ST MIAMI, FL 38142-5545	
PA Primary Zone	6107 RESIDENTIAL-MEDIUM RETAIL	
Primary Land Use	DBD2 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS	
Bods / Baths / Half	2/2/0	
Floors	1	
Living Units	2	
Actual Area	1,324 Sq.Ft	
Living Area	1,224 Sq.Ft	
Adjusted Area	1,258 Sq.Ft	
Lot Size	6,125 Sq.Ft	
Year Built	1954	

Assessment Information					
Year	2016	2017	2016		
Land Value	\$61,250	\$36,750	\$36,750		
Building Value	\$88,312	\$88,312	\$88,312		
XF Value	\$832	\$842	\$853		
Markot Value	£150,394	\$125,904	\$125,915		
Assessed Value	\$87,866	\$79,879	872,618		

Benefits Information				
Benefit	Турв	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$62,528	846,025	853,297

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional)

Short Legal Description	
26 53 41	
WESTEND PARK AMD PL P8 6-142	
LCT 9 BLK 1	
LOT SIZE 6125 SQUARE FEET	
OR 16770-0251 0495 4	



Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$67,866	\$79,879	\$72,618
School Board			
Exemption Value	. \$0	\$0	\$0
Texable Value	\$150,394	\$125,904	\$125,915
City			
Exemption, Value	\$0	\$0	. \$0
Taxable Value	\$87,866	\$ 79, 87 9	\$72,618
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$87,866	\$79,879	\$72,618

Sales Information				
Previous Sale	Price	OR Book- Pago	Qualification Description	
07/01/2007	\$220,000	25829- 2777	Sales which are qualfilled	
04/01/1995	\$0	16770- 0251	Sales which are disqualified as a result of examination of the dead	
11/01/1973	\$27,000	00000 00000	Sales which are qualified	
Q8/D1/1973	\$27,000	00000-	Sales which are qualified	

The Office of the Property Appraisor is continuedly editing and updating the tax red. This website may not reflect the most current information on record. The Property Appraisar and Miami-Dade County assumes no liability, see full disdeliner and User Agreement at http://www.miamidade.gov/info/disdeliner.asp



Summary Report

Generated On: 10/1/2018

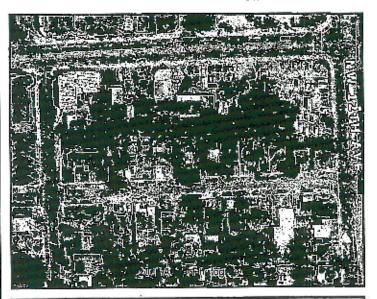
Property Information			
Folio:	01-3126-039-0100		
Property Address:	1253 NW 35 \$T Miami, FL 33142-5545		
Owner	COASTLINE VENTURES LLC		
Malling Address	3346 MCDONALD ST COCONUT GROVE, FL 83133-5135		
PA Primary Zone	6107 RESIDENTIAL-MEDIUM RETAIL		
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT		
Beds / Baths / Half	2/1/0		
Floors	1		
Living Units	1		
Actual Area	Sq.Ft		
Living Area	Sq.Ft		
Adjusted Aroa	2,283 Sq.Ft		
Lot Size	6,027 Sq.Ft		
Year Built	1925		

Assessment information				
Year	2018	2017	2016	
Land Value	\$50,270	\$36,162	\$36,162	
Building Value	\$1,000	\$1,000	\$1,000	
XF Valuo	\$3	\$0	5.C	
Market Value	\$61.270	897,162	\$37,162	
Assessed Value	\$40,876	\$37,162	\$37,162	

Benefits information						
Benofit Type 2018 2017 201						
Non-Homestead Cap Assessment Reduction \$20,392						
Note: Not all benefits are applicable to all Taxable Values (i.e. County,						

Note: Not all benefits are applicable to all Taxable Values (i.e. Count)	ý,
School Board, City, Regional).	_

Short Legal Description		
WESTEND PARK AMD PL PB 6-142		
LOT 10 BLK 1		
LOT SIZE 6027 SQUARE FEET		
OR 11223-1979 0981 1		
COC 25688-0868 06 2007 6		



Taxable Value Informati	on		
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$40,878	\$37,162	\$37,162
School Board			
Exemption Value	\$0	80	\$0
Taxable Velue	\$61,270	\$37,162	\$37,162
City			
Exemption Value	\$0	\$D	\$0
Taxable Value	\$40,878	\$37,162	\$37,162
Regional			
Exemption Value	\$3	\$C	\$0
Texable Value	\$40,878	\$37,162	\$37,162

Sales Information				
Previous Sale	Price	OR Book-Page	Qualification Description	
06/01/2007	\$180,000	25883-0863	Other disqualified	
09/01/1981	\$20,000	11223-19/5	Sales which are qualified	
01/01/1975	59,800	00000-00000	Sales which are qualified	

The Office of the Property Appraiser is continually editing end updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/thfc/disclaimer.asp