WENDOVER
HOUSING PARTNERS

February 13, 2015

Sonia Fonseca, US 17-92 CRA Program Manager
Seminole County Government
Economic Development
1101 E. 1st Street
Sanford, FL 32771

Re: US 17-92 CRA Grant Program for Redevelopment & Construction
Grant Application for **Bromley Square, Ltd. - Fern Park, Seminole County, Florida**

Dear Ms. Fonseca,

Please find enclosed our completed Grant Application for Bromley Square, Ltd., located in Fern Park, Seminole County, FL, in connection with the US 17-92 CRA Grant Program.

Your assistance and consideration throughout this process is greatly appreciated. Should you have any questions or concerns regarding any of the materials enclosed, please do not hesitate to contact me.

Sincerely,

Jennie D. Lagmay
Paralegal
Wendover Housing Partners

RECEIVED FEB 13 2015

www.businessinseminole.com

1105 Kensington Park Drive • Suite 200 • Altamonte Springs, Florida 32714 • Tel: (407) 333-3233 • Fax: (407) 333-3919

BROMLEY SQUARE, LTD.
FERN PARK, SEMINOLE COUNTY, FLORIDA

72 UNIT AFFORDABLE MULTIFAMILY HOUSING COMPLEX

US-17-92 CRA GRANT PROGRAM FOR REDEVELOPMENT & CONSTRUCTION GRANT APPLICATION

BROMLEY SQUARE, LTD.
FERN PARK, SEMINOLE COUNTY, FL
US 17-92 CRA Grant Program
Grant Application

TABLE OF CONTENTS

Project Summary

Bromley Square, Ltd. is proposing to develop a $14,139,000, 72-unit affordable multifamily housing complex to be constructed at 230 Oxford Road, Fern Park. Bromley Square is seeking a grant of $1,246,800 to be coupled with tax credit equity in the amount of $11,100,000 and bank debt in the approximate amount of $1,792,200. This development will consist of the following unit mix:

24 1 bedroom/1 bath units
36 2 bedroom/2 bath units
12 3 bedroom/2 bath units

72 units total

The development is proposed as a 3 story garden apartment product constructed out of masonry. In addition to these structural and physical characteristics, the complex will employ Green Building Features in order to meet the requirements for Florida Housing Finance Corporation (FHFC) "green" status. These "green" items may include:

• Programmable thermostat in each unit • Humidistat in each unit • Water Sense certified dual flush toilets and faucets in all bathrooms and kitchens • Energy Star appliances and electrical fixtures where possible • Energy Star qualified roof coating • Energy Star qualified roofing materials (metal, shingles, thermoplastic polyolefin (TPO), or tiles) • Eco-friendly cabinets – formaldehyde free, material certified by the Forest Stewardship Council or a certification program endorsed by the Programme for the Endorsement of Forest Certification • Eco-Friendly flooring for entire unit – Carpet and Rug Institute Green Label certified carpet and pad, bamboo, cork, 80% recycled content tile, and/or natural linoleum • Energy Star rating for all windows in each unit • Florida Yards and Neighborhoods certification on all landscaping) • Installation of daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings

This affordable housing community will primarily cater to Seminole County families and residents that make 60% or less of the Area Median Income (AMI). The development will be fully amenitized with a pool and a clubhouse for residents. On site management will provide and coordinate an array of resident services and security.

Bromley Square's parent company, Wendover Housing Partners, LLC, has developed and managed thousands of affordable housing units throughout Florida and the Southeastern United States. Many of these communities are funded through the allocation of Federal tax credits via Florida Housing Finance Corporation (FHFC). Bromley Square will be no different. Bromley Square, Ltd. will be applying to FHFC for the necessary tax credits to finance this 72 unit affordable housing community.

The inclusion of this development into the US 17-92 CRA Grant program is critical to the success of this potential tax credit funding source. FHFC has earmarked specific funds for applications that are not only included in a local government's redevelopment area, but is giving further preference to sites that are able to procure grant funding from an associated source. By granting eligibility to Bromley Square into the US 17-92 CRA Grant program, the chances that Bromley Square is selected for funding by FHFC is dramatically increased.

APPLICATION
AND
W-9

US 17-92 CRA Grant Program
For
REDEVELOPMENT & CONSTRUCTION

Information & Application
Fiscal Year 2014- 2015

US 17-92 Community Redevelopment Agency Seminole County, Sanford, Lake Mary, Winter Springs & Casselberry

- Please note that **applications must be submitted BEFORE work begins**. Additionally, award of the grant is not guaranteed, and the Applicant assumes all financial liabilities for work initiated prior to the approval of the Grant by the CRA.

GRANT

Purpose:

The purpose of the US 17-92 Community Redevelopment Agency (CRA) Redevelopment and Construction Grant is to encourage redevelopment of existing buildings and to encourage private investment for new construction in the US 17-92 CRA Area (map attached). Grants will be considered for exterior redevelopment and new construction work, except in the case of contaminant removal, where funds can be allocated for interior and exterior redevelopment projects.

The program provides funding up to 20 percent of total project cost, per site, to pay for redevelopment and construction projects within the US 17-92 CRA Area. Funds are appropriated annually in the US 17-92 CRA budget, and funding is available on a first-come first-served basis. The program is subject to the availability of budgeted funds in the US 17-92 CRA budget. The CRA reserves the right to amend its budget at any time and without notice.

All US 17-92 CRA Grants must be for projects within the Community Redevelopment Area and must support the goals and objectives the of the US 17-92 CRA Master Plan. Applicants are also encouraged to follow the design guidelines and overlay policies in the Seminole County Comprehensive Plan.

Applicants are reminded that grant awards are discretionary in nature and should not be considered an entitlement. All grant criteria contained herein are guidelines, not guarantees, for awards, and successful Applicants may receive any amount up to the maximum award. Should an Applicant meet all grant criteria, a grant may or may not be awarded at the CRA's discretion due to funding limitations, competing applications and/or competing priorities.

Eligibility Requirements:

The US 17-92 CRA Redevelopment & Construction Grant Program is available to businesses and/or property owners located within the US 17-92 CRA Area ONLY. Applicants must propose a permitted/conforming use within the US 17-92 CRA Area.

The US 1792 CRA Redevelopment & Construction Grant Program is available ONLY for projects considered "catalyst projects" as defined herein.

Catalyst Projects include:

- Projects proposed within one of the boundaries identified as a CRA Catalyst Area, as reflected in the CRA Master Plan or;

- Projects proposed on catalyst sites identified in the CRA Master Plan Context Report, Section XIV, Catalyst Redevelopment Sites or;
- Projects likely to spur future, adjacent redevelopment along the US 17-92 CRA corridor and continue to energize the corridor's economic engine as described in the Economic Development Strategic Plan. Designation as a Catalyst Project shall be at the discretion of the Community Redevelopment Agency, and considerations for such designation may include but is not limited to;

    1. Regional/Area Connectivity;
    2. Availability to transit;
    3. Ease of vehicular accessibility;
    4. Proximity to public government buildings and/or centers;
    5. Existing and/or Future Land Uses/Property Values/Parcel Size and Assemblage Potential;
    6. Proximity to employment centers;
    7. Taxable Values and Return on Investment Calculations;
    8. Job Creation;
    9. Elimination of contamination and/or blight; and/or
    10. Improvement of Quality of Life for Seminole County residents.

A narrative on the reasons this development may be considered a Catalyst Projects has been provided as part of this Application Package.

Applications will not be accepted from property owners (and tenants of property owners) who are delinquent on their property taxes. Applicants must not have outstanding code violations or code liens. Additionally, Applicants must be current with their Business Tax Receipt (BTR).

Eligible Improvements:

The US 17-92 CRA Redevelopment & Construction Grant Program shall provide funds for "catalyst projects" that are consistent with the Land Development Code of the political subdivision in which they are located, and further the goals outlined in the CRA Master Plan. Funds may be used for the following types of improvements:

- Contaminant removal, interior and exterior;
- Ingress/egress improvements;
- Exterior lighting;
- Exterior signage;
- Exterior windows;
- Façade enhancements;
- Landscaping;
- Parking improvements;
- Roofing;
- Sidewalks;
- Utilities including but not limited to: relocation and improvements of existing utilities;

waterline installation and improvements; stormwater and drainage improvements; lift stations; sewer lines; and reclaimed water; and

- Special site specific needs (as determined by the RPA and CRA).

**NOTE: All architectural designs, materials and colors must be consistent with the standards of the US 17-92 Community Redevelopment Area.*

Available Funding and Matching Requirement:

A maximum amount of up to 20 percent of the total cost of a project may be allocated from the US 17-92 CRA funds.

Application Process and Deadline:

Applications will be accepted on a monthly basis. The application deadline is the 15th of each month. If the 15th of the month falls on the weekend, the deadline is the preceding Friday. Applications will not be reviewed prior to the deadline.

1. The Applicant receives a US 17-92 CRA Grant Program Application form from The Seminole County Planning Division Located at 1101 East First Street, Sanford, FL 32771, or by downloading it from the **RedevelopmentinSeminole.com** website.

2. The Applicant completes the application and submits it to the CRA Program Manager for processing. The application package includes the following:

   a. Completed Application and W-9
   b. Current photo(s) of project site.
   c. Proof property taxes are current
   d. Proof business taxes are current
   e. Plans/Drawings/Scope of Work
   f. 3 Competitive Bids
   f. Narrative describing how the proposed project qualifies as a "Catalyst Project"

The Applicant is responsible for all building and other permits and fees associated with the proposed project.

GRANT

- Applicants are advised to submit a complete application and all supporting materials per the instructions in this packet; incomplete applications will not be reviewed.

Staff undertakes the initial review of the application and either approves or denies the advancement of the application. If staff denies the advancement of the application to the Technical Advisory Committee (TAC), the Applicant has the right to appeal the staff's decision (see page 13 for appeal process).The TAC reviews the application according to the program selection criteria and forwards a recommendation to the RPA, who then recommends approval or denies the advancement of the application to the CRA. If approved the application is referred to CRA for final consideration. If an application is denied at any level of review, the Applicant may modify the existing application or reapply at a later date for a different project.

If the application is approved, the Applicant and the US 17-92 CRA shall enter into a contract to specify the Applicant's obligations for grant reimbursement. The contract shall be recorded in the public records of Seminole County, Florida. Prior lien holders may be required to subrogate their lien interests as a condition of the grant.

- Please note that **applications must be submitted BEFORE work begins**. Additionally, award of the grant is not guaranteed, and the Applicant assumes all financial liabilities for work initiated prior to the approval of the Grant by the CRA.

Cities and County are required to file informational returns (Form 1099-G) for individuals and entities receiving grants from the US 17-92 CRA. Grant recipients must sign and return a Substitute W9 form to the City/County before funds can be distributed.

Upon completion of the improvements; final inspection and approval by the US 17-92 CRA Program Manager; and issuance of a Certificate of Occupancy or Certificate of Completion (if applicable), the Applicant submits a reimbursement package to the US 17-92 CRA which includes the following:

a. Written Request for Reimbursement by Applicant
b. Copies of applicable invoices and;
c. Proof of payment for improvements/invoices and;
d. Lien Releases for all payments; and

e. Photos of improvements (before and after).

Applicants will receive grant funding after the project is completed and all associated costs have been paid. It is the responsibility of the award recipient to maintain proper documentation of funds expended in the course of completing the project. Release of funds is subject to submission of this documentation to the US 17-92 CRA Program Manager by the Applicant. The project must be completed essentially as presented to the US 17-92 CRA in order to receive payment. At the approximate midpoint of the project the Applicant will give an update to the RPA on the progress of the project either in writing or in person. The CRA reserves the right to make on-site inspections throughout the course of the project.

- Acceptable documentation is defined as PAID invoices/ and/or schedule of values from vendors clearly detailing the work done for the project accompanied by copies of release of contractors liens.

If the project is not completed, is not approved in its final inspection, or does not receive its Certificate of Occupancy or Certificate of Completion (if applicable) within one year of award, the grant shall expire. Extensions must be granted by the RPA and CRA Boards.

- Applicants have 12 months from the completion date of the project to file for reimbursement according to procedures set forth within the contract. The CRA will not be responsible for informing the Applicants of this deadline.

If you have more than one project:
Eligible properties may not receive more than one grant within a 10 year period.

The following selection criteria will be used to review applications for the US 17-92 CRA Grant Program. Criteria are derived from the goals and objectives of the US 17-92 CRA's adopted Redevelopment Plan as well as the adopted Comprehensive Plan of the political subdivision where the project is located.

Please see Exhibit "A"

(1) Is the project within the US 17-92 CRA boundary?

(2) Does the project meet one of the CRA's goals and objectives?

(3) **Catalyst Project**: Is the proposed project within a Catalyst Area; on a Catalyst Site; and/or does it spur future adjacent redevelopment along the US 17-92 CRA corridor to continue to entergize the corridor's economic engine?

(4) **Quality of Site Design and Materials**: Degree to which the proposed project promotes the adopted Redevelopment Plan and promotes harmony with neighboring structures through implementation of land development regulations and the use of urban design principles, site design, architecture, materials, color, landscaping, and other visual physical amenities.

(5) **Streetscape Aesthetics and Functionality**: Degree to which the proposed project enhances the streetscape of US 17-92, including the addition or enhancement of display windows, awnings, landscaping, ADA compliance and architectural amenities such as arcades, balconies and porches.

(6) **Increased Safety**: Degree to which the proposed project will promote safety by easily identifying the business for customers and emergency services.

(7) **Removal of Slum and Blight**: Degree to which the proposed project upgrades or eliminates substandard structures or eliminates non-conforming uses.

Disclaimer:

Neither Seminole County, nor the Cities of Sanford, Lake Mary, Winter Springs, or Casselberry, shall be responsible for the planning, design, or construction of the property that is owned by the Applicant. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the US 17-92 CRA Grant Program. The Applicant is advised to consult with licensed architects, engineers, or building contractors before proceeding with final plans or construction.

#_____

(For Official Use Only)

Redevelopment/Construction Grant Application

Applicant: _Bromley Square , Ltd._____

Address: __1105 Kensington Park Dr. , Suite 200_____

City: _Altamonte Springs_____ Zip Code: __32714_____

Phone/Cell # __407-333-3233_____ E-Mail __jwolf@wendovergroup.com_____

Project Contract Person if different from Applicant: _Jonathan L. Wolf_____

Phone: _407-333-3233_____

E-mail: _jwolf@wendovergroup.com_____

Mailing Address: _Same as Applicant_____

Application Preparer (if different than owner): _____

Phone: _____-_____-_____

E-mail: _____

Mailing Address: _____

Note: If the Applicant is not the property owner, Applicant must submit Addendum A with the application.

I. SITE IDENTIFICATION AND HISTORY

SITE INFORMATION

1. Name of Site or Business Name: __Bromley Square_____

   Site Address: _230 Oxford Road_____

   City, County or Township: _Fern Park_____Zip Code: _32730_____

   Acreage of Site: __7.11_____ Bldg. Sq. Ft.: _____

   County Commission/City Commission District# __4___A _____B

CURRENT AND FUTURE LAND USE

2. Zoning/Land Use:

   A. Current: Industrial _____ Commercial _____Residential _____
   Mixed-use ____x_____ Other (Specify) ___Zoning is C-1_____

   B. After Re-Zone (if applicable): Industrial ____Commercial _____ Residential _____
   Mixed-use _____ Other (Specify) _____

3. Current economic condition:
   Vacant lot _____x_____ Developed site _____ Other ___ _____

4. How many buildings are currently on site?
   Industrial ___0____ How many are occupied? _____ If vacant, for how long? _____
   Commercial ___0_____How many are occupied? _____ If vacant, for how long? _____
   Residential ___0___ How many are occupied? _____ If vacant, for how long? _____

5. Year building(s) was/were built: __new construction_____

6. Please describe the condition of the buildings on the site (Digital photo file attachment highly recommended but not required). - No buildings currently present on property.

II. COST ANALYSIS

BUDGET TABLE

Use of Fund	Amount
Please see Exhibit "B"	

TOTAL: $6,234,000.00 **FUNDING REQUEST: $1,246,800.00**

III. ANALYSIS OF REDEVELOPMENT POTENTIAL - Please see Exhibit "C"

7. Describe how redevelopment of the site will improve conditions in the vicinity and/or spur adjacent development, and how the project is in line with the goals, vision and mission of the US 17-92 CRA.

8. Describe how the redevelopment of the site will increase Public Safety.

9. Is the site contaminated? __To the best of our knowledge, the site is not contaminated.___ If so, what measures have been taken to address the contamination?

GRANT

10. Will Seminole Economic Enhancement District (SEED) Funds be requested? _____

    If so, for what purpose?

11a. What is the expected rate of return on the investment by the CRA. _____

11b. What is the time frame for the return on investment by the CRA? _____

The ROI will be calculated by the CRA Program Manager and attached to the application

JOB CREATION & RETENTION

12. Forecast the number of new jobs created after redevelopment or new development of the site (jobs that did not exist in the US17-92 CRA prior to redevelopment or new development).

    Total New Jobs: _____

OTHER PUBLIC BENEFITS

13. What positive environmental infrastructure improvements are associated with this project? Attach supporting documentation that indicates the positive public benefit to infrastructure enhancements.

PROXIMITY TO PUBLIC TRANSIT

14. Attach a local transit schedule, and highlight the lines that serve the project site or surrounding area. If a regularly scheduled route does not serve the area, please provide information about other forms of transit that serve the project site. [Exhibit "D"]

15. Would you agree to provide an easement to establish a bus shelter if appropriate or requested? ___X_—_____ Yes _____ No

Submittals

Applications ***must*** include the following materials, if applicable, for consideration by the US 17-92 CRA:

a. Completed Application and W-9 (must be signed by an officer as reflected in SunBiz) [W-9 - Exhibit "E"]
b. Current photo(s) of project site.
c. Proof property taxes are current
d. Proof business taxes are current
e. Plans/Drawings/Scope of Work
f. 3 Competitive Bids
f. Narrative describing how the proposed project qualifies as a "Catalyst Project"

GRANT

Applications lacking sufficient materials to describe the project will NOT be reviewed.

I, JONATHAN L. WOLF, attest that the information contained herein is correct to the best of my knowledge. I understand that the US 17-92 CRA Redevelopment & Construction Grant Program benefits are contingent upon funding availability and US 17-92 CRA approval and are not to be construed as an entitlement or right of a property owner or Applicant. Properties within the designated US 17-92 CRA boundary are not eligible for grant-funded programs when such funding conflicts with the goals expressed in the US 17-92 CRA Community Redevelopment Plan. I further understand that I am responsible for providing construction documents and/or permits required for any work, and hold harmless Seminole County for any damage associated with this application or the US 17-92 Grant Program.

Signature of Applicant

JONATHAN L. WOLF, MANAGER OF BROMLEY SQUARE GP, LLC, GENERAL PARTNER FOR BROMLEY SQUARE, LTD.

Print Name

STATE OF FLORIDA: COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this 12th day of FEBRUARY 20 15,

by JONATHAN L. WOLF. He/She is personally known to me or has

produced _____ as identification and did not (did) take an oath.

(SEAL)

Notary Public, State of Florida, (Signature of Notary taking acknowledgement

JENNIE D. LAGMAY

Name of Notary Typed, Printed or Stamped

My Commission Expires: 11/04/18

Commission Number FF 174011

JENNIE D. LAGMAY
Commission # FF 174011
Expires November 4, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

GRANT

Note: if Applicant is not the property owner, Applicant must submit Addendum A with application.

Addendum A

Date: 2-12-15

To: **US 17-92 CRA**
Community Redevelopment Agency

From: OXFORD TERRACE INC.
(Property Owner)

Subject: Permission for US 17-92 Grant Program Participation

As the owner of the property located at 230 OXFORD RD., FERN PARK, I give, JONATHAN L. WOLF and BROMLEY SQUARE, LTD., permission to participate in the US 17-92, Grant Program as detailed in the Revitalization and Construction Grant Application, and hold Seminole County harmless for any damages associated with this application or the US 17-92 Grant Program.

Property Owner's Signature

ALEX GREENSPOON
Property Owner's Name Printed

STATE OF FLORIDA:
COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this 12th day of Feb, 2015, by Alexander Selick Greenspoon. He/She is personally known to me or has produced FL DL as identification and did not (did) take an oath.

(SEAL)

Patrick Ingram
State of Florida
MY COMMISSION # FF 70213
Expires: November 13, 2017

Notary Public, State of Florida, (Signature of Notary taking acknowledgement)

Patrick Ingram
Name of Notary Typed, Printed or Stamped

My Commission Expires:
11/13/17

Commission Number FF 70213

GRANT

Grant Appeal Process:

- CRA Program Manager denies grant application.
- Staff informs Applicant in writing via certified/ return receipt mail that the grant has been denied, and cites the reason.
- Applicant has 30 days from the date they signed the return receipt, to inform the CRA Program Manager, in writing, that they are appealing the decision.
- CRA Program Manager has TAC review the grant. The TAC Board does not make a recommendation on the appeal, but comments on the technical aspects of the grant.
- Grant is submitted to the RPA, which can either up hold the denial or recommend that the CRA Board overturn the denial. If the RPA Board upholds the denial, the application does not proceed to the CRA Board; (the RPA Board has the power to deny funds as outlined in the Interlocal Agreement). If RPA Board overturns the staff recommendation, the grant proceeds to CRA Board with any additional recommendations that the RPA Board made to the grant.
- CRA Board votes to either uphold staff recommendation, or overturn staff recommendation. If the Board overturns staff recommendation the grant is then before the Board for final consideration and vote.

**See list for qualifying improvements page three of application*

Boundaries:

US 17-92 CRA Area

GRANT

This Section for Official Use Only

Date Reviewed by TAC: _____

Recommendation to US 17-92 RPA: _____

Date Reviewed by RPA: _____

Recommendation to US 17-92 CRA: _____

Action by US 17-92 CRA: _____

Amount approved: _____

**Release of Funds authorized by*

US 17-92 CRA Program Manager: _____

*Release of funds only occurs after the US 17-92 Program Manager has verified that all conditions of the contract and grant application have been satisfied.

Community Redevelopment Boundary

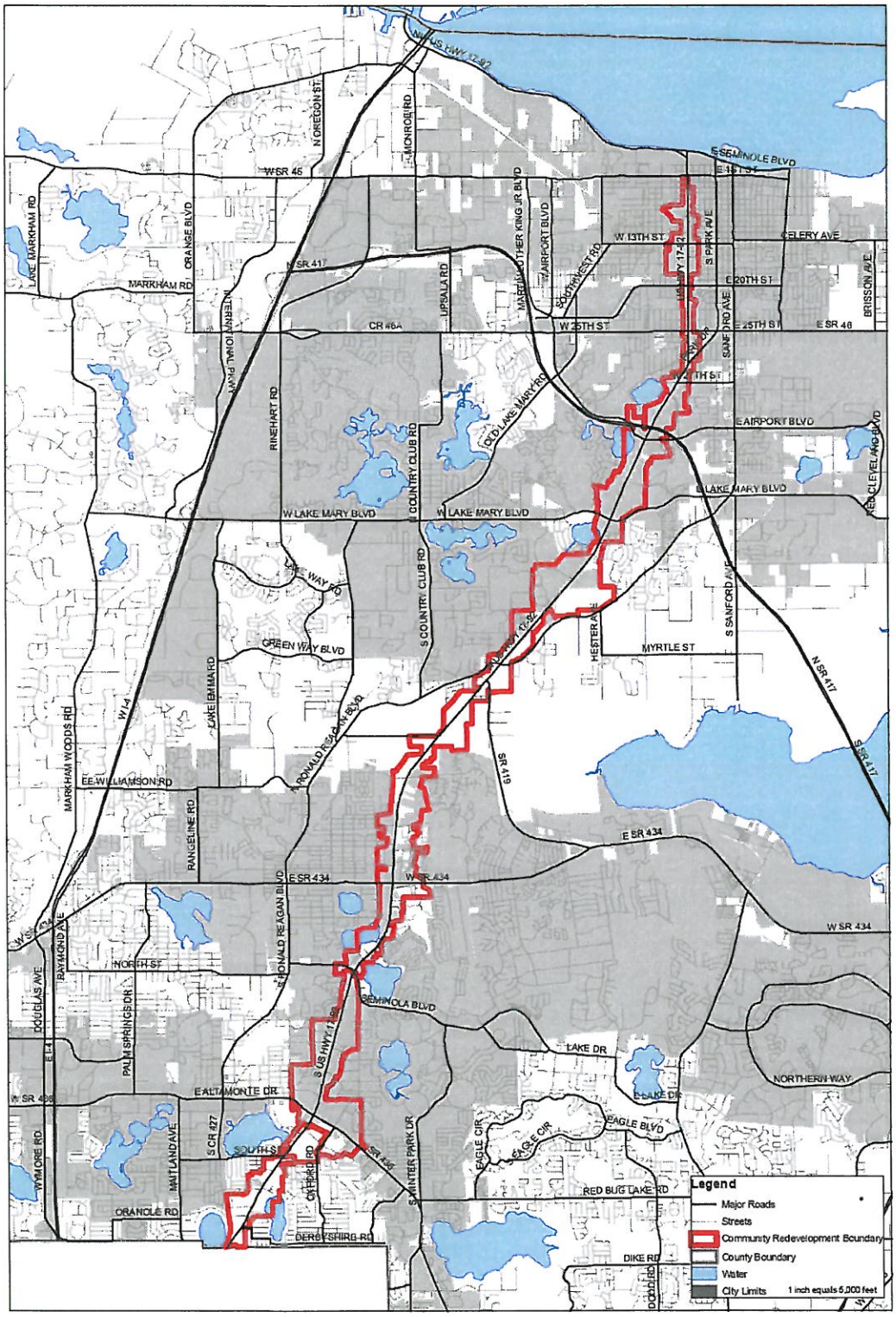


EXHIBIT "A"

Selection Criteria Summary
230 Oxford Road, Fern Park
Parcel ID: 20-21-30-300-001L-0000

1. Is the project within the US 17-92 CRA boundary? *Yes, this property is wholly located within the US 17-92 CRA's redevelopment boundaries. The site is also within the County's long term Oxford Road Redevelopment Area.*

2. Does the project meet one of the CRA's goals and objectives? *Yes, this proposed affordable housing project meets several of the CRA's objectives. According to Seminole County, "the US 17-92 CRA is dedicated to creating jobs, eliminating blight, and improving the quality of life for residents and business owners in the community while managing growth and preserving Seminole County's natural resources." This site and project will increase the quality of life for Seminole County residents by providing high quality and low cost housing. Additionally, dozens of construction jobs will be created and 3-4 permanent jobs will also result from the development of this site.*

3. Catalyst Project: *Please see the attached narrative for a detailed analysis of this site and why it meets "Catalyst Project" criteria.*

4. Quality of Site Design and Materials/Streetscape Aesthetics and Functionality: *Bromley Square is still at the preliminary stages of engineering and final design, as the project must be approved by Florida Housing for funding prior to construction commencing. Once awarded funding, site design, site materials, streetscape aesthetics and access will be designed to exceed current County guidelines. Best practices for the implementation of these aspects of design will be sought out and incorporated.*

5. Increased Safety: *This project will border the new alignment of Oxford Road to the South. Our development will work with all permitting agencies to ensure that ingress, egress, and the traffic circulation of our site is optimized with public safety in mind. All of our affordable housing communities are designed with the intent of maximizing tenant safety.*

6. Removal of Slum and Blight: *While this site is not known to have any environmental concerns, developing the site to provide high quality affordable housing will be an immediate improvement to the area. Some existing multifamily projects in the area are older and in need of updates. Hopefully, the creation of a newer multifamily product will encourage other owners to improve their existing apartment and commercial sites.*

EXHIBIT "B"

Cost Analysis – Budget Table

A	B	C	D	E	F	G		H
Item No.	Description of work	Scheduled Value	From Previous Application	This Period	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	(G-C) %	Balance To Finish (C-G)
	Contractor General Conditions	$397,000.00	$0.00	$0.00	$0.00	$0.00	0%	$397,000.00
	Contractor Overhead	$132,000.00	$0.00	$0.00	$0.00	$0.00	0%	$132,000.00
	Contractor Fee	$397,000.00	$0.00	$0.00	$0.00	$0.00	0%	$397,000.00
	Subtotal	**$926,000.00**	$0.00	$0.00	$0.00	$0.00	0%	$926,000.00
	SITE WORK						0%	
	Clear and Grade	$135,000.00	$0.00	$0.00	$0.00	$0.00	0%	$135,000.00
	Base, Paving, and Curb	$295,000.00	$0.00	$0.00	$0.00	$0.00	0%	$295,000.00
	Sanitary Sewer System	$125,000.00	$0.00	$0.00	$0.00	$0.00	0%	$125,000.00
	Storm Sewer	$137,000.00	$0.00	$0.00	$0.00	$0.00	0%	$127,000.00
	Domestic Water	$127,000.00	$0.00	$0.00	$0.00	$0.00	0%	$127,000.00
	Sidewalks	$85,000.00	$0.00	$0.00	$0.00	$0.00	0%	$85,000.00
	Soil Treatment	$7,500.00	$0.00	$0.00	$0.00	$0.00	0%	$7,500.00
	Signage	$21,000.00	$0.00	$0.00	$0.00	$0.00	0%	$21,000.00
	Landscape and Irrigation	$155,000.00	$0.00	$0.00	$0.00	$0.00	0%	$155,000.00
	Subtotal	**$1,087,500.00**					0%	
	AMENITIES						0%	
	Clubhouse/Maintenance Shop	$210,000.00	$0.00	$0.00	$0.00	$0.00	0%	$210,000.00
	Pool, Deck, and Fence	$125,000.00	$0.00	$0.00	$0.00	$0.00	0%	$125,000.00
	Gazebo/Grill Area	$18,000.00	$0.00	$0.00	$0.00	$0.00	0%	$18,000.00
	Tot Lot	$12,000.00	$0.00	$0.00	$0.00	$0.00	0%	$12,000.00
	Site Lighting	$38,000.00	$0.00	$0.00	$0.00	$0.00	0%	$38,000.00
	Car Wash	$2,500.00	$0.00	$0.00	$0.00	$0.00	0%	$2,500.00
	Subtotal	**$405,500.00**	$0.00	$0.00	$0.00	$0.00	0%	$405,500.00
							0%	
	TOTAL	**$2,419,000.00**	$0.00	$0.00	$0.00	$0.00	0%	**$2,419,000.00**

BUILDING #1								
A	B	C	D	E	F	G		H
Item No.	Description of work	Scheduled Value	From Previous Application	This Period	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	(G-C) %	Balance To Finish (C-G)
1	Concrete Slab on Grade	$75,000.00	$0.00	$0.00	$0.00	$0.00	0%	$75,000.00
2	Gypcrete	$11,500.00	$0.00	$0.00	$0.00	$0.00	0%	$11,500.00
	Masonry	$215,000.00	$0.00	$0.00	$0.00	$0.00	0%	$215,000.00
3	Rough Carpentry	$95,000.00	$0.00	$0.00	$0.00	$0.00	0%	$95,000.00
4	Trusses	$150,000.00	$0.00	$0.00	$0.00	$0.00	0%	$150,000.00
5	Roofing	$39,500.00	$0.00	$0.00	$0.00	$0.00	0%	$39,500.00
6	Insulation	$23,500.00	$0.00	$0.00	$0.00	$0.00	0%	$23,500.00
7	Stucco	$73,600.00	$0.00	$0.00	$0.00	$0.00	0%	$73,600.00
8	Windows	$40,250.00	$0.00	$0.00	$0.00	$0.00	0%	$40,250.00
9	Drywall	$121,900.00	$0.00	$0.00	$0.00	$0.00	0%	$40,250.00
10	Gutters, Downspouts, Soffits	$17,400.00	$0.00	$0.00	$0.00	$0.00	0%	$17,400.00
11	Plumbing Rough	$84,250.00	$0.00	$0.00	$0.00	$0.00	0%	$84,250.00
12	Fire Sprinklers	$38,350.00	$0.00	$0.00	$0.00	$0.00	0%	$38,350.00
13	HVAC Rough	$73,400.00	$0.00	$0.00	$0.00	$0.00	0%	$73,400.00
14	Electrical Rough	$91,350.00	$0.00	$0.00	$0.00	$0.00	0%	$91,350.00
15	**Total**	**$1,150,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$1,150,000.00**

BUILDING #2								
A	B	C	D	E	F	G		H
Item No.	Description of work	Scheduled Value	From Previous Application	This Period	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	(G-C) %	Balance To Finish (C-G)
1	Concrete Slab on Grade	$90,225.00	$0.00	$0.00	$0.00	$0.00	0%	$90,225.00
2	Gypcrete	$11,565.00	$0.00	$0.00	$0.00	$0.00	0%	$11,565.00
	Masonry	$240,295.00	$0.00	$0.00	$0.00	$0.00	0%	$240,295.00
3	Rough Carpentry	$106,655.00	$0.00	$0.00	$0.00	$0.00	0%	$106,655.00
4	Trusses	$151,635.00	$0.00	$0.00	$0.00	$0.00	0%	$151,635.00
5	Roofing	$55,255.00	$0.00	$0.00	$0.00	$0.00	0%	$55,255.00
6	Insulation	$26,985.00	$0.00	$0.00	$0.00	$0.00	0%	$26,985.00
7	Stucco	$82,240.00	$0.00	$0.00	$0.00	$0.00	0%	$82,240.00
8	Windows	$44,975.00	$0.00	$0.00	$0.00	$0.00	0%	$44,975.00
9	Drywall	$136,210.00	$0.00	$0.00	$0.00	$0.00	0%	$136,210.00
10	Gutters, Downspouts, Soffits	$19,275.00	$0.00	$0.00	$0.00	$0.00	0%	$19,275.00
11	Plumbing Rough	$93,805.00	$0.00	$0.00	$0.00	$0.00	0%	$93,805.00
12	Fire Sprinklers	$42,405.00	$0.00	$0.00	$0.00	$0.00	0%	$42,405.00
13	HVAC Rough	$80,675.00	$0.00	$0.00	$0.00	$0.00	0%	$80,675.00
14	Electrical Rough	$102,800.00	$0.00	$0.00	$0.00	$0.00	0%	$102,800.00
15	**Total**	**$1,285,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$1,285,000.00**

BUILDING #3								
A	B	C	D	E	F	G		H
Item No.	Description of work	Scheduled Value	From Previous Application	This Period	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	(G-C) %	Balance To Finish (C-G)
1	Concrete Slab on Grade	$97,980.00	$0.00	$0.00	$0.00	$0.00	0%	$97,980.00
2	Gypcrete	$12,420.00	$0.00	$0.00	$0.00	$0.00	0%	$12,420.00
	Masonry	$258,060.00	$0.00	$0.00	$0.00	$0.00	0%	$258,060.00
3	Rough Carpentry	$120,540.00	$0.00	$0.00	$0.00	$0.00	0%	$120,540.00
4	Trusses	$162,840.00	$0.00	$0.00	$0.00	$0.00	0%	$162,840.00
5	Roofing	$59,340.00	$0.00	$0.00	$0.00	$0.00	0%	$59,340.00
6	Insulation	$28,980.00	$0.00	$0.00	$0.00	$0.00	0%	$28,980.00
7	Stucco	$88,320.00	$0.00	$0.00	$0.00	$0.00	0%	$88,320.00
8	Windows	$48,300.00	$0.00	$0.00	$0.00	$0.00	0%	$48,300.00
9	Drywall	$146,280.00	$0.00	$0.00	$0.00	$0.00	0%	$146,280.00
10	Gutters, Downspouts, Soffits	$20,700.00	$0.00	$0.00	$0.00	$0.00	0%	$20,700.00
11	Plumbing Rough	$100,740.00	$0.00	$0.00	$0.00	$0.00	0%	$100,740.00
12	Fire Sprinklers	$45,540.00	$0.00	$0.00	$0.00	$0.00	0%	$45,540.00
13	HVAC Rough	$79,560.00	$0.00	$0.00	$0.00	$0.00	0%	$79,560.00
14	Electrical Rough	$110,400.00	$0.00	$0.00	$0.00	$0.00	0%	$110,400.00
15	**Total**	**$1,380,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$1,380,000.00**

EXHIBIT "C"

III. Analysis of Redevelopment Potential

Describe how redevelopment of the site will improve conditions in the vicinity and/or spur adjacent development, and how the project is in line with the goals, vision and mission of the US 17-92 CRA

According to Seminole County, "the US 17-92 CRA is dedicated to creating jobs, eliminating blight, and improving the quality of life for residents and business owners in the community while managing growth and preserving Seminole County's natural resources." This site and associated affordable housing community will increase the quality of life for Seminole County residents by providing high quality and low cost housing. Additionally, dozens of construction jobs will be created and 3-4 permanent jobs will also result from the development of this site.

Developing this site to provide high quality affordable housing will be an immediate improvement to the area. Some existing multifamily projects in the area are older and in need of updates. Hopefully, the creation a newer multifamily product will encourage other owners to improve their existing apartment and commercial sites.

Describe how the redevelopment of the site will increase Public Safety

This development will border the new alignment of Oxford Road to the South. Our development will work with all permitting agencies to ensure that ingress, egress, and the traffic circulation of our site if optimized with public safety in mind. All of our affordable housing communities are designed with the intent of maximizing tenant safety.

What is the expected rate of return on the investment by the CRA.

Currently, this site is vacant land and has an annual property tax bill of $9,295. If our affordable housing community is funded and constructed, we estimate that the ad valorem taxes paid would be approximately $40,000. Additionally, the development will pay approximately $250,000 in taxes during construction. Once occupied, the community will house 200 residents, all of whom will contribute positively to the local economy.

Forecast the number of new jobs created after redevelopment or new development of the site

There will be 3-4 permanent jobs created as a result of this multifamily development. Additionally, there will be dozens of construction jobs created by the construction of this affordable housing site.

What positive environmental infrastructure improvements are associated with this project?

This project will border the new alignment of Oxford Road to the South. Our development will work with all permitting agencies to ensure that ingress, egress, and the traffic circulation of our site if optimized with public safety in mind. All of our affordable housing communities are designed with the intent of maximizing tenant safety.

Additionally, there are already retention ponds on this site. During the permitting stage, coordination with the FDOT and Seminole County will be sought in order explore joint use and also to ensure the ponds are utilized by all parties to maximize efficiency.

PROXIMITY TO PUBLIC TRANSIT

The site is located less that ¼ mile from the Lynx Fern Park Superstop on Fernwood Blvd. ¼ mile is designated by many credible land planners as the "walkability shed", which means that most people can easily walk to landmarks within that area. The Fern Park Superstop provides immediate boarding to busses that transverse Seminole and Orange Counties, as well as provide access to SunRail. The Altamonte Springs SunRail Station is just over 1 mile from the site, and a Lynx Bus from the Fern Park Superstop provides direct dropoff to this SunRail station. Once on SunRail, passengers can head North or South to various major employment centers, entertainment, shopping, etc. Healthcare access is also readily available from this site, as Lynx provides a bus stop at Florida Hospital Altamonte and SunRail provides a stop at the main campuses of Florida Hospital and Orlando Health along its scheduled route.

A route map and schedule for Lynx is attached to this application.

EXHIBIT "D"

Lynx Bus Route Map & Schedule

WELCOME ABOARD!

LYNX operates 85 Links to great places throughout Central Florida. If you don't see your destination here, **CONTACT US** and we can connect you to the right Link for your trip.

Riding LYNX is also easy on your wallet. You can pay for your trip as you board the bus:

ONE RIDE	ALL-DAY	
$2.00 Regular	**$4.50** Regular	Links 208, 416, and 427 observe a different fare structure.
$1.00 with LYNX discount fare ID	**$2.25** with LYNX discount fare ID	Please see individual Link schedules for more information.
		EXACT FARE REQUIRED. No change given.

Ready to roll? Look inside for more info...

Notice of Title VI Rights

LYNX operates its programs and services without regard to race, color, religion, gender, age, national origin, disability, or family status in accordance with Title VI of the Civil Rights Act. Any person who believes he or she has been aggrieved by an unlawful discriminatory practice and related to Title VI may file a complaint in writing to LYNX Title VI Officer, Central Florida, 455 N. Garland Avenue, Orlando, Florida 32801, or by calling (407) 841-2279, ext. 7, or by e-mail to compliance@lynx.org or www.golynx.com. Information in other languages or accessible formats available upon request.

LYNX®

LYNX is the public transit provider for Orange, Osceola and Seminole counties. Additional connectivity with Lake and Polk counties.

CONTACT US for information on fares, bus stops, schedules and trip planning:

407-841-5969 *phone*
407-423-0787 *tdd*
golynx.com *web*

THANK YOU FOR RIDING LYNX!

BROCHURE

(H) FERN PARK SUPERSTOP

Links 102, 103, 436N, 436S, FL 17-92, NeighborLink 652

DIRECT SERVICE TO:

- Altamonte Mall
- Altamonte Springs SunRail
- Apopka
- Downtown Orlando
- Orlando Int'l Airport
- Sanford
- Seminole State College
- Winter Park

LYNX®

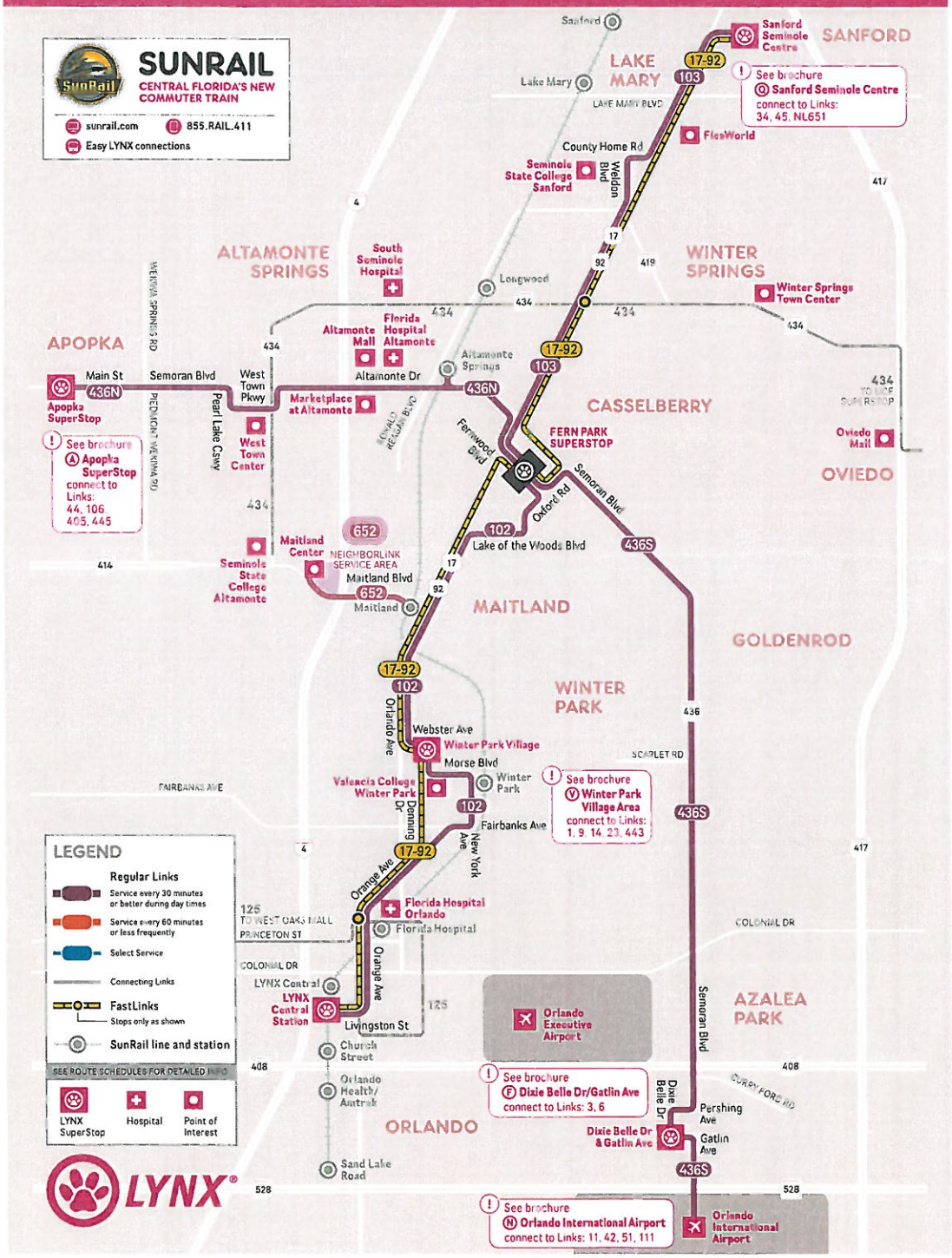
Effective: DECEMBER 2014

Other accessible formats available upon request

FERN PARK SUPERSTOP

Schematic Map Not to Scale

NORTH



BUS SERVICE FREQUENCY

To plan your trip or view full bus schedule visit **golynx.com**

EFFECTIVE DECEMBER 2014 - ALL BUS SERVICE FREQUENCIES ARE APPROXIMATE AND SUBJECT TO CHANGE

Times indicate departures from the BEGINNING of the route Diagrams show major points on each Link – buses make additional local stops along the way

102 INBOUND to LYNX Central Station

Fern Park SuperStop → Webster Ave/ Denning Dr (20 mins) → Orange Ave/ Princeton St (32 mins) → LYNX Central Station - Bay W (42 mins)

MINS AFTER THE HOUR	MON–FRI	SAT	SUN/HOL
FIRST TRIP	5:12 am	5:25 am	5:19 am
DAY 5 am–6:08 pm	:08, :23, :38, :53	:23, :53	:18, :48
EVE 6:08 pm–7 pm	:25, :57	:24, :56	:19, :50
NIGHT 7 pm–11 pm	:57	:56	:20, :50
LAST TRIP	11:57 pm	10:56 pm	10:20 pm

102 OUTBOUND to Fern Park

LYNX Central Station - Bay W → Orange Ave/ Princeton St (8 mins) → Webster Ave/ Denning Dr (22 mins) → Fern Park SuperStop (42 mins)

MINS AFTER THE HOUR	MON–FRI	SAT	SUN/HOL
FIRST TRIP	4:15 am	4:45 am	5:15 am
DAY 4 am–6 pm	:00, :15, :30, :45	:15, :45	:15, :45
EVE 6 pm–7 pm	:15, :45	:15, :45	:15, :45
NIGHT 7 pm–11 pm	:45	:45	:15, :45
LAST TRIP	11:45 pm	10:45 pm	9:15 pm

** 30 minute service from 4:15 am to 4:45 am Monday to Friday*

103 NORTHBOUND to Seminole Centre

Fern Park SuperStop → U.S. 17-92/ Lake Irene Dr (12 mins) → Seminole State College (22 mins) → Seminole Centre (33 mins)

MINS AFTER THE HOUR	MON–FRI	SAT	SUN/HOL
FIRST TRIP	5:05 am	5:34 am	6:15 am
DAY 6 am–7 pm	:02, :17, :32, :47	:02, :32	:13
OFF PEAK 5 am–6 am, 7 pm–8 pm	:05, :35*	:05, :35*	:16
NIGHT 8 pm–9 pm	:35	:35	--
LAST TRIP	9:35 pm	9:35 pm	7:16 pm

** 60 minute service from 7:35 pm–9:35 pm (Mon-Sat) only*

103 SOUTHBOUND to Fern Park

Seminole Centre → Seminole State College (11 mins) → U.S. 17-92/ Lake Irene Dr (20 mins) → Fern Park SuperStop (31 mins)

MINS AFTER THE HOUR	MON–FRI	SAT	SUN/HOL
FIRST TRIP	5:15 am	5:15 am	5:39 am
DAY 6 am–7 pm	:00, :15, :30, :45	:15, :45	:39
OFF PEAK 5 am–6 am, 7 pm–8 pm	:15*, :45	:15, :45	:39
NIGHT 8 pm–10 pm	:15	:15	--
LAST TRIP	10:15 pm	10:15 pm	7:39 pm

** 60 minute service from 8:15 pm–10:15 pm (Mon-Sat) only*

436N NORTHBOUND to Apopka SuperStop

Fern Park SuperStop → Altamonte Springs SunRail** (9 mins) → Altamonte Mall (17 mins) → SR-436/ West Town Pkwy (35 mins) → Apopka SuperStop (57 mins)

MINS AFTER THE HOUR	MON–FRI	SAT	SUN/HOL
FIRST TRIP	5:25 am*	5:25 am*	6:50 am
DAY 5 am–2:55 pm	:25, :55	:25, :55	:50
3:35 pm–12 am	:05, :35	:05, :35	:50
LAST TRIP	12:05 am	12:05 am	8:50 pm

** First bus from SR-436/West Town Pkwy at 5:28 am*
*** Altamonte Springs SunRail station served Monday–Friday only*

436N SOUTHBOUND to Fern Park SuperStop

Apopka SuperStop → SR-436/ West Town Pkwy (21 mins) → Altamonte Mall (39 mins) → Altamonte Springs SunRail** (45 mins) → Fern Park SuperStop (54 mins)

MINS AFTER THE HOUR	MON–FRI	SAT	SUN/HOL
FIRST TRIP	4:35 am	4:35 am	6:50 am
ALL-DAY	:05, :35	:05, :35	:50
LAST TRIP	9:35 pm	9:35 pm	8:50 pm

*** Altamonte Springs SunRail station served Monday–Friday only*

436S NORTHBOUND to Fern Park

Orlando Int'l Airport → Dixie Belle Dr/ Gatlin Ave (19 mins) → Semoran Blvd/ Curry Ford Rd (29 mins) → Semoran Blvd/ Colonial Dr (39 mins) → Semoran Blvd/ University Blvd (49 mins) → Fern Park SuperStop (72 mins)

MINS AFTER THE HOUR	MON–FRI	SAT	SUN/HOL
FIRST TRIP	5:00 am	5:00 am	5:25 am
ALL-DAY	:00, :30	:00, :30	:25
LAST TRIP	11:00 pm	11:00 pm	9:25 pm

436S SOUTHBOUND to Orlando International Airport

Fern Park SuperStop → Semoran Blvd/ University Blvd (21 mins) → Semoran Blvd/ Colonial Dr (29 mins) → Semoran Blvd/ Curry Ford Rd (37 mins) → Dixie Belle Dr/ Gatlin Ave (49 mins) → Orlando Int'l Airport (70 mins)

MINS AFTER THE HOUR	MON–FRI	SAT	SUN/HOL
FIRST TRIP	4:40 am ¤	4:40 am ¤	5:58 am ¤
ALL-DAY	:10, :40	:10, :40	:58
LAST TRIP	10:30 pm	10:30 pm	8:58 pm

¤ First bus from Semoran Blvd/Colonial Dr at 4:10 am and 4:35 am (Mon–Sat) and 5:28 am (Sun)

17-92 INBOUND to LYNX Central Station

FASTLINK

MONDAY – FRIDAY ONLY

Seminole Centre → U.S. 17-92/ Lake Irene Dr → Fern Park SuperStop → Webster Ave/ Denning Dr → Florida Hospital Orlando → LYNX Central Station - Bay T

5:30	5:44	5:56	6:09	6:18	6:25
6:10	6:24	6:36	6:49	6:58	7:05
6:40	6:54	7:06	7:19	7:28	7:35

NO SATURDAY, SUNDAY/HOLIDAY SERVICE

17-92 OUTBOUND to Seminole Centre

FASTLINK

MONDAY – FRIDAY ONLY

LYNX Central Station - Bay T → Florida Hospital Orlando → Webster Ave/ Denning Dr → Fern Park SuperStop → U.S. 17-92/ Lake Irene Dr → Seminole Centre

4:15	4:26	4:37	4:50	5:03	5:14
5:00	5:11	5:22	5:35	5:48	5:59
5:45	5:56	6:07	6:20	6:33	6:44

NO SATURDAY, SUNDAY/HOLIDAY SERVICE

Light numbers are AM Times
Bold numbers are PM Times

652 NEIGHBORLINK Maitland Center

NeighborLink 652 *is based at the Maitland SunRail Station and provides curb-to-curb service to the Maitland Center with advanced reservations.*

Passengers must call 407-244-0808 at least two hours in advance to arrange a pickup in the curb-to-curb service area of Maitland Center.

	MONDAY–FRIDAY ONLY
AM TRIPS	6:05, 7:05, 8:05 am
ALL-DAY	NO SERVICE
PM TRIPS	5:15, 6:15, 7:00 pm

CAN'T FIND YOUR LINK?

LYNX has 22 brochures, listed below, to help you find your bus. Each one shows the Links serving a certain area, like Fern Park, or a particular service, like LYMMO. You can also use the table to the right, which shows each Link and the brochure it appears on. Note that some Links are shown on more than one brochure.

LYNX BUS SERVICE BROCHURES

- (A) Apopka SuperStop
- (B) Colonial Plaza SuperStop
- (C) Colonial Dr East/West
- (D) Colonial Dr West/West Oaks Mall
- (E) Destination Parkway
- (F) Dixie Belle Dr & Gatlin Ave
- (G) FastLink Services
- (H) Fern Park SuperStop
- (I) Florida Mall SuperStop
- (J) Haines City
- (K) Kissimmee Intermodal Station
- (L) LYNX Central Station
- (M) LYMMO
- (N) Orlando International Airport
- (O) Poinciana Walmart Center
- (P) Rosemont SuperStop
- (Q) Sanford Seminole Centre
- (R) SunRail Connections
- (S) UCF Area
- (T) Disney Area
- (U) Washington Shores SuperStop
- (V) Winter Park Village Area

QUESTIONS?

Visit us online
golynx.com

Give us a call
407.841.LYNX

Like us on Facebook
facebook.com/golynx

Follow us on Twitter
@lynxbusorlando

Link	Brochure
1	R V
3	F L
6	B F
7	I L R
8	E L
9	P R V
10	K
11	L N R
13	B L S
14	R V
15	L
18	K L R
20	L U
21	L U
23	P R V
24	U
25	L
26	K O
28	C L
29	C L
34	Q R
36	L
37	I
38	S L
40	L R
42	E I N R
44	A
45	Q R
46E	Q R
46W	Q R
48	C L
49	C L
50	L T
51	B L N
54	S L
55	K
56	K T
57	K U
58	E
102	H L R V
103	H Q
104	C L S
105	C D L
106	A L P
107	I L
108	I K
111	E I N R
125	D L R
208	K R
300	L T
301	T
302	P T
303	T U
304	L T
305	T
306	C T
313	U L
319	L U
405	A
416	J O
426	O
427	J
434	R S
436N	A H R
436S	F H N
443	P R V
445	A D
FastLink	
17-92	G H L Q V
FastLink (continued)	
418	G I K
441	G I K L
KnightLYNX	
210, 211, 212	S
LYMMO	
	L M Orange Line
	M Grapefruit Line
NeighborLink	
601	O
603	O
604	O
611	D
612	C D
613	D
621	S
622	S
631	K
632	K
641	E
651	Q R
652	A H R V

EXHIBIT "E"

W-9

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Bromley Square, Ltd.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☑ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
1105 Kensington Park Drive #200

Requester's name and address (optional)

6 City, state, and ZIP code
Altamonte Springs, FL 32714

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number
4 7 – 1 9 1 5 3 3 1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ Barry Bloomberg Date ▶ 2/10/2015

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Photos
of
Project Site


Fern Park Site
South St
Stapona Jr
N Carolwood Blvd
Duffy Ct
Sharp Ct
St Johns Cir
Lake of the Woods Blvd
Truewood Ln
Winter Green Blvd
Eastwind Ln
Oxford Rd
Terlwood St
Nettlewood Ln
Carolwood Blvd
Dryberry Way
Fallwood St
Drywood Ave
Goodridge Ln
Woodridge Dr
East Blvd
Hewett Ln
Hibiscus Ln
Berkeley Ct
Fern Park Blvd
Hidden Meadow Loop
Postal Ln
Lochinvar Dr
Lochmond Dr
Mad of the Mist Dr
Aberdeen Dr
Graham Rd
Leon Ct
Doverwood Rd
Yarmouth Rd
Kiowa Trail
Fieldingwood Rd
Castlewood Rd
Winnebago Trail
© 2015 Europa Technologies
© 2015 Google
Imagery Date: 1/17/2014 28°38'59.02" N 81°20'26.12" W elev 95
1994


Pearl Lake
Gladwin Ct
Gladwin Ave
Oak Ln
E Altamonte Dr
Kenwick Cir
Kenwick Ct
Seaway Ranch
436
Semoran Blvd
North St
Prairie Lake Dr
15
Wells Ave
Fernwood Blvd
Oxford Rd
Fern Park Site
Fern Park Blvd
Hidden Meadows Loop
Postal Ln
Mad of the Mist Dr
Lochinvar Dr
Lochmond Dr
N Carolwood Blvd
Duffy Ct
Sharp Ct
St Johns Cir
Waverly Dr
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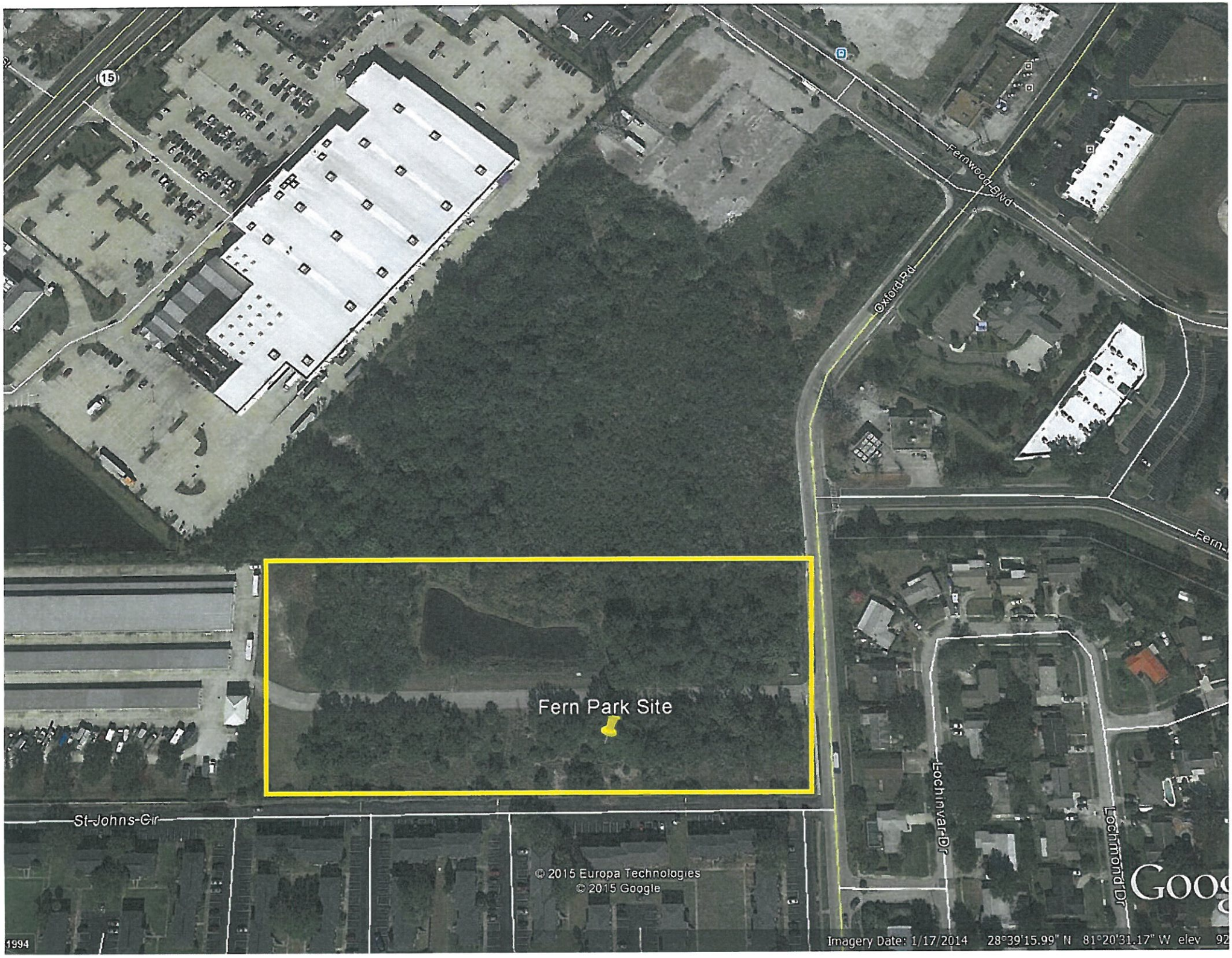
Imagery Date: 1/17/2014 28°39'21.31" N 81°20'26.51" W elev 92


15
Fernwood Blvd
Oxford Rd
Fern
Fern Park Site
St Johns Cir
Lochinvar Dr
Lochmond Dr
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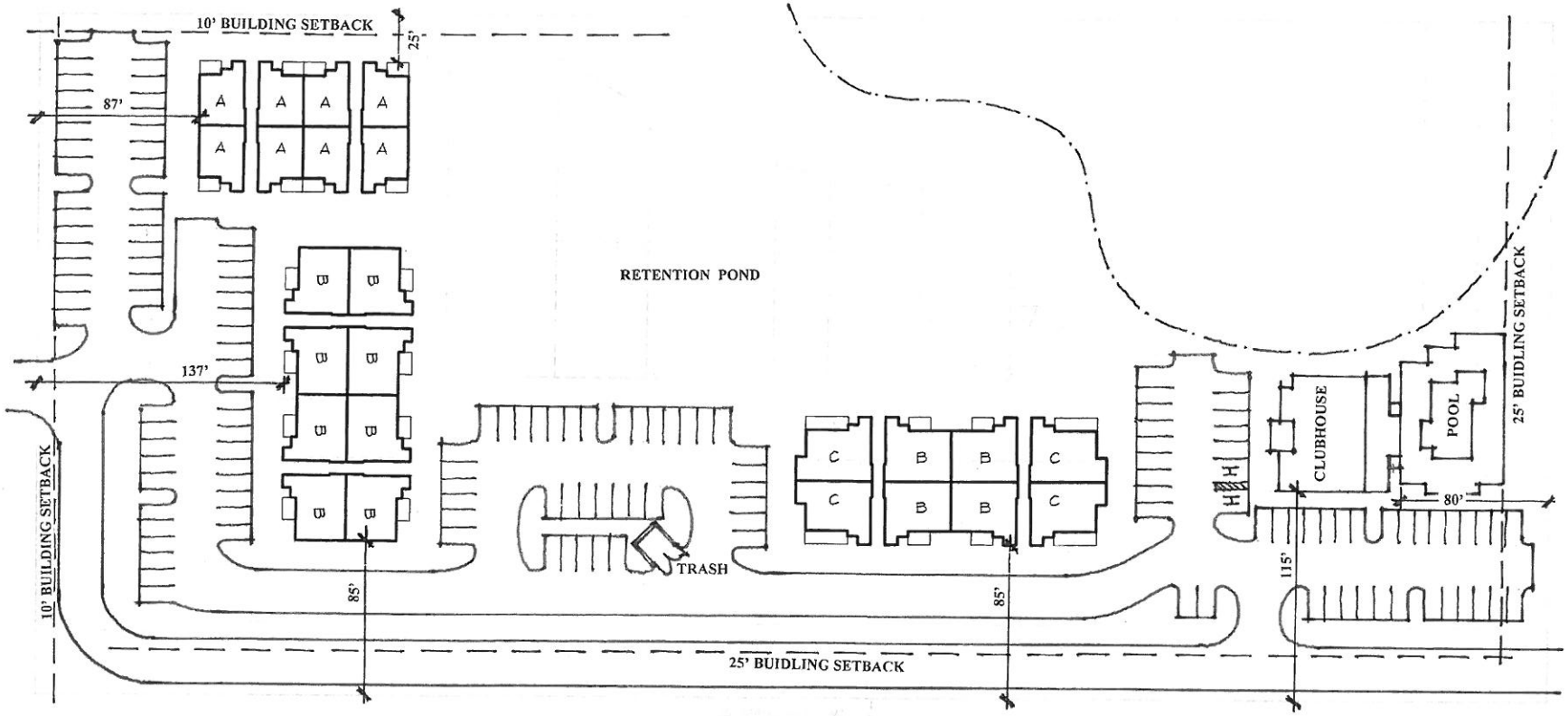
1994
Imagery Date: 1/17/2014 28°39'15.99" N 81°20'31.17" W elev 92


Oxford Rd
OXFORD
STORAGE
© 2015 Europa Technologies
© 2015 Google
© 2015 Google
Goog
28°39'13.15" N 81°20'31.21" W elev 11

Site Plan



SITE SUMMARY

UNIT TYPE:		
UNIT A	1 BED	24
UNIT B	2 BED	36
UNIT C	3 BED	12
TOTAL UNITS:		**72**
PARKING PROVIDED:		**144**
PROPOSED BLDG. HT.		**35'**

1 ARCHITECTURAL SITE PLAN

SCALE: 1":60'

REVISIONS	BY
PERMIT SET XX-XX-XX	

SLOCUM PLATTS ARCHITECTS, P.A.

RANDALL J. SLOCUM AR 13250 WILLIAM P. PLATTS AR 13242
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL 407/645-2019 FAX 407/645-2771
WWW.SLOCUMPLATTS.COM

BROMLEY SQUARE

FERN PARK FLORIDA

WILLIAM P. PLATTS AR0 [illegible]

DRAWN CAD
CHECKED WPP
DATE XX-XX-XX
SCALE AS NOTED
JOB NO. XX-XXX
SHEET

Current
Property Taxes

2/10/2015 1:27:54 PM

REAL ESTATE PROPERTY TAX SEARCH RESULTS

Do not use this information for a title search. Current and historical legal descriptions may differ.

2014 Tax Year Amount Due: $9,219.52 if payment POSTMARKED by 02-28-2015

Parcel:	20-21-30-300-001L-0000
Tax Year:	2014
Tax Bill #:	**124407**
Non-School Assessed Value:	$599,690
School Assessed Value:	$599,690
Gross Tax Amount:	$9,312.65
Millage Code:	04
Exemptions Granted:	NO
Homestead:	NO
Additional Exemptions:	NO
Non-Ad Valorem Assessments:	*NONE*

Owner & Mailing Address:
OXFORD TERRACE PARTNERSHIP

230 OXFORD RD
FERN PARK FL 32730

Property Address:
OXFORD RD

Legal Description:

LEG SEC 20 TWP 21S RGE 30E BEG 7 FT W OF NE COR OF NW 1/4 OF NW 1/4 RUN W 831.85 FT S 372.38 FT E TO A PT S OF BEG N 372.38 FT TO BEG (LESS PT

Note: Property Appraiser's tax bill information amount shown does not include any non advalorem assessments.

Tax Status:
2014 Tax Year Amount Due: $9,219.52 if payment POSTMARKED by 02-28-2015

Information below reflects the 2014 tax bill discounted and gross amounts.

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31
$8,940.14	$9,033.27	$9,126.40	$9,219.52	$9,312.65

Other Comments:

Prior Years Unpaid Delinquent Taxes:
NONE

Florida Division of Corporations
Good Standing Certificate

State of Florida
Department of State

I certify from the records of this office that BROMLEY SQUARE, LTD. is a Limited Partnership or Limited Liability Limited Partnership organized under the laws of the State of Florida, filed on September 9, 2014.

The document number of this Limited Partnership is A14000000475.

I further certify said Limited Partnership has paid all filing fees due this office through December 31, 2014, and its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirteenth day of January, 2015

Ken Detzner

Secretary of State

Authentication ID: CU5458461924

To authenticate this certificate,visit the following site,enter this ID, and then follow the instructions displayed.

https://efile.sunbiz.org/certauthver.html

Catalyst Project Narrative

Catalyst Project Narrative

US 17-92 CRA Redevelopment Grant
Applicant: Bromley Square, Ltd.
Project: 72 New Construction Family Affordable Housing Units
7.11 +/- acre site located at 230 Oxford Road, Fern Park
Parcel ID: 20-21-30-300-001L-0000

The applicant, Bromley Square, Ltd., is submitting this narrative as a portion of the grant application for the parcel identified above. The primary focus will be to quantify this site's characteristics as they align with the goals and requirements of the US 17-92 CRA in Seminole County, Florida. This property is wholly located within the US 17-92 CRA's redevelopment boundaries. The site is also within the County's long term Oxford Road Redevelopment Area. According to the July 14, 2014 *Oxford Road Long Range Redevelopment Plan,* Policy 7.3 reads:

The County shall allow flexibility in design standards to ***encourage investment*** *in the Overlay District. Reductions in standards, including, but not limited to parking requirements and setbacks shall be permitted for developers that meet other requirements of FLU Policy 5.15. These can include, but are not limited to,* ***energy efficient housing, provision of workforce housing, landscaping design, building design, and walkability aspects of design, to help establish a walkable, attractive streetscape.***

Applicant is proposing the development of 72 affordable housing units for the families of Seminole County. The site is appropriately zoned, and specifically meets many of the criteria outlined in the aforementioned Policy 7.3. This affordable housing proposal will be submitted for competitive tax credit funding to Florida Housing Finance Corporation (FHFC) in April 2015. Applicants for this specific tranche of tax credits must indicate that their site is located within a local government's redevelopment planning initiatives, which this site clearly is. The application to FHFC needs to be further strengthened by participation in the US 17-92 CRA Grant program for the reimbursement of specific hard costs associated with its development. The inclusion of this site in the US 17-92 CRA Grant program is critical to its funding likelihood.

As indicated by the attached map, this site borders several properties that have been identified as "catalyst sites" in the County's Redevelopment Master Plan and also in the US 17-92 CRA's exhibits. While this property is not immediately identified as a "catalyst site", its proximity to US 17-92 and other pre-determined "catalyst sites" make it an ideal candidate for this grant. As it pertains to being designated as a "Catalyst Project", the site's physical characteristics coupled with the proposed affordable housing development meets many of the County's stated criteria for designation as a "Catalyst Project". These include, but are not limited to the following:

1. <u>Regional/Area Connectivity:</u> This site is located less than ½ mile from the 436/17-92 intersection, which is one of the largest in Seminole County. As such, the intersection is currently undergoing the construction of an overpass that will expedite travel through the intersection and throughout the immediate area. It is important that the area surrounding this new flyover is developed in such a manner to encourage new residential and commercial opportunities. Connectivity to other areas of the County and region are easily accessible via US 17-92, 436, I-4, 427, Maitland Blvd, and also SunRail.
2. <u>Availability to transit:</u> The site is located less that ¼ mile from the Lynx Fern Park Superstop on Fernwood Blvd. ¼ mile is designated by many credible land planners as the "walkability shed",

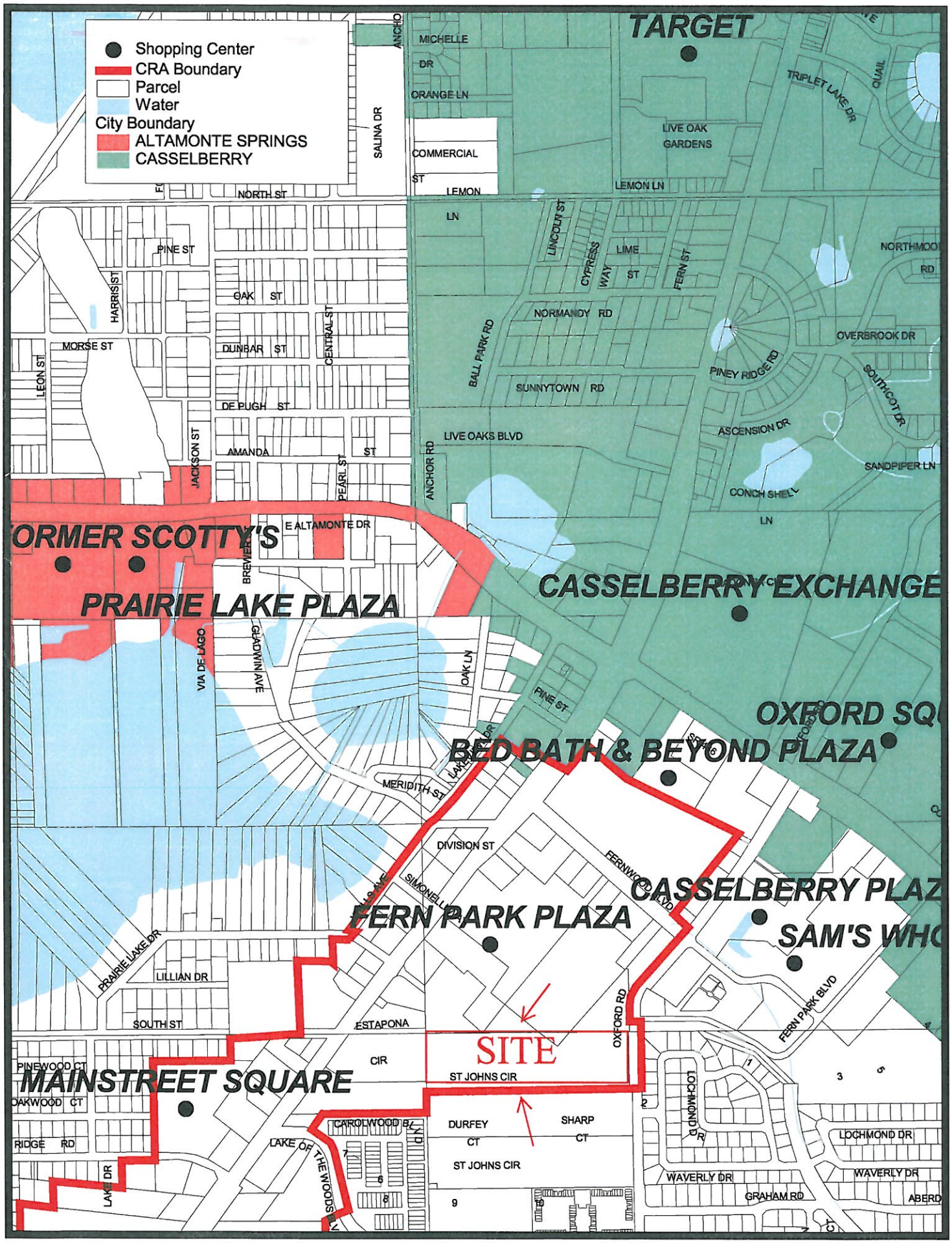
which means that most people can easily walk to landmarks within that area. The Fern Park Superstop provides immediate boarding to busses that transverse Seminole and Orange Counties, as well as provide access to SunRail. The Altamonte Springs SunRail Station is just over 1 mile from the site, and a Lynx Bus from the Fern Park Superstop provides direct dropoff to this SunRail station. Once on SunRail, passengers can head North or South to various major employment centers, entertainment, shopping, etc. Healthcare access is also readily available from this site, as Lynx provides a bus stop at Florida Hospital Altamonte and SunRail provides a stop at the main campuses of Florida Hospital and Orlando Health along its scheduled route.

3. Ease of vehicular accessibility: The site is located on Oxford Road, which has been identified by the County and their *Oxford Road Long Range Redevelopment Plan* as a roadway that needs to be realigned and have potentially cleaner access to US 17-92. This site would border the proposed Oxford Road extension to US 17-92 immediately to the South. Residents of this affordable housing community will have access to US 17-92, 436, 427, and several other arterial roadways in a matter of minutes.
4. Proximity to public government buildings and/or centers: Access to Seminole County's governmental complex in Sanford is feasible using Lynx and SunRail. Access to Downtown Orlando and many other County and Regional Downtown districts is possible using this same method.
5. Existing Land Uses and Property Values: The site has a County FLU designation of "MXD", which is incorporated into the same zone as the current Jai-Alai property and the properties that border US 17-92 on both sides. Assemblage opportunity exists, but the main opportunity is to provide a permanent resident base to the immediate area that is seeking redevelopment and revitalization.
6. Proximity to employment centers: With this site's access to SunRail and various Lynx routes, employment hubs such as Downtown Orlando, Lake Mary, Winter Park, and Maitland are easily accessible, perhaps even without driving. In many cases, employees are being encouraged to take SunRail to work via corporate incentives.
7. Taxable Value and ROI: Currently, this site is vacant land and has an annual property tax bill of $9,295. If our affordable housing community is funded and constructed, we estimate that the annual property taxes on the site would be $40,000. However, the value of creating a high quality affordable housing community will pay dividends for years to the local community.
8. Job Creation: Although this project will only have 2-3 full time employees, multifamily housing typically provides a multiplier employment effect once occupied. That is to say that by having more residents in an immediate area, you are increasing the potential employment base for surrounding companies and neighborhood businesses.
9. Elimination of contamination and/or blight: While this site is not known to have any environmental concerns, developing the site to provide high quality affordable housing will be an immediate improvement to the area. Some existing multifamily projects in the area are older and in need of updates. Hopefully, the creation a newer multifamily product will encourage other owners to improve their existing apartment and commercial sites.
10. Improvement of Quality of Life for Seminole County Residents: Providing affordable housing for the residents of Seminole County has long been a major governmental initiative. Tax credit financing is the primary vehicle by which most of these projects are funded. In the last several tax credit allocation cycles, Seminole County has received funding on 2 new affordable housing complexes, but both of them cater only to seniors aged 55 and older. The vast majority of affordable housing for families in Seminole County is concentrated in the Northern portion of the County, in and around Sanford. By building this development in the Southern portion of the

County, an entirely new set of Seminole County residents will be provided with high quality, lower cost housing.

As the above information clearly demonstrates, this site and its intended use align with the US 17-92 CRA's core mission and objectives. The opportunity to incorporate infrastructure improvements such as utility upgrades and efficient stormwater planning exist with this raw site's pending development. Most importantly, the development of affordable multifamily housing on this site and within the US 17-92 CRA's boundaries provides the most important asset of all: residents. Concentrating the incoming population around the US 17-92 CRA's revitalized economic centers is of upmost importance. New residents will drive demand for new services, new businesses, and new amenities.

Although this site represents just a small fraction of what is likely to occur along the US 17-92 corridor in the coming years, its impact on the immediate area should be a microcosm of the overall redevelopment benefits for the entirety of the US 17-92 CRA.


Shopping Center
CRA Boundary
Parcel
Water
City Boundary
ALTAMONTE SPRINGS
CASSELBERRY
TARGET
MICHELLE DR
ORANGE LN
SALINA DR
COMMERCIAL ST
LEMON LN
NORTH ST
LIVE OAK GARDENS
TRIPLET LAKE DR
QUAIL
LINCOLN ST
CYPRESS WAY
LIME ST
FERN ST
NORTHMOOR RD
PINE ST
HARRIS ST
OAK ST
NORMANDY RD
BALL PARK RD
OVERBROOK DR
MORSE ST
DUNBAR ST
CENTRAL ST
PINEY RIDGE RD
SOUTHCOTT DR
LEON ST
SUNNYTOWN RD
DE PUGH ST
ASCENSION DR
LIVE OAKS BLVD
AMANDA ST
JACKSON ST
PEARL ST
ANCHOR RD
SANDPIPER LN
CONCH SHELL LN
FORMER SCOTTY'S
E ALTAMONTE DR
BREWER
PRAIRIE LAKE PLAZA
CASSELBERRY EXCHANGE
VIA DE LAGO
GLADWIN AVE
OAK LN
PINE ST
OXFORD SQ
BED BATH & BEYOND PLAZA
MERIDITH ST
LAKE ALTON DR
DIVISION ST
FERNWOOD BLVD
SIMONELLI
CASSELBERRY PLAZ
FERN PARK PLAZA
SAM'S WHO
PRAIRIE LAKE DR
LILLIAN DR
SOUTH ST
ESTAPONA
OXFORD RD
FERN PARK BLVD
SITE
PINEWOOD CT
CIR
ST JOHNS CIR
MAINSTREET SQUARE
OAKWOOD CT
CAROLWOOD BLVD
DURFEY CT
SHARP CT
LOCHMOND DR
RIDGE RD
LAKE OF THE WOODS BLVD
ST JOHNS CIR
WAVERLY DR
GRAHAM RD
LAKE DR