

APPLICATION

1. THRESHOLD REQUIREMENTS:

The following items are thresholds and must ALL be answered YES to be considered for funding. Please acknowledge your responses by checking "yes" or "no" in the columns below.

		Staff Verification
1. Did the developer supply a preliminary site plan and elevation?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
2. Did the Developer provide the <u>five</u> six FHFC ability to proceed forms <u>that have been executed</u> ?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
3. Did the Developer provide a pre-application review with written comments from Escambia County or the City of Pensacola as appropriate?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
4. Did the developer provide <u>executed</u> evidence of site control?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
5. Did the developer provide a development proforma and sources and uses statement?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
6. Did the developer provide information on the development team?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
7. Did the developer provide information on the property management team?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
8. Did the developer provide evidence of community outreach?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
9. Project is NOT located in a FEMA mapped Special Flood Hazard Area?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
10. Project is NOT located in a Racially and Ethnically Concentrated Area of Poverty (RECAP) area (Census Tracts 16)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
11. The developer or its principals are NOT debarred from federal projects or FHFC projects and developer is not on FHFC's non-compliance listing for any reason	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

2. CONTACT INFORMATION:

Applicant Name:

Hayden Place Apartments Limited Partnership

Mailing Address:

1990 Main Street, Suite 750, Sarasota, Florida 34236

Email Address:

kbowron@beneficialcom.com

Phone Number:

941-929-1270 x103

Primary Contact/Title:

Ken Bowron/Manager

Secondary Contact/Title:

Scott Deaton/Manager

3. GENERAL DEVELOPMENT INFORMATION:

FHFC RFA #	2018-110		
Development Name:	Hayden Place Apartments		
Development Address:	1201 N P Street, Escambia County, Florida 32505		
Parcel Reference Number:	000S009060001155		
Jurisdiction Location:	<input checked="" type="checkbox"/> Unincorporated Escambia County <input type="checkbox"/> City of Pensacola		
Type of Development (check all that apply):	<input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Family <input type="checkbox"/> Special Needs <input type="checkbox"/> Homeless		
Type of Construction:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		
Development Design:	<input type="checkbox"/> Garden Apts	<input type="checkbox"/> High Rise	<input checked="" type="checkbox"/> Mid Rise, 4 Stories
	<input type="checkbox"/> Townhomes	<input type="checkbox"/> Quadraplexes	<input type="checkbox"/> Mid Rise, 5-6 Stories
	<input type="checkbox"/> Duplexes	<input type="checkbox"/> Other: _____	
Total Number of Units:	90	Number of Set Aside Units (10% minimum required):	9
Number of Set Aside Units for Homeless Households:	0	Number of Set Aside Units for Special Needs Households:	9
Is project located in a 2016 RECAP area (census tract 16)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (projects located in these census tracts not eligible)			
Is project located in a FEMA Special Flood Hazard Area? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (projects located in FEMA SFHA not eligible)			
Is the project located in a City or County Community Redevelopment Area? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
If yes, provide name of CRA: <u>Brownsville Redevelopment</u>			
Is the project located in a Geographic Area of Opportunity (as determined by FHFC listing of Geographic Areas of Opportunities, effective 6/28/18)? <input type="checkbox"/> NO <input type="checkbox"/> YES			
Funding Requested:	<input type="checkbox"/> \$354,000—Garden-Wood (New Construction)		
(SELECT ONE)	<input type="checkbox"/> \$425,625—Garden-Concrete (New Construction)		
	<input checked="" type="checkbox"/> \$425,625—Mid-Rise-Wood (New Construction)		
	<input type="checkbox"/> \$469,313—Mid-Rise-Concrete (New Construction)		
	<input type="checkbox"/> \$560,250—Hi-Rise (New Construction)		
	<input type="checkbox"/> \$297,563—Garden (Rehabilitation)		
	<input type="checkbox"/> \$419,250—Non-Garden (Rehabilitation)		

DEVELOPMENT BREAKDOWN BY UNIT. Please show the number of units for each income category.

BR SIZE→	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
↓INCOME LEVEL					
0-30% Area Median Income (AMI)		2	9	7	
31-50% AMI					
51-60% AMI		6	27	21	
61-80% AMI		2	9	7	
>80% AMI					
TOTALS:					

TOTAL UNITS: 90

PROPOSED RENTS. Please show the proposed rents by bedroom size and income levels.

BR SIZE→	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
↓INCOME LEVEL					
0-30% Area Median Income (AMI)		\$377	\$519	\$681	
31-50% AMI					
51-60% AMI		\$734	\$880	\$1,017	
61-80% AMI		\$979	\$1,174	\$1,357	
>80% AMI					

4. DEVELOPER EXPERIENCE:

- a. Has any member of the development team or any principals of the development team been associated with any development currently debarred or prohibited from participating in FHFC or another state's tax credit program? ☒ NO ☐ YES If yes, please attach a detailed explanation in APPENDIX I.
- b. Has any member of the development team or any principals of the development team been associated with any development that has gone into default or been given a "troubled development" status? ☒ NO ☐ YES If yes, please attach a detailed explanation in APPENDIX I.
- c. Has any member of the development team or any principals of the development team been associated with any development that has been found in non-compliance with the FHFC or another state tax credit program? ☒ NO ☐ YES If yes, please attach a detailed explanation in APPENDIX I.
- d. Provide information on your development teams' housing accomplishments over the past 5 years, including experience with affordable or workforce housing developments. Include summary of staff experience, including organizational chart with names/titles and designation of full or part time status. (ATTACHMENT 6)

- e. Provide listing of properties developed or owned by your agency in Escambia or Santa Rosa Counties (APPENDIX A). If none, attach Appendix A and state such.

5. PROPERTY MANAGEMENT TEAM EXPERIENCE:

- a. Name of Proposed Property Management Company: American Management Services East LLC (DBA Pinnacle)
- b. Address of Management Company: 5055 Keller Springs Road, Suite 400 Addison, TX 75001
- c. Provide information on the experience of the proposed property management team, specifically with affordable or workforce housing developments. (ATTACHMENT 7)
- d. Provide listing of properties managed by the proposed property management company in Escambia or Santa Rosa Counties (APPENDIX B). If none, attach Appendix B, stating such.

6. DESIGN COMPATIBILITY:

Preliminary Site Plan and Elevations submitted as ATTACHMENT 1.

Provide a narrative describing how the proposed development's design is appropriate to the neighborhood, including scale and compatibility with existing neighborhood aesthetics. Include whether there is any plan to allow for community involvement to guide the design process. (APPENDIX C)

7. RESIDENT PROGRAM OFFERINGS:

- a. FHFC mandates provision of resident programs. Please note the FHFC minimum required resident programs that will be offered at the development:

- | | |
|---|---|
| <input type="checkbox"/> Assistance with Light-Housekeeping, Grocery Shopping and/or Laundry (Elderly Only) | <input type="checkbox"/> Computer Training |
| <input type="checkbox"/> After School Program for Children | <input checked="" type="checkbox"/> Employment Assistance Program |
| <input type="checkbox"/> Daily Activities | <input checked="" type="checkbox"/> Financial Management Program |
| <input type="checkbox"/> Family Support Coordinator | <input type="checkbox"/> Literacy Training |
| <input checked="" type="checkbox"/> Homeownership Opportunity Program | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Resident Assurance Check-In Program (Elderly) | |

- b. Please list any resident program offerings in excess of the required minimums from FHFC:

Quarterly Health Care visits by health care professionals

Resident Activities (Holiday parties, picnics, etc)

Resident Assistance Referral Program - Provide residents necessary tools in obtaining community resources for various needs

8. LOCAL CONTRACTORS:

Provide evidence that development will use local construction contractors or subcontractors, architects, landscaping firms, environmental services, designers, and/or engineers during the planning and construction of the project that maintain their principal office and place of business in Escambia County, Florida. Provide formal letter(s) on company letterhead that demonstrates partnership with local firms and their capacity in the proposed development. (APPENDIX D)

9. LOCAL PARTNERSHIPS:

Demonstrate partnerships with other not for profits, for profits, or service providers in project development or specific service delivery related to the development. Provide formal letter(s) on company letterhead that demonstrates partnership, MOU, or partnership agreement. (APPENDIX E)

10. EVIDENCE OF COMMUNITY SUPPORT:

Development provided documentation of community outreach as ATTACHMENT 8.

Provide evidence of community support of project as evidenced by meeting minutes, letter(s) of support from property owners in the vicinity of the proposed development, and/or letter(s) of support from local neighborhood groups. (APPENDIX F)

11. FINANCIAL CAPACITY:

a. Total Development Cost: \$19,006,231

b. Cost per Unit: \$211,180

c. Is project based rental assistance anticipated for this Development?

☒ NO ☐ YES

If yes, list source of rental assistance:

Not Applicable

Number of Units to receive assistance:

Not Applicable

Years remaining on rental assistance contract:

Not Applicable

d. Attach a 15 year Proforma cash flow and proposed sources and uses of funds to demonstrate long-term cash flow for the development. Documents should be based on assumptions of occupancy, rents, and expenses for the duration of the affordability period. (ATTACHMENT 5)

12. LOCAL COMMUNITY BENEFITS:

Provide a narrative describing programs or amenities that the development will offer to the surrounding community as a whole. If applicable, include ways the development will help redevelop vacant or abandoned properties, brownfield sites, or severely blighted properties that are negatively impacting the surrounding community. Provide any market studies or analysis that show that the development will help stabilize or improve the area. Describe any innovative ways to reduce public expense in the area (shared parking, sidewalks, etc.). Describe in detail any planned unit set asides for extremely low income homeless or special needs households (APPENDIX G), including the set aside type, number of units, BR size, rents, and income limits.

NOTE: For the purposes of this application, a Special Needs person is defined in Section 420.0004(13), F.S., which means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits.

13. ABILITY TO PROCEED:

FHFC-required Ability to Proceed forms included as ATTACHMENT 2, Pre-Application Development Review as ATTACHMENT 3, and Evidence of Site Control as ATTACHMENT 4.

- a. Identify how any concerns raised about the ability for the project to proceed as identified in the Pre-Application Review process will be resolved. Provide information about the ability of the project to quickly proceed through underwriting if approved for funding by FHFC. (APPENDIX H)
- b. Provide projected project timeline (subject to FHFC approval and underwriting) after approval of agreement by the BCC. Include key dates, such as permit timing, FHFC funding closing dates, substantial completion, and lease-up.

a. We don't anticipate any foreseeable issues in the underwriting process with FHFC. We have fifteen years of experience with FHFC and have closed numerous developments utilizing FHFC financing and are well versed in the process.

b. Please see attached timeline

CERTIFICATION:

The proposer certifies that all documents included with this application are valid as of the date of this application and that current, dated copies have been submitted with this proposal. The person executing this document represents that s/he has the authority to bind the applicant. All items must be complete and included in the response by the deadline in order to meet minimum qualifications.

Signature: _____



Ken Bousan, Manager
BCP Development LLC

Date: _____

10/25/18

① SITE PLAN
SCALE: 1" = 30'-0"

UNIT SUMMARY	
ONE BEDROOM	34
TWO BEDROOM	46
THREE BEDROOM	10
TOTAL UNITS	90

PARKING SUMMARY	
140 PARKING SPACES	
2 HANDICAP SPACES	
TOTAL 142 SPACES	

NOTES: SITE IS FLAT



BENEFICIAL FAMILY APARTMENTS

1201 N P STREET
PENSACOLA, FLORIDA 32505

DESIGNED BY
KERNI BESOLO
ARCHITECTURE

DATE: 09/27/2018
REVISIONS

NO	DATE	DESCRIPTION
1	09/27/2018	PRELIMINARY DESIGN
2	10/01/2018	FINAL DESIGN
3	10/01/2018	FINAL DESIGN
4	10/01/2018	FINAL DESIGN
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99	10/01/2018	FINAL DESIGN
100	10/01/2018	FINAL DESIGN

PROJECT NO: 18010-00
PROJECT NAME: BENEFICIAL FAMILY APARTMENTS
OWNER: BENEFICIAL FAMILY APARTMENTS
DESIGNED BY: KERNI BESOLO
DATE: 09/27/2018
SCALE: 1" = 30'-0"

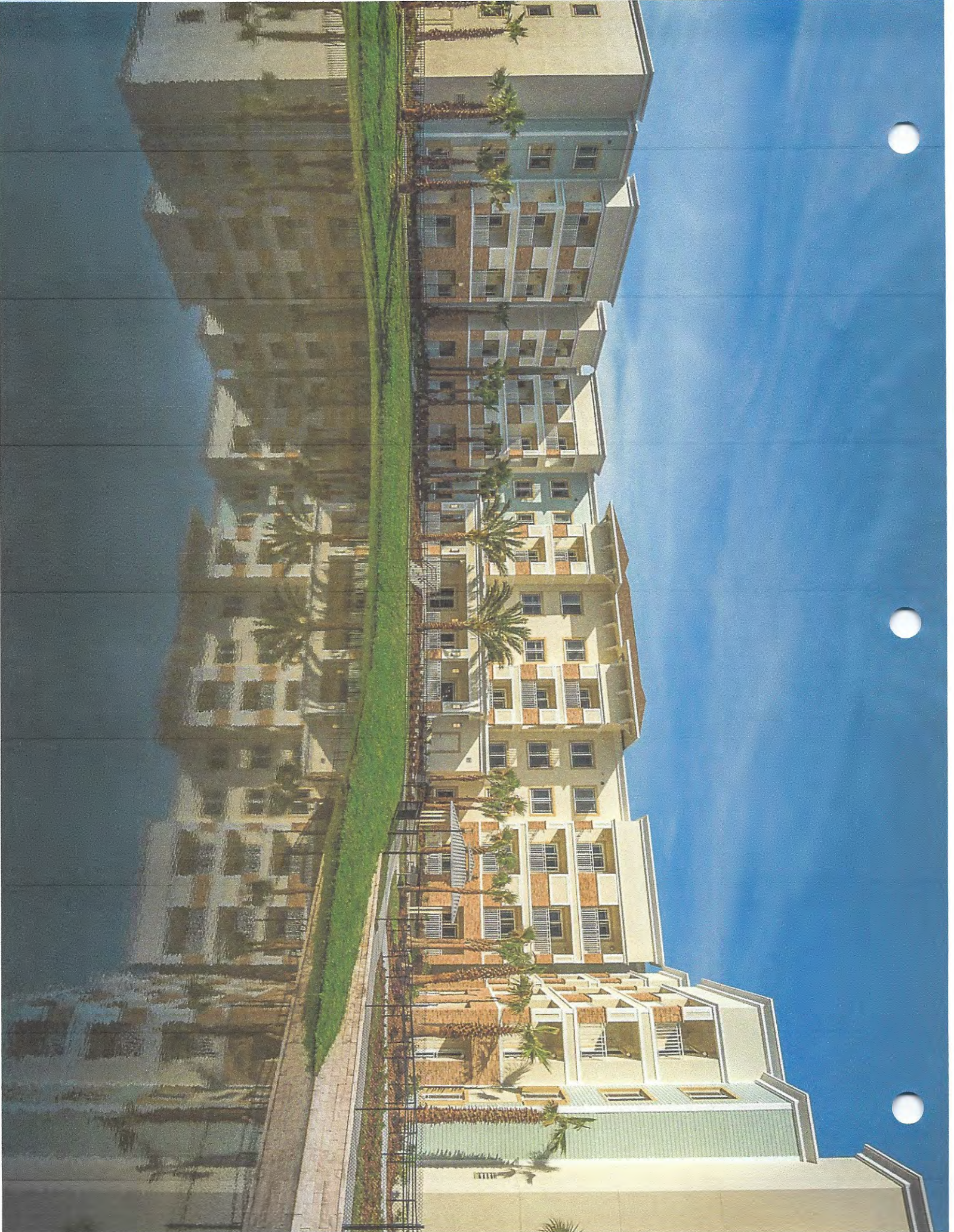
AS101

SITE PLAN

BESOLO
DESIGN GROUP, INC.
ARCHITECTURE • DEVELOPMENT
7700 4TH ST NORTH, SUITE 200
ST. PETERSBURG, FL 33708
727.325.8888 • www.besolo.com

PROFESSIONAL SEAL

KERNI BESOLO
AIA 2000





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

Name of Development: Hayden Place Apartments

Development Location: 1201 N P St., Escambia County, FL

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

Number of Units in the Development: 90

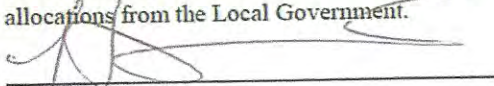
This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

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

CERTIFICATION

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

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


Signature

10/12/18

Date Signed

Horace L. Jones

Print or Type Name

Director, Development Services

Print or Type Title

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

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS**

Name of Development: Hayden Place Apartments

Development Location: 1201 N P St., Escambia County, FL

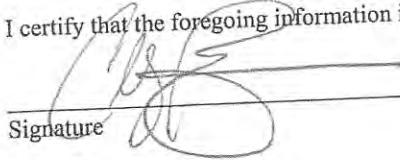
At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also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

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

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development;
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development; and
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct.


Signature

Colby Brown

Print or Type Name

Deputy Director of Public Works

Print or Type Title

10.12.2018

Date Signed

Escambia County BOCC

Name of Entity Providing Service

3363 West Park Place

Pensacola FL 32505

Address (street address, city, state)

850595.3404

Telephone Number (including area code)

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

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ELECTRICITY**

Name of Development: Hayden Place Apartments

Development Location: 1201 N. P St. Escambia County, FL.

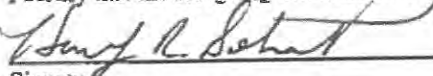
At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also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

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

1. Electricity is available to the proposed Development. subject to item 2 below.
2. To access such electric service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, and install or construct line extensions and other equipment in connection with the construction of the Development.

CERTIFICATION

I certify that the foregoing information is true and correct.


Signature

Harolyn R. Gobert
Print or Type Name

Electrical Engineer
Print or Type Title

10/08/2018
Date Signed

Gulf Power Company
Name of Entity Providing Service

One Energy Place
Address (street address, city, state)

Pensacola, FL 32520-0047

850-429-2602
Telephone Number (including area code)

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

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE --
SEWER CAPACITY, PACKAGE TREATMENT, OR SEPTIC TANK**

Name of Development: Hayden Place Apartments

Development Location: 1201 NP St., Escambia County, FL
At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 90
This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

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

1. Sewer Capacity or Package Treatment is available to the proposed Development; or
2. There are no known prohibitions to installing a Septic Tank system with adequate capacity for the proposed Development location or, if necessary, upgrading an existing Septic Tank system with adequate capacity for the proposed Development location.

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

For projects located within Miami-Dade County, the Applicant is advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

CERTIFICATION

I certify that the foregoing information is true and correct.


Signature

Andre Calaminus
Print or Type Name

Right of Way Agent
Print or Type Title

10/24/2018
Date Signed

Emerald Coast Utilities Authority
Name of Entity Providing Service

9255 Sturdevant Street
Address (street address, city, state)
Pensacola, FL 32514

850-969-5822
Telephone Number (including area code)

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - WATER**

Name of Development: Hayden Place Apartments

Development Location: 1201 N P St., Escambia County, FL

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

Number of Units in the Development: 90

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

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

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

CERTIFICATION

I certify that the foregoing information is true and correct.


Signature

Andre Calaminus
Print or Type Name

Right of Way Agent
Print or Type Title

10/24/2018
Date Signed

Emerald Coast Utilities Authority
Name of Entity Providing Service

9255 Sturdevant Street
Address (street address, city, state)

Pensacola, FL 32514

850-969-5822
Telephone Number (including area code)

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



Escambia County, Florida

3363 West Park Place
Pensacola, FL 32505
(850) 595-1820
www.MyEscambia.com

Date: Thursday, October 11, 2018

Ken Bowron
BCP Development
1990 Main St
Sarasota FL 34236

Project Number 18103347PSP-PA
Job Address: 1201 N P ST, PENSACOLA, FL 32505

Dear Ken Bowron,

Staff has completed its review of plans for the Hayden Place Apartments that is to be located at 1201 N P ST, PENSACOLA, FL 32505. Comments from this review follow:

Environmental Review Comments

The following comments have been provided by **Bradley Bane**. Should you have any questions or require additional information regarding any of these comments, please contact **Bradley Bane** at **(850) 595-4572** or by email at **bdbane@myescambia.com**.

i. **Wellhead Protection/ Wellhead Protection Areas (WHPA):**

Per standard *Wellhead Protection* standards outlined in Escambia County's Land Development Code (LDC), the LDC's DSM (*Design Standards Manual*), and DRC project review comments, please include the following note on the site plan:

"The subject parcel falls within the Travel Time Contours of a protected (potable) wellhead. Contractors shall be responsible for reporting spills of potentially hazardous substances (i.e. gasoline, diesel fuel, hydraulic fluid, cleaning products, chemicals, etc.) to the appropriate state (FDEP State Warning Point 1-800-320-0519) and local (Escambia County Health Department/Environmental Health 595-6712) agencies."

- i. Per county GIS & ECUA maps, approximately $\frac{3}{4}$ this project/ parcel falls within the 20-yr. Time of Travel Contour/ Wellhead Protection Area (WHPA) of a protected, potable drinking well. Please see attached Wellhead review map for general reference. Please note all *"Wellhead Protection"* provisions under Escambia County's LDC will need to be addressed on revised Site Plans, through ECUA, &/or provided via *Groundwater/ Wellhead Impact Report* if so required:
- ii. LDC, Chapter 4 *Location and Use Regulations, Article 5 Natural Resources, Sec. 4-5.2 Environmentally Sensitive Lands (a) (8) Wellhead Protection Areas, etc.*
- iii. *Sec. 4-5.9 Wellhead Protection (a)-(f),*
- iv. *DSM Chapter 2 Environmental, Sec. 1-7 Specifications of Groundwater/ Wellhead Impact Report, etc.*
- v. Please delineate the 20-yr. WHPA/ Time of Travel Contour (TOT) on revised site plans/ plats to scale as much as possible for contractor awareness per comment #1. Providing an inset map may also help.
- vi. Per code, in regards to Wellhead Protection, "except for a single family dwelling, a *"Groundwater/ Wellhead*



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Dear Ken Bowron,

Staff has completed its review of plans for the Hayden Place Apartments that is to be located at 1201 N P ST, PENSACOLA, FL 32505. Comments from this review follow:

for review and approval prior to construction.

- i. **18.2.3.4.1.1** Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

- i. **18.2.3.4.1.2** Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).

- i. **18.2.3.4.2 Surface.** Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface capable of supporting 40 tons.

- i. **18.2.3.4.3.2** Turns in fire department access roads shall maintain the minimum road width.

- i. **18.2.3.4.6.3** Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.

- i. **18.2.4.1.1** The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

- i. **18.3.1*** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings

are hereafter constructed or moved into the jurisdiction. **Provide location of nearest fire hydrant. Provide current flow test data. A fire hydrant must be located within 500 ft of the furthest point of the building as the hose lies. A hydrant will also need to be within 100ft of the FDC for the required standpipe system. (see comment below)**

Community Redevelopment Area (CRA) Review Comments

The following comments have been provided by **Sherry Duffey**. Should you have any questions or require additional information regarding any of these comments, please contact **Sherry Duffey** at **(850) 595-1673** or by email at **saduffey1@myescambia.com**.

This project is located within the Brownsville Redevelopment District. There is additional Overlay restrictions, however, they only apply to non-residential uses.

Stormwater Review Comments

The following comments have been provided by **Michael Banner**. Should you have any questions or require additional information regarding any of these comments, please contact **Michael Banner** at **(850) 595-3627** or by email at **mabanner@myescambia.com**.

- i. The increase in impervious surface resulting from modifications to existing development with a net increase of less than 1000sf would result in a stormwater exemption. Any additional gravel area or other semi-impervious area, subject to traffic, proposed to the site will be considered as semi-impervious and will have to be included in impervious area with a coefficient of 0.6. In this case less than 1666sf of semi-impervious would result in a stormwater exemption. It appears that this project will not qualify for this exemption.
- ii. Provide a Stormwater Management Plan signed and sealed by a professional engineer registered in the State of Florida. Provide drainage calculations for retention/detention facilities, at minimum, must satisfy one of the following:
 - a. For a positive drainage outfall system, $Q_{post} < Q_{pre}$ for a 100-year frequency of critical duration, up to and including a 24-hour duration storm event, with metered positive discharge into an approved functioning drainage system. Positive outfall has to be demonstrated for this site. The entire pond shall be recovered in no more than 7 days.
 - b. For retention facilities designed with no positive outfall, the retention volume must be adequate to collect and percolate runoff from up to and including a 24-hour, 100-year design storm frequency including upland acreage runoff. The entire pond shall be recovered in no more than 10 days.
- iii. When applicable please provide the following notes on the plans:
- iv. "The project engineer (engineer of record) shall provide to Escambia County "As-Built" record drawings for verification and approval by Escambia County one week prior to requesting a final inspection and certificate of occupancy, or provide "As-Built" certification that the project construction adheres to the permitted plans and specifications. The "As-Built" certification or the "As-Built" record drawings must be signed, sealed and dated by a registered Florida Professional Engineer"
- v. "All aspects of the stormwater/drainage components and/or transportation components shall be completed prior to issuance of a final certificate of occupancy."
- vi. "No deviations or revisions from these plans by the contractor shall be allowed without prior approval from both the design engineer and the Escambia County. Any deviations may result in delays in obtaining a certificate of occupancy."
- vii. "The contractor shall install prior to the start of construction and maintain during construction all sediment control measures as required to retain all sediments on the site. Improper sediment control measures may result in Code Enforcement Violation."

- xxvii. Provide a general description of drainage for on site, abutting property and adjacent roadway, the project objectives and conclusions, pertinent information critical to the project, etc.
- xxviii. Include a brief summary of impacts to adjacent properties, receiving drainage system, and area-wide drainage systems for post development conditions. The stormwater design must provide reasonable assurance to protect adjacent properties.
- xxix. FYI: It is Engineer/Developer's responsibility to obtain all state required permits.
- xxx. Drainage fees shall be paid at the time of the final comparison submittal. Drainage fees will be determined at the time of route sheet sign off.
- xxxi. Please provide on the drawings a table listing existing and proposed impervious, semi-impervious, and pervious areas.

Floodplain Management Comments

The following comments have been provided by **Juan Lemos**. Should you have any questions or require additional information regarding any of these comments, please contact **Juan Lemos** at **(850) 595-3467** or by email at **jclemos@myescambia.com**.

- i. Please insert the following statement in your plans:

"The subject property as shown hereon is located in **flood zone X**, (Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones), as determined from the Federal Emergency Management Agency Flood Insurance Rate Map of Escambia County, Florida, Community 120080, FIRM map panel numbers **12033C0390G**, map revision dated September 29, 2006."

FYI, FEMA has released the preliminary flood maps for Escambia County. You can review the current and proposed flood zone changes for any parcel in Escambia County here:

<http://portal.nwfwmfloodmaps.com/map.aspx?cty=escambia>

Access Management Review Comments

The following comments have been provided by **Jason Walters**. Should you have any questions or require additional information regarding any of these comments, please contact **Jason Walters** at **(850) 595-3422** or by email at **jjwalter@myescambia.com**.

- 1) Due to the development's proximity to two schools, a 5' concrete sidewalk will be required along North "P" Street and West Brainerd Street.
- 2) Additional comments may be forthcoming after your next submittal.

4. Vegetation - The amount of vegetative area to be cleared.

5. Stormwater Management - All components of the proposed SMS to provide for stormwater treatment and attenuation including the following:

A. Plans and Specifications

B. Calculations - showing all components of all proposed conveyance, attenuation, and treatment systems meet the intent of the Land Development Code and Design Standards.

C Erosion Control Plan - The control of erosion and sediment transport shall be implemented based on the Best Management Practices (BMP's) designated in the Environmental Resource Permitting Applicants Handbook, Volume II, Florida Department of Environmental Protection and Northwest Florida Water Management District.

E. Maintenance Plan

F. Overall lot grading plan for all proposed subdivisions in accordance with the Florida Building Code.

3. DSM 2-1.3

(d) Sight triangle requirements At a minimum, a site triangle shall be provided 35' from edge of pavement to 35' edge of proposed road or driveway.

3-1.2 Parking Demand

FOR Calculations please see DSM 3-1.2(d) for table.

(c) Parking row terminations. Except as allowed for large-scale parking, rows of parking stalls shall be terminated at each end with a landscape area having the full length of the adjoining parking stall and containing at least one planted or preserved canopy tree. The remaining dimensions of the landscape area shall be sized to provide no less than the minimum canopy tree planting area for a new tree or minimum root zone for a preserved tree required by this article, whichever is applicable. Where a double row of interior parking stalls ends, the terminating landscape areas shall be combined as one continuous area to maximize rooting space except when a dividing pedestrian and/or handicap accessibility route may be appropriate and approved by the county.

(d) Continuous parking stalls. Each row of parking shall contain no more than 15 continuous stalls without interruption by a landscape area, and each landscape area shall have the same minimum dimensions and plantings prescribed above for parking row termination landscape areas. However, if any of the following conditions exist, no more than 12 continuous stalls may be provided:

1. The total number of on-site parking spaces exceeds 50.
2. The total number of on-site parking spaces exceeds the number required by the applicable parking ratios established in DSM Chapter 1 by more than 10 percent.
3. The dimensions of drive aisles and/or parking stalls exceed the standards established in DSM Chapter 2.

c. **Other non-residential.** Neighborhood commercial uses consistent with the mixed use zoning districts (RMU, LDMU, HDMU), and other non-residential uses not otherwise required to provide more substantial buffering, shall provide a Type-A buffer supplemented with an opaque fence or wall.

2. **Residential.** All multi-family uses exceeding 10 dwelling units per acre (MDR district max. density) shall provide a Type-A buffer supplemented with an opaque fence or wall for all adjoining single-family and two-family residential uses.

3. **Non-residential.** Heavy commercial and industrial uses shall provide a Type-B buffer for all adjoining general commercial, neighborhood commercial and other non-residential uses less intensive than heavy commercial or industrial.

4. **Condition of approval.** All uses whose conditions of approval include buffering shall provide the buffering according to those conditions.

5. **No existing use.** For the purposes of buffering, where no use exists on adjoining land and none is proposed by a valid development application to the county, the use of the adjoining land will be assumed to be the most intensive use allowed by the existing zoning.

(b) **Location.** Where a use is required to provide buffering for adjoining uses, the buffering shall be along all side and rear lot lines where the use abuts the other uses. No buffers are required along front property lines unless buffering is included in screening requirements for outdoor storage and other conditions as prescribed in Chapter 4.

(c) **Composition.** 1. **Types.** Where buffering is required, the following buffer types define the minimum width and plants required per 100 linear feet of buffer:

Buffer Type	Buffer width	Canopy trees	Understory trees	Shrubs
A	12 feet	2.0	1.0	10
B	16 feet	2.5	2.0	20
C	20 feet	3.0	3.0	30

2. **Plants.** The prescribed buffer plants may be existing natural vegetation, existing vegetation supplemented with additional plantings, or entirely new plantings. The suitability of existing vegetation to provide adequate buffering will be evaluated based on the minimum plants required. For effective buffering year-round, at least 50 percent of buffer trees shall be evergreen species. The selection and installation of buffer plants, and buffer maintenance, shall be according to the provisions of this article.

General. Exterior lighting in and around buildings and in parking lots is permitted in all districts. Lighting is to be located for safety and visual effect. With the exception of street lights, it shall be installed so as not to shine directly on adjacent property. Lighting shall avoid annoyance from brightness and glare. Artificial beachfront lighting should be designed as per the *LDC Chapter 4, Article 5, Barrier Island Lighting*.

ADA Review Comments

The following comments have been provided by **Charles Wiley**. Should you have any questions or require additional information regarding any of these comments, please contact **Charles Wiley** at **(850) 554-0265** or by email at **ckwiley@myescambia.com**.

provide ADA parking space, must be at least 12' wide with a service isle of at least 60"

please provide a minimum 44" wide handicap route to the building with striping

please provide signage with sign reading penalty fine \$250 max

please provide shortest route and the safest route to the entrances

This is a preliminary review designed to provide information and guide the applicant through the Development Review Process. Once your project has been formally submitted (fees paid and application processed) to Escambia County for review, there may be additional Land Development Code and Comprehensive Plan regulations that may be applicable.

Please contact the DRC Coordinator for submittal timelines, fees, and the submittal checklist for the project.

Thank you,

Christina Smith
Development Services
Attachment
CC:

REAL ESTATE PURCHASE AGREEMENT

25th This real estate purchase agreement (the "Agreement") is made and entered into this day of May, 2018 by and between Church on Wheels Inc whose address is PO Box 17453, Pensacola, FL 32522 (hereinafter referred to as "Seller") and BCP Development 18, LLC, or assign, whose address is 1990 Main St Suite 750 Sarasota, FL 34236. (hereinafter referred to as "Purchaser"). The Seller and Purchaser may hereinafter be referred to collectively as the "Parties". This Agreement shall be effective upon execution by both the Seller and the Purchaser (the "Effective Date").

RECITALS

WHEREAS, Seller is the owner 3.7 +/- acres of land located Escambia County, Florida, identified by the Escambia County Property Appraiser as Parcel No. 000S009060001155, as more particularly described on the attached Exhibit "A", hereinafter referred to as the "Real Estate", and

WHEREAS, Seller desires to sell and Purchaser desires to purchase the Real Estate on the terms and conditions hereinafter set forth.

AGREEMENT

Subject to the terms and conditions of this Agreement, and in consideration of the mutual promises set forth below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, Seller and Purchaser agree as follows:

1. **REAL ESTATE, PROPERTY.** Subject to the terms and conditions set forth below, Seller shall sell and convey to Purchaser and Purchaser shall purchase from Seller the Real Estate, together with any and all easements, rights-of-way, privileges, benefits, contract rights, development rights, permits, licenses or approvals, improvements, or appurtenances arising from, pertaining to or associated with said real property (collectively, the "Property").

2. **PRICE AND PAYMENT.** The purchase price of the Real Estate shall be in the amount of One Million Forty Thousand Dollars (\$1,040,000.00) (the "Purchase Price").

a. The Purchaser shall pay an earnest money deposit of Twenty Thousand Dollars (\$20,000) by cash or check within seven business days of the Effective Date of this Agreement (the "Deposit") to the Escrow Agent (defined below), which term shall hereafter include all additional sums paid by Purchaser as additional Deposits under this Agreement. The Deposit shall be held by the Escrow Agent in an interest bearing account, and shall be refundable for any reason or no reason during the Due Diligence Period (defined below). If Purchaser elects to proceed then on the expiration of the Due Diligence Period, Purchaser shall deposit an additional Twenty Five Thousand Dollars (\$25,000) with Escrow Agent. All deposits are applicable to the Purchase Price except as otherwise indicated herein..

b. The Purchaser shall pay the balance of the Purchase Price in cash, less any Deposits, as adjusted by prorations and credits called for in this Agreement, by wire transfer of funds at the time of the Closing (define below) as provided in Paragraph 4.

The Deposits paid pursuant to this Agreement shall be deposited with Jacqueline S. Best, Esq. of Broad and Cassel as agent ("Escrow Agent") and released to the Seller or Purchaser as the case may be, as provided herein, which shall be applied to the Purchase Price at Closing. The Escrow Agent upon termination of Agreement in accordance with terms hereof shall not require Seller's or Purchaser's signature in order to release the escrowed funds. Purchaser shall be entitled to any interest earned on the escrowed funds. The Escrow Agent shall serve without compensation for its services, and shall exercise its duties in accordance with the terms of this Agreement and in good faith, but under no circumstances shall it be held liable to Seller or Purchaser except for acts constituting gross neglect of duty or dishonesty. Upon delivery of the escrowed funds in accordance with the terms of this Agreement, its duties as Escrow Agent shall terminate.

3. **TITLE CONVEYANCE AND SURVEY.** Seller shall convey title to the Real Estate by special warranty deed at Closing. Said deed shall convey marketable title in fee simple absolute, with release of dower, subject only to real estate taxes not then delinquent and easements and restrictions of record that do not unreasonably interfere with Purchaser's proposed development. As of the date hereof, Purchaser has not examined the title to the Real Estate. At least sixty (60) days from the Effective Date, Purchaser shall obtain from Seller's counsel, Stephen B. Shell of Shell, Fleming, Davis & Menge ("Title Agent"), an ALTA Owner's Title Insurance Commitment (the "Commitment") and a UCC lien search, which will commit to insure title to the Real Estate in accordance with the previous sentence and shall furnish a copy to Seller. If such Commitment or the Survey (defined below) disclose any title defects or other matter which, in Purchaser's sole judgment, interferes with Purchaser's intended use of the Real Estate, or which renders the title unmarketable ("Title Defect(s)"), then, within thirty (30) days after Purchaser's receipt of the Commitment, Purchaser shall provide written notice of objection to such Title Defects to Seller and Title Agent. In such event, if Seller is unable to or does not elect to remedy any such Title Defects or other such matter of title at Seller's sole cost and expense on or prior to the Closing Date, then Purchaser at its election, may either acquire the Real Estate subject to the effect of the same, in which case such Title Defects shall be deemed "Permitted Exceptions", or Purchaser may terminate this Agreement without further liability to either Party, and the Deposit shall be returned by the Escrow Agent to Purchaser. Purchaser shall, at the Closing, pay for the cost of issuance of an ALTA Title Insurance Policy to Purchaser issued by Title Agent in the amount of the Purchase Price. Possession of the Real Estate shall be delivered to Purchaser at Closing. During the term of this Agreement, Seller shall not convey any interest in the Real Estate without the prior written approval of Purchaser.

Within 10 days from the Effective Date of this Agreement, Seller shall, at its expense, provide a copy of an existing survey (if any) of the Real Estate to the Purchaser, prepared by a registered surveyor. Prior to the expiration of the Due Diligence Period, the survey shall be updated by the Purchaser, or Purchaser shall be entitled to obtain a new survey, at the expense of Purchaser (the "Survey"). In the event that the Survey, in Purchaser's sole discretion, shows any encroachments or any other defects that render title to the Property unmarketable, then such defects shall be

treated as a Title Defect and the provisions of this Paragraph 3 shall be applicable to any such Survey defects. The legal description prepared from the Survey shall be used in the Seller's deed, provided that the description is approved as current, by all appropriate governmental authorities.

4. **REAL ESTATE TAXES AND ASSESSMENTS.** Real estate taxes shall be prorated as of the date of the Closing, based upon the amount of the most recent available real estate tax bills. Seller shall be responsible for any real estate taxes that are recouped or recaptured as the result of Purchaser's proposed development of the Real Estate. Seller shall also be responsible for all assessments against the Real Estate (whether recorded or in the process of being certified) as of the date of the Closing including any deferred sewer or water tap-in fees. All delinquent real estate and personal property taxes and any amounts owing on the lien of any general or special assessments shall be paid by Seller at the time of Closing. If the amount of the real estate taxes prorated at the Closing differs from the amount of the actual real estate taxes for the tax period in question by more than ten percent (10%), the Parties will re-prorate based on the actual tax bill and credit the appropriate party within thirty (30) days after receipt of such tax bill. Seller shall be responsible for all conveyance fees and other "taxes" associated with the conveyance of the Real Estate.

5. **CONTINGENCIES, DUE DILIGENCE, EXTENSIONS & CLOSING.** Purchaser intends to construct certain improvements on the Real Estate. By reason thereof, it is necessary for Purchaser to make certain determinations as to the suitability of the Real Estate for Purchaser's proposed development. Therefore, the consummation of this transaction is conditioned upon:

a. **Feasibility Study.** Purchaser shall determine whether there is adequate access to the Real Estate, whether utilities are existing or will be existing to serve the Real Estate, and whether soil and subsoil conditions, as well as other economic factors, will permit the efficient and economical construction of Purchaser's proposed improvements. Purchaser, in its sole discretion, shall determine the feasibility of the its intended use of the Real Estate, based upon but not limited to following: access to the Real Estate, availability of utilities adequate to serve the proposed improvements, soil and subsoil conditions, environmental conditions, water and drainage conditions, the existence of wetlands, and any other factors affecting the efficient and economic construction of the Purchaser's proposed improvements and intended use of the Real Estate.

b. **Development Plan Approval.** Purchaser shall have obtained, at its expense and after making a diligent and good faith effort therefor, from all appropriate governmental authorities and public utilities, all necessary zoning approvals, subdivision approvals and other site plan approvals for its proposed development.

c. **Utilities.** All utilities, including but not limited to, storm sewer, sanitary sewer, water, gas, electric and cable, will be available to the property line of the Real Estate. To Seller's knowledge, there is no fact or condition which would impair Purchaser's ability to tap-in and use said utilities for the development of the Real Estate. Purchaser shall have obtained, at its

expense, any necessary utility easements from adjoining property owners on terms and conditions acceptable to Purchaser.

d. **Financing.** Purchaser shall have obtained financing, on terms and conditions acceptable to Purchaser, for the acquisition and development of the Real Estate.

e. **Due Diligence Period:** Purchaser shall have until December 31st, 2018 ("Due Diligence Period") to satisfy or waive the conditions set forth in paragraphs 5(a) through 5(d) above. Purchaser in its sole discretion shall determine whether or not a contingency has been satisfied. Upon the failure of any of the above contingencies to be satisfied within such time period, Purchaser may elect either to waive such contingencies or to terminate this Agreement. Upon notice of such termination, any deposit made by Purchaser shall be returned by the Escrow Agent to Purchaser in full and the Parties shall have no further obligation hereunder. If Purchaser fails to deliver written notice to Seller that Purchaser is satisfied with or is waiving all of the contingencies set forth in this Paragraph 5 this Agreement shall automatically terminate, the Deposit made by Purchaser shall be returned by the Escrow Agent in full and the Parties shall have no further obligation hereunder. Seller shall reasonably cooperate with Purchaser in obtaining the approvals required pursuant to this Paragraph 5, such cooperation to include, but not be limited to, the execution by Seller of any and all documents needed by Purchaser to obtain permits and approvals, provided that Seller shall have not financial responsibility or liability therefor. Seller hereby grants to Purchaser authority to apply for site plan approval, development plan approval, and clearing and building permits prior to the Closing, and Seller shall execute any and all documents as may be reasonably required by the appropriate governmental agency to evidence such authority. Purchaser shall have the right, at no cost to Purchaser, to extend the Due Diligence Period for one 30-day period by delivering written notice to Seller prior to the expiration of the Due Diligence Period. If Purchaser does not terminate the Agreement within the Due Diligence Period, Purchaser shall have waived all conditions except the FHFC Approval defined in 5.f below.

f. **Florida Housing Approval:** It is understood that Purchaser is planning to apply for an allocation of low income housing tax credits (the "Tax Credits") and/or for tax-exempt bond financing (the "Bonds") with the Florida Housing Finance Corporation ("FHFC"). This Agreement is further contingent upon Purchaser receiving an allocation of such Tax Credits or Bonds from FHFC through its Request for Applications (the "Application Cycle"). To the extent Purchaser is not successful in receiving an award of funding in the Application Cycle, (the "FHFC Approval") Purchaser shall have the option, in its sole and absolute discretion, to terminate this Agreement. In the event Purchaser exercises such option prior to the Closing Date, this Agreement shall become null and void and of no further force and effect and the Deposit made by Purchaser shall be returned by the Escrow Agent in full. Purchaser shall in good faith timely commence and diligently prosecute and complete its application for an allocation of Tax Credits and/or its application for tax-exempt Bonds with FHFC.

g. **Extension Period:** Purchaser shall have the right to extend the Closing for the payment of Five Thousand Dollars (\$5,000.00) per 30 day "Extension Period" for up to Four (4) Extension Periods. The extension fee(s) shall be released to Seller by the Escrow Agent immediately upon notice from Purchaser to Seller to extend the contract. All extension fee(s)

released to Seller through Escrow Agent shall be non-refundable and not applicable to the Purchase Price, and shall be deemed to be liquidated damages in the event this transaction does not close and is earned as such by Seller.

h. **Closing:** "Closing" to occur upon site plan approval and all building permits issued to the proposed multifamily project, but no later than August 1, 2019, (the "Closing Date") unless extended pursuant to subparagraph f above, or unless the Parties mutually agree to a new Closing Date in writing.

(1.) Seller shall execute and/or deliver to Purchaser at Closing the following:

(a) A Special Warranty Deed executed by Seller conveying fee simple title of the Property to Purchaser, subject only to the Permitted Exceptions.

(b) A non-foreign certificate in compliance with Section 1445 of the Internal Review Code;

(c) An assignment or assignments of all of Seller's right, title and interest with regard to all development rights, permits, licenses, consents, approvals, benefits soil tests, development plans, engineering plans or specification, tests, reports, studies, appraisals, analysis, or transportation capacity reservations or certificates, and similar documents or information which Seller may have in its possession and pertaining exclusively to the Property (the "Development Rights"), thereto, in form and content satisfactory and to the appropriate governmental agency or entity having jurisdiction thereof.

(d) Closing Statement; and

(e) Such other customary documents as reasonably may be reasonably required to consummate the transaction contemplated by this Contract, or which may be required by the Title Company in order to issue the Title Policy as required by the Title Commitment.

(2.) Purchaser shall execute and/or deliver to Seller at Closing:

(a) Closing Statement;

(b) The Purchase Price, subject to credits and prorations as provided herein; and

(c) All documents required hereunder in order to consummate this Contract, and such other customary documents as reasonably may be required to consummate the transaction contemplated by this Agreement, or which may be required by the Title Company in order to issue the title policies in this Contract.

i. **Closing Expenses.** The cost of the title insurance premium and any title search charges or other charges pertaining to the Title Commitment and the owner's title policy, and any corrective instruments or actions, shall be paid by Seller on or before Closing. The cost

of recording the Deed, documentary stamps on the deed, and the Survey, shall be paid by the Purchaser on or before Closing. Each party shall bear and pay its own attorneys' fees and expenses.

6. **SITE INVESTIGATION AND CONDITION OF REAL ESTATE.** Seller hereby grants to Purchaser a temporary license to enter onto the Real Estate to conduct such engineering and soil testing as it deems appropriate. Purchaser shall conduct such site investigation in such a manner so as to minimize any damage to the Real Estate and, to the extent practicable, Purchaser shall promptly restore any damaged areas of the Real Estate to its condition prior to Purchaser's entry on the Real Estate. Purchaser agrees to indemnify Seller from and against any loss or damage, including reasonable attorneys' fees, incurred or suffered by Seller relating to any activities of Purchaser, its employees or independent contractors, on or about the Real Estate prior to the date of Closing hereunder. Prior to the Closing, Seller shall not make any material alterations to the Real Estate without the prior written consent of Purchaser.

Within thirty (30) days after the date of this Agreement, Seller shall deliver to Purchaser copies of all engineering reports, environmental (plant and animal) reports or environmental site assessments, topographical maps, soil tests, feasibility studies, easement agreements, subdivision approvals, title insurance policies and surveys in Seller's possession pertaining to the Real Estate.

Seller represents and warrants to Purchaser that as of the Closing, the Real Estate shall be free from any and all city, county, state and federal orders affecting the Real Estate. Seller further represents and warrants to Purchaser that Seller has not received notice of any violation of any applicable federal, state or local statute, law, ordinance, order, rule or regulation or of any covenant, condition, restriction or easement affecting the Real Estate. Seller further represents and warrants to Purchaser that, to the best of Seller's knowledge, but without actual inquiry, the Real Estate is free from any and all hazardous substances and wastes, asbestos, underground storage tanks, PCB's and wet lands. Within sixty (60) days following confirmation of financing, Purchaser, at its expense, may perform an environmental audit and wet lands assessment on the Real Estate. In the event such audit discloses the presence of hazardous substances, wastes, asbestos, underground storage tanks or PCB's, then, unless Seller agrees, within ten (10) days after Seller's receipt of notice of the results of such audit, to remove and clean up any such hazardous substances, wastes, asbestos or underground storage tanks and to pay the costs of such removal and clean up prior to the Closing date, Purchaser, at its election, may either acquire the Real Estate without requiring the removal of such hazardous substances, wastes, asbestos, underground storage tanks or PCB's, or may terminate this Agreement by written notice thereof to Seller, in which case any Deposit made by Purchaser shall be returned by the Escrow Agent in full and neither party shall be under any further obligation hereunder.

7. **ADDITIONAL OBLIGATIONS OF SELLER.** Not Applicable:

8. **COOPERATION AGREEMENT.** Purchaser may need a variety of exclusive and non-exclusive public and private, permanent and temporary utility, drainage, right of way, grading, access, ingress/egress and roadway easement(s) to facilitate its re-development of subject property. Seller hereby agrees to fully cooperate with Purchaser in granting and signing

said easements, as needed, and/or assisting Purchaser in obtaining same from required third Parties. The cost of design, designation, and recording of those easements shall be borne by Purchaser. In the event Purchaser does not for any reason complete the closing, Purchaser shall cooperate with Seller in rescinding any easements or permits or zoning changes, at Seller's option.

9. **SELLER'S REPRESENTATIONS AND WARRANTIES.** Seller represents, warrants, and covenants to Purchaser, to the best of Seller's knowledge, as to the following matters, and shall be deemed to remake all of the following representations, warranties, and covenants as of the date of Closing.

a. **No Consents Necessary.** Seller has the legal right, power, capacity and authority to enter into and perform its obligations under this Agreement, and no approval or consent of any other person or entity is necessary to authorize the execution of this Agreement by Seller or the consummation by Seller of the transactions contemplated hereby. The execution and delivery of this Agreement and every other document delivered pursuant to this Agreement by Seller, and the consummation of the transactions contemplated by this Agreement have been duly authorized and validly executed and delivered by Seller.

b. **No Violations.** Seller has not received any written notice (i) of any violations by Seller or the Real Estate or any part thereof, of any law, rule, regulation, order or ordinance or (ii) from any insurance company of the existence of any material and adverse condition which requires work to be done to cure such condition with respect to the Real Estate, and Seller has no knowledge that any such notices are forthcoming or that any such conditions or violations exist.

c. **No Pending Proceedings.** The Seller represents that there is no pending or threatened, condemnation action, litigation, arbitration, administrative action or examination, claim, demand, attachment, execution or similar proceeding whatsoever, relating to the Real Estate or Seller which would adversely affect the Real Estate. Seller shall immediately notify Purchaser of any such claim or proceeding which is made, filed, threatened or instituted by or against Seller or the Real Estate after the date of this Agreement.

d. **No Third Party Rights.** The Seller represents that no tenant or other third party has any agreement, option, or other right of first refusal, to purchase the Real Estate or any part thereof nor does any party have any occupancy rights with respect to the Real Estate.

e. **Zoning.** Seller represents that the current zoning of the Real Estate is HDMU:

f. **Access.** Seller has no knowledge of any fact or condition which would result in the termination or impairment of access to the Real Estate from adjoining public or private streets or ways or which could result in discontinuation of necessary sewer, water, electric, gas, telephone, or other utilities or services. To Seller's knowledge, but without actual inquiry, all sewage, sanitation, plumbing, water retention, refuse disposal, and similar facilities

servicing the Real Estate are in full compliance with governmental authorities' laws, rules and regulations.

g. **Utilities.** All utilities, sanitary sewer, water, gas, electric and cable, are available to the Real Estate. To Seller's knowledge, but without actual inquiry, there is no fact or condition which would impair Purchaser's ability to tap-in and use said utilities for the development of the Real Estate.

h. **Assessments.** There are no public improvements which have been ordered to be made and/or which have not heretofore been assessed, and there are no special, general, or other assessments pending, or to Seller's knowledge, threatened against or affecting the Real Estate.

i. **Third Parties.** Seller has not entered into, nor is aware of, any contract, lease, lien, encumbrance, agreement or right of possession, which cannot be canceled/terminated by Purchaser within a 30-day notice or less. Nor does any Third Party have any right(s) of occupancy, unrecorded or prescriptive easement(s) or usage with respect to the subject property, at law or in equity.

10. **EMINENT DOMAIN.** If, prior to the Closing, any proceeding shall be threatened, commenced or consummated for the taking of any part of the Real Estate for public or quasi-public use pursuant to the power of eminent domain, then Seller shall forthwith give notice thereof (the "Condemnation Notice") to Purchaser. The Condemnation Notice shall, if possible, be accompanied by a sketch of the portion of the Real Estate which will be affected by such taking, and a metes and bounds description delineating the area to be affected. If any such taking, contemplated taking or threatened taking, shall occur or be commenced, then Purchaser shall have the option to terminate this Agreement upon written notice to Seller given not later than ten (10) days after receipt of the Condemnation Notice or go forward and take an assignment of Seller's condemnation award. In the event Purchaser elects to terminate this Agreement, any deposit made by Purchaser shall be returned by the Escrow Agent in full, and neither party shall be under any further obligation hereunder.

11. **DEFAULT.**

a. **BY PURCHASER.** IF THE CLOSE OF ESCROW FAILS TO OCCUR DUE TO A DEFAULT OR BREACH BY PURCHASER OF ANY MATERIAL OBLIGATION HEREUNDER, SELLER SHALL BE ENTITLED TO RECEIVE AND RETAIN THE DEPOSIT AS WELL AS ADDITIONAL FEES PAID TO SELLER AS FULL AND COMPLETE LIQUIDATED DAMAGES AND NEITHER PARTY SHALL BE UNDER ANY FURTHER OBLIGATION HEREUNDER. THE PARTIES ACKNOWLEDGE AND AGREE THAT THE DAMAGES TO SELLER IN THE EVENT OF PURCHASER'S DEFAULT OR BREACH WOULD BE IMPOSSIBLE TO ACCURATELY DETERMINE, THAT PROOF OF THE AMOUNT OF SUCH DAMAGES WOULD BE COSTLY AND INCONVENIENT AND THAT SAID SUM IS FAIR AND REASONABLE IN LIGHT OF ALL OF THE CIRCUMSTANCES EXISTING ON THE DATE OF THIS AGREEMENT, INCLUDING THE PARTIES'

ESTIMATION OF THE POSSIBLE RANGE OF DAMAGES TO SELLER IN THE EVENT OF SUCH A DEFAULT OR BREACH BY PURCHASER. SUCH LIQUIDATED DAMAGES SHALL BE SELLER'S SOLE AND EXCLUSIVE REMEDY FOR PURCHASER'S DEFAULT OR BREACH. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER. SELLER AND PURCHASER EACH CONFIRM THEIR AGREEMENT TO THE FOREGOING BY INITIALING IN THE SPACE PROVIDED BELOW.

b. BY SELLER. IN THE EVENT THE SELLER SHALL DEFAULT IN THE CONSUMMATION OF THIS AGREEMENT, THE SELLER AGREES THAT THE PURCHASER SHALL HAVE ALL REMEDIES AVAILABLE AT LAW OR IN EQUITY, INCLUDING, BUT NOT LIMITED TO, SPECIFIC PERFORMANCE.

Seller's Initials ME

Purchaser's Initials KB

12. ASSIGNMENT. This Agreement may be assigned by Purchaser without the consent of Seller, provided that in the event of an assignment of this Agreement by Purchaser, Purchaser shall not be released from any of its obligations under this Agreement.

13. NOTICES. Any notices to be given hereunder shall be given by placing the notice in the United States Mail, certified or registered, properly stamped and addressed to the address shown below or such other addresses as the respective party may direct in writing to the other, by personal delivery to such address, or by email (with receipt of transmission) and such notice shall be deemed effective upon such placing in the mails, on the next business day following delivery to a nationally recognized overnight delivery service, upon such personal delivery, or on the date sent via email (with receipt of transmission):

To Seller:
Name: Church on Wheels Inc.
Address: PO Box 17453
City\State: Pensacola, FL 32522
Attn:
Phone:
Fax:
Email:

With copy to:
Name: Shell Fleming Davis & Menge
Address: 226 Palafox Place, 9th Floor
City\State: Pensacola, FL 32502
Attn: Stephen B. Shell
Phone: 850.434.2411
Email: sshell@shellfleming.com

To Buyer:
Name: BCP Development 18, LLC
Address: 1990 Main Street Suite 750

City\State: Sarasota, FL
Attn: Ken Bowron Jr.
Phone: 941.929.1270
Fax: 941.929.1271
Email: kbowron@beneficialcom.com

With copy to: Name: Broad and Cassel
Address: 390 N. Orange Avenue Suite 1400
City\State: Orlando, FL 32801
Attn: Jacqueline S. Best
Phone: 407.839.4252
Fax: 407.650.0966
Email: jbest@broadandcassel.com

14. **INVALID PROVISIONS.** In the event that any one or more of the provisions contained in this Agreement are held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had not been contained herein.

15. **BROKER.** The Parties do mutually represent to each other that no brokerage commission shall be due upon the execution of this Agreement or the transfer of all or any portion of the Real Estate other than a 6.0% broker's commission to be paid by Seller to NAI Halford, at the Closing. The Parties agree to hold each other harmless and indemnify each other as a result of a claim for a real estate commission asserted by any other broker as a result of any dealings with either party hereto except as above-stated.

16. **FORCE MAJEURE.** Neither party shall be liable for nonperformance or delay in performance due to any act of God; regulation or law of any government; riot; civil commotion; destruction of the subject Real Estate by fire, earthquake or storm; strike; labor disturbances; or the failure of any public utilities or common carriers.

17. **MISCELLANEOUS PROVISIONS.**

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

b. **Amendments and Termination.** Except as otherwise provided herein, this Contract may be amended or modified by, and only by, a written instrument executed by Seller and Purchaser, acting by their respective duly authorized agents or representatives.

c. **Governing Law and Venue.** This Contract shall be governed by and construed in accordance with the laws of the State of Florida. Venue of any legal action relating to or arising under this Agreement shall be in the county in which the Property is located.

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

e. **Counterparts.** This Contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

f. **Entire Understanding; Merger of Prior Agreements.** The foregoing Agreement contains the entire understanding between Seller and Purchaser relative to the subject matter hereof and no oral representations heretofore made by either party to the other shall be binding upon either of them. This Contract supersedes all prior agreements and understandings between the parties hereto relating to the subject matter hereof.

g. **Time.** Time is of the essence of this Contract. When any time period specified herein falls or ends upon a Saturday, Sunday or legal holiday, the time period shall be automatically extended to 5:00 P.M. on the next ensuing business day.

h. **Attorneys' Fees.** If any legal action or other proceeding is brought for the enforcement of this Agreement or because of an alleged dispute, breach, default or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing party or parties shall be entitled to recover its reasonable fees and costs, including reasonable attorneys' fees, court costs and other costs incurred in such action or proceeding through all appellate levels and post-judgment proceedings, in addition to any other relief to which it or they may be entitled. The provisions of this paragraph shall survive the Closing or earlier termination of this Agreement

18. **Right of Continued Marketing and Right of First Refusal.** It is understood that Purchaser is planning to apply for housing tax credits from Florida Housing Finance Corporation. Seller shall continue to market the property up until 30 days prior to the application due date. If any other written purchase offer for Property is submitted and deemed acceptable to Seller, the offer shall be presented to Purchaser and Purchaser shall have five (5) days in which to match the terms of written offer or terminate this Agreement and receive a full refund of the Deposit and neither party shall have any further obligations under this Agreement. Only exception to this First Right of Refusal is if such submitted written offer is from an entity that would be a competitor for FHFC tax credits, bonds or other type of similar financing then that offer will be deemed unacceptable and not be considered.

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the day and year below indicated.

SELLER:

Church on Wheels Inc.

By: Martha Erincitola
Print name: MARTHA ERINCITOLA
Its: PRESIDENT

Date: 5/25/18

PURCHASER:

BCP Development 18, LLC

By: [Signature]
Print name: Ken Deaven Jr.
Its: Manager

Date: 5-24-18

Exhibit "A"

Property Description

ALL BLK 155 ALL BLK 178 OR 5301 P 1869 ALSO E1/2 OF Q ST JOINING LTS 5 TO 8 & W 1/2 OF Q ST
JOINING LTS 15 TO 22 MB 15 P 373 WEST KING TRACT CA 128

Hayden Place
Escambia County Florida

Last Update

11-Oct-18

C:\Users\ldeaton\AppData

TOTAL # UNITS: 90
AVERAGE SF: 1,006

Description Cost Eligible Basis Cost Per Unit Square Foot

Acquisition Cost				
*Land Acquisition	1,040,000	0	11,556	11.48
Building	0	0	0	0.00
Interest Carry	0	0	0	0.00
Subtotal-Acquisition Cost	1,040,000	0	11,556	11.48
Construction Cost				
Hard Cost	7,957,573	7,957,573	88,417	87.85
Site Improvements	1,358,219	1,258,219	15,091	14.99
General Conditions	558,947	558,947	6,211	6.17
Contractor Profit	558,947	558,947	6,211	6.17
Contractor Overhead	186,315	186,315	2,070	2.06
Contingency	531,000	531,000	5,900	5.86
Subtotal-Construction	11,151,000	11,051,000	123,900	123.10
Soft Cost				
A&E	639,656	639,656	7,107	7.06
Approvals Fees	1,117,733	1,117,733	12,419	12.34
Marketing/FF&E	321,000	321,000	3,567	3.54
Taxes During Construction	15,000	15,000	167	0.17
Insurance	12,000	12,000	133	0.13
Legal & Accounting	331,960	281,960	3,688	3.66
Tax Credit Fees	292,366	6,872	3,249	3.23
Appraisal, Market Study & Reports	28,100	28,100	312	0.31
Soft Cost Contingency	0	0	0	0.00
Operating/Rent Up and Debt Serv.Res.	352,422	0	3,916	3.89
Subtotal-Soft Cost	3,110,236	2,422,321	34,558	34.34
Financial & Closing Costs				
Closing Fees and Expenses	138,037	104,609	1,534	1.52
Interest During Construction	591,417	591,417	6,571	6.53
Predevelopment Loan Int.	0	0	0	0.00
Developer (Fixed) Fees & Expenses	0	0	0	0.00
Title & Recording	100,943	77,960	1,122	1.11
Subtotal-Financial & Closing	830,397	773,985	9,227	9.17
Overhead & Profit				
Paid Portion	910,310	910,310	10,115	10.05
Deferred Portion	1,964,287	1,964,287	21,825	21.69
Subtotal-Overhead & Profit	2,874,597	2,874,597	31,940	31.73
Totals				
Acquisition	1,040,000	0	11,556	11.48
Construction	11,151,000	11,051,000	123,900	123.10
Soft Cost	3,110,236	2,422,321	34,558	34.34
Financial & Closing	830,397	773,985	9,227	9.17
Overhead & Profit	2,874,597	2,874,597	31,940	31.73
Total	19,006,231	17,121,903	211,180	209.82

30 # UNITS

[illegible]

PERMANENT LOAN ANALYSIS
Escambia County Florida
Updated 11-Oct-18

TAX CREDIT PROCEEDS

Tax Credit Calculation-	Unit	Total
Total Project Cost	211,180	19,006,231
Less Land	(11,556)	(1,040,000)
Less-Other Ineligible Costs	(9,381)	(844,328)
Eligible Basis	190,243	17,121,903
High Cost Area Adjustment	130%	130%
Total Adjusted Eligible Basis	247,316	22,258,473
Multiplied by the Applicable Fraction	100%	100%
Total Qualified Basis	247,316	22,258,473
Tax Credit Percentage	9.00%	9.00%
Tax Credit Allocation-Annual	16,889	1,520,000
Total Credits-10 years	168,889	15,200,000
Percentage Sold To Investor	99.99%	99.99%
Tax Credits To Investor	168,872	15,198,480
Pricing	\$0.9100	\$0.910
TOTAL TAX CREDIT PROCEEDS	153,674	13,830,617

Tax Credit Distribution-

Construction Commitment	16%	24,588	2,212,899
25% completion	0%	0	0
50% completion	15%	23,051	2,074,593
100% Completion	25%	38,418	3,457,654
Lease Up/Conv.	35%	53,786	4,840,716
8609	9%	13,831	1,244,756
Total	100%	153,674	13,830,617

SOURCES OF FUNDS-PERMANENT

County Funds	4,729	425,625		
Other	-	0		
FED. TOTAL TAX CREDIT PROCEEDS	153,674	13,830,617		
OWNER EQUITY	21,825	1,964,287		
LOAN PROCEEDS	<u>30,952</u>	<u>2,785,702</u>	rate 6.00%	Amort. 30
TOTAL SOURCES OF FUNDS	211,180	19,006,231		

Beneficial Communities

Affordable housing development in today's environment requires a highly specialized expertise and refined resources in order to produce desired results. Beneficial Communities has the real world experience in design, financing, entitlement, approval, construction, and closeout of projects that combine tax credits and other innovative specialized funding sources.

The Beneficial team has the following:

- Extensive experience in owner's representation through all facets of the development process;
- Master planning urban development skills for family, senior and supportive housing;
- Skills needed for planning urban infill redevelopment;
- 25+ years of professional experience in real estate development, planning, financing, construction and operation of affordable housing;
- Relevant experience in developing affordable housing in 11 states, utilizing a wide variety of funding sources including federal, state and private sources;
- Successful completion track record of more than 150 affordable housing projects (more than 26,000 units);
- Recent successful projects consisting of more than 2,000 affordable housing units;
- Working knowledge of Federal requirements that apply to the project including and not limited to Davis Bacon, Section 3 and Urban Redevelopment Authority;
- Capacity and readiness to perform the scope of services upon execution of contract.

Beneficial Communities has been in existence for twelve (12) years. Through our principals, the team has 30 years of successful experience in planning, financing, constructing and operating affordable housing

The various companies that make up Beneficial Communities employ 18 people in its primary office.

Within the past three (3) years, Beneficial Communities has formed a wholly owned subsidiary, Communities for Veterans, for the missional purpose of developing housing for homeless, at risk of homelessness, senior, and disabled low income Veterans.

Communities for Veterans is presently developing 14 projects for Veterans in eight (8) states, all located on Department of Veteran Affairs Hospital and Medical Center campuses.

Beneficial Communities Development Portfolio

Completed

Number of Units

Total Project Cost

Completed

Eden Gardens	Immokalee, FL	10/1/2009	93 Family	\$6,743,998
Hopewell Senior Apartments	Hopewell, NJ	1/26/2007	150 Senior	\$17,000,000
Willows Senior Apartments	Lebanon, PA	10/5/2006	90 Senior	\$9,901,264
Lakeview Apartments	Lyons, GA	11/7/2006	72 Family	\$7,054,417
Tori Pines	Sandersville, GA	10/12/2007	64 Family	\$6,354,370
The Palms at Lake Tulane	Avon Park, FL	1/31/2008	80 Family	\$7,371,442
Oaks at Shannon's Crossing	Okeechobee, FL	7/29/2008	100 Family	\$13,649,952
Pebble Hill Estates	Marianna, FL	10/8/2008	80 Single Family	\$11,651,202
Pines at Warrington	Pensacola, FL	10/29/2009	160 Family	\$19,398,717
Royal Palms Senior Apartments	Titusville, FL	8/11/2008	96 Senior	\$13,140,358
Oaks at Stone Fountain	Tampa, FL	7/7/2008	80 Family	\$11,477,518
Cottonwood Senior Apartments Mobile, AL	Okeechobee, FL	12/18/2008	120 Senior	\$17,083,377
Laurel Oaks Seniors	Fort Myers, FL	12/8/2008	80 Senior	\$11,670,784
Maple Crest	Pensacola, FL	8/17/2009	120 Family	\$15,398,860
Englewood Senior Apartments	Cocoa, FL	10/9/2009	92 Senior	\$12,332,137
Oak Meadows	Port Richey, FL	2/7/2010	120 Family	\$29,441,732
Banyan Senior Apartments	Clearwater, FL	11/29/2011	96 Senior	\$16,479,362
Pine Berry	Ormond Beach, FL	1/30/2012	85 Senior	\$16,075,599
Olive Grove	Miami Beach, Florida	10/31/2014	85 Family	\$16,837,607
Lulav Square Apartments	Dahlonega, GA	12/31/2014	140 Senior	\$20,335,019
Golden Hills	Gainesville, FL	7/31/2014	69 Family	\$11,284,596
Gardenia Gardens	South Miami, Florida		100 Family	\$17,004,082
Metro South	Columbus, Georgia		91 Senior	\$27,458,925
Waverly Terrace	Zephyrhills, Florida	9/31/17	80 Senior	\$14,099,595
Summerset			90 Family	

Total Units

2,433

Under Construction

Houston Street	Jacksonville, Florida	90 Family
Northlake Senior	Atlanta, Georgia	90 Senior

Beneficial Communities through Communities for Veterans

Completed

Hines Veterans Residences	Hines, Illinois	72 Supportive Housing	\$20,630,987
Kerrville Senior Apartment	Kerrville, Texas	49 Supportive Housing	\$10,690,114
Vancouver Veterans Residences	Vancouver, Washington	50 Supportive Housing	\$12,841,457
Chillicothe Veterans Residences	Chillicothe, Ohio	60 Supportive Housing	\$11,809,034
Augusta Veterans Residences—1 & 2	Augusta, Georgia	98 Supportive Housing	\$21,509,505

Total Units

329

Under Construction

Hines II Veterans Residences	Hines, Illinois	52 Supportive Housing	TBD
------------------------------	-----------------	-----------------------	-----

Approved for Funding/Under Development

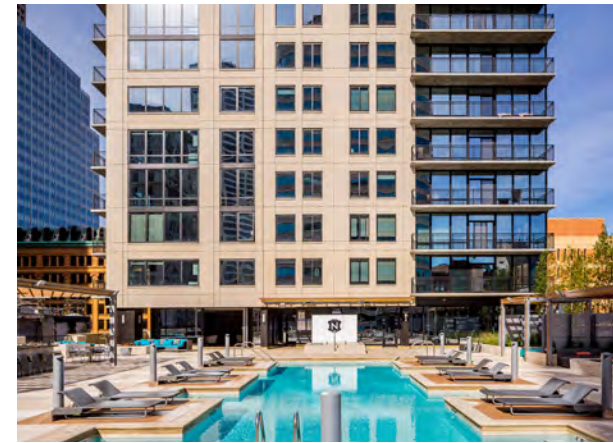
Ft. Harrison Veterans Residences	Helena, Montana	42 Supportive Housing	TBD
Northport Assisted Living	Northport, New York	112 Bed ALF	



EXCEEDING YOUR EXPECTATIONS

NORTH FLORIDA

LUXURY | CONVENTIONAL | SENIOR | STUDENT | COMMERCIAL



03

OUR STORY

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CONTACTS



EXCEEDING YOUR EXPECTATIONS

Pinnacle is a privately held organization that manages multifamily and office properties nationwide. Established in 1980, we are the third leading service provider on the NMHC Top 50 list with a portfolio surpassing 172,000 units and 4,300 employees.

Our clients – comprised of pension funds, private partnerships, international investors, insurance companies, lenders, developers, government agencies and high net worth individuals – continue to reinvest in Pinnacle because of our systematic ability to deliver maximum value for every asset. Our distinguishing culture also sets us apart.

As our binding force, Pinnacle's culture is strict enough to drive performance but diverse enough to allow our team members to feel good about the work they do. This is what creates an unparalleled energy that our clients have come to rely on. Our team members are present because they want to be – and then they aim to impress as they accomplish great things.

The following is a snapshot summary of our managed portfolio:

- Residential management - 172,000 units
- Asset management - 66,000 multifamily units
- Revenue management - 90,000 multifamily units
- Commercial management - 2.75 million square feet
- Association management -15,000 units

**CLICK
HERE FOR
ANNUAL
REPORT**

Pinnacle created a 2016 Year in Review to provide a glimpse of what strengthens us as a company. Click to read about our accomplishments and our passions as a company.



WOODY STONE

EXECUTIVE VICE PRESIDENT

- Over 18 years of industry experience
- Manages the company's Eastern Division portfolio
- Member of Texas Apartment Association, Advisory Council for Apartment Life
- Graduate of Oklahoma Panhandle State University (BBA) and Criswell College (MDiv)



GREG MARK

SENIOR VICE PRESIDENT - EAST COAST

- More than 15 years of property management experience
- Outstanding success at managing, maintaining, developing and acquiring multifamily homes
- Attended James Madison University and West Virginia University

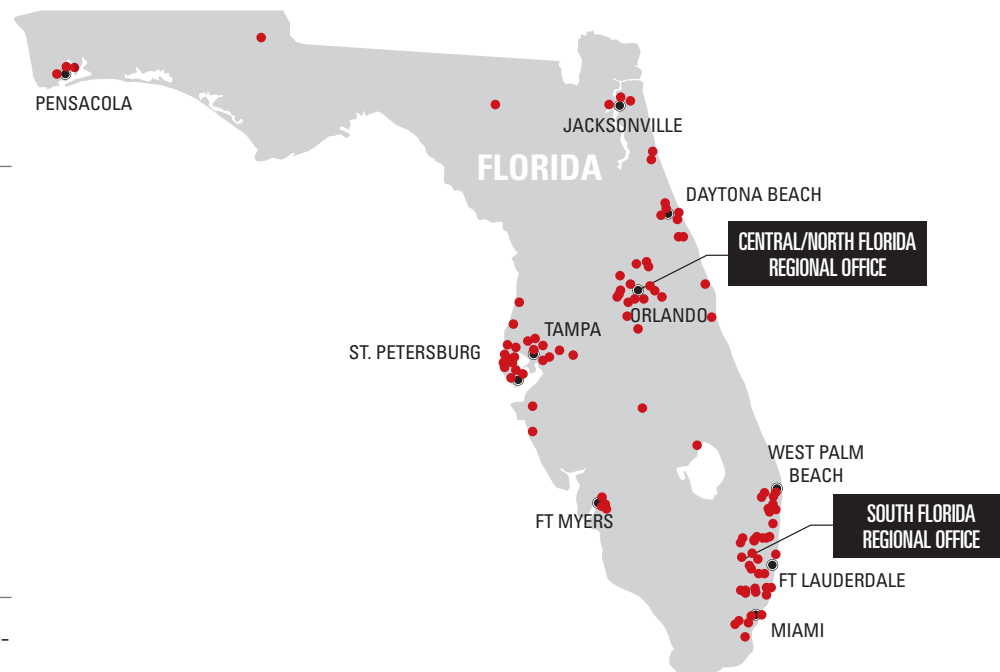


DAVID BALES

REGIONAL VICE PRESIDENT - FLORIDA

- Over 25 years in multifamily housing including high-end conventional as well as affordable platforms
- Successful in building strong teams and driving results
- Certified Property Manager

114 PROPERTIES
30,885
UNITS





MANDY DOUCET

REGIONAL PROPERTY MANAGER

- Over 21 years of multifamily management experience with specializations in stabilized, affordable, garden, lease-up, renovations and senior product
- Oversees a diverse portfolio of approximately 2,000 units including high-end assets and LIHTC communities
- Holds CAPS, HCCP, ARM and C3P designations
- Vice President of Space Coast Apartment Association
- San Antonio College graduate



TARA MCBRIDE

REGIONAL PROPERTY MANAGER

- Over 15 years of industry experience
- Overseeing a Tampa portfolio with experience managing conventional, student housing and affordable assets
- BAAA Board of Directors, BAAA Young Professionals Committee, BAAA Education Committee
- University of Central Florida graduate



JENIPER LUTHER

REGIONAL PROPERTY MANAGER

- 20 years of industry experience with a specialization in building strong teams and stabilizing distressed assets
- Provides regional oversight for over 1,400 conventional and affordable apartment homes in Central and Northeast Florida
- Member of the Apartment Association of Greater Orlando / First Coast Apartment Association
- Valencia College graduate



JANICE BARNETT

REGIONAL PROPERTY MANAGER

- Over 20 years of multifamily industry experience
- Successfully manages market rate, affordable tax credit and HUD assets in the Southeast region
- Certified Property Manager, Housing Credit Certified Professional, Specialist in Housing Credit Management
- Florida Statue University graduate



JOLIE HOLLOMAN

REGIONAL PROPERTY MANAGER

- Over 28 years of industry experience
- Oversees seven affordable housing properties totaling over 2,200 units
- Member of NAA, Director on the Board at AAGO, Executive Committee Secretary at AAGO 2013, Education Committee Chair at AAGO 2009.
- Licensed CAM, Licensed CAPS, FAA Leadership Lyceum Graduate, NAAEI - Advanced Instructor. Federal certifications include HCCP, SCHM.
- University of Phoenix graduate



TAMAIRA DADDYSMAN

REGIONAL PROPERTY MANAGER

- 24 years of multifamily industry experience
- Provide clients with consistent profit and NOI achieved while cultivating positive resident relations and developing highly trained team members
- Licensed Florida Real Estate Agent, Certified Apartment Manager, Certified Apartment Property Supervisor, Housing Credit Certified Professional, Specialist in Housing Credit Management
- Southeastern Academy graduate



JESSICA MOORE

AREA PROPERTY MANAGER

- Over 16 years of industry experience
- Oversees of portfolio of more than 1,500 apartment homes from the Fort Myers to Tampa Bay region
- Specializes in Tax Credit properties
- Active member of the Bay Area Apartment Association for more than 15 years



MELISSA RICHARD

REGIONAL PROPERTY MANAGER

- Over 8 years of multifamily and senior property management experience
- Responsible for oversight of conventional and affordable communities with an expertise in value-add properties and lease-up
- Successfully increased performance of an A+ Class asset by 20 percent
- Member of the Emerald Coast Apartment Association
- Attended Georgia Highland State College



PAUL GLAAB

REGIONAL MAINTENANCE DIRECTOR

- 18 years of multifamily industry experience
- Oversees the maintenance operations in the Southeast region and ensures properties meet all policies, local codes and ordinances and national standards
- Extensive air conditioning field knowledge from his tenure with Grumman Aerospace
- Certified Pool Operator, UPCS Inspector and universal EPA certification



ETHAN POMPEY

DIRECTOR OF CONSTRUCTION

- 9 years of industry experience
- Oversight of construction planning, contracting and execution for all major capital, rehabilitation, renovation, and casualty loss projects, as well as to provide the leadership, oversight and support to Florida's onsite team members
- Member of American Management Association, Certified Maintenance Technician Certification, Property Maintenance Craftsman Certification, EPA/HVAC Universal and Certified Pool Operator
- University of Phoenix North Florida graduate

PINNACLE'S PRESENCE IN NORTH FLORIDA

Pinnacle draws on the expertise of the industry's top performers to oversee 68 properties totaling 15,765 units in north Florida from a regional office based in Maitland. Our professionals have vast experience with all property types, from ground-up conventional to stabilized affordable assets, and continually draw high satisfaction ratings with both residents and clients. Pinnacle's regional hub also houses more than 150 degreed accountants and professionals who support the financial reporting and property management accounting functions for all the communities our company manages. One of our fastest growing regions, clients continue to re-invest in our north Florida capabilities because they trust us to provide the best possible return on their investments. Across the platform, our consistency has enabled Pinnacle to retain its position as the third leading multifamily management provider on the NMHC Top 50 list.



PINNACLE'S PRESENCE IN NORTH FLORIDA

Property Name	# of Units	City	State
Ansley at Harts Road	225	Jacksonville	FL
Banyan Senior Apartments	96	Port Richey	FL
Beacon Hill Apartments	192	Orlando	FL
Boulevard, The	260	Largo	FL
Carriage House	202	Ocala	FL
Centro Place Apts	160	Tampa	FL
Chickasaw Crossing	292	Orlando	FL
Clairmont on the Green	228	Largo	FL
DeSota, The	180	Sarasota	FL
Elmhurst Village	313	Oviedo	FL
Englewood Senior Apartments	92	Pensacola	FL
Fairfield Lakes	268	Pensacola	FL
Fernwood Grove	128	Tampa	FL
Heron Walk	384	Jacksonville	FL
Laurel Oaks Senior Apartments	80	Okeechobee	FL
Maple Crest Apartments	118	Fort Myers	FL
Oak Meadows Apartments	120	Cocoa	FL
Oaks at Stone Fountain	80	Tampa	FL
Oakwood Apartments	148	Sarasota	FL
Olive Grove Apartments	88	Ormond Beach	FL
Palms at Lake Tulane	80	Avon Park	FL
Park Villas	160	Titusville	FL
Pebble Hill Estates	80	Marianna	FL
Pine Berry	85	Belleair	FL
Pine Meadows	224	Jacksonville	FL
Pines at Warrington	160	Pensacola	FL
Plantation Gardens	329	Pinellas Park	FL
Poplar Park	165	Tampa	FL
Pure Living Apartments	252	Lake Mary	FL
Reserve at Conway	220	Orlando	FL
Reserves at Alafaya	264	Orlando	FL
Royal Palms Senior	96	Titusville	FL
Shoreview of Baldwin Park	184	Orlando	FL
Sienna at Vista Lake	640	Ft. Myers	FL
Stonegate Apartments	220	Palm Harbor	FL

Property Name	# of Units	City	State
Summerset Apartments	96	Zephyrhills	FL
Verano Apartments	384	Kissimmee	FL
Views at Harbortown	300	Jacksonville	FL
Vinings at Westwood, The	400	Orlando	FL
Walden Park	300	Kissimmee	FL
Waterford at Cypress Lake	450	Tampa	FL
Wedgewood	300	Holly Hill	FL
Wellesley	312	Orlando	FL
Wellington	352	Clearwater	FL
Wentworth I	264	Orlando	FL
Wentworth II	264	Orlando	FL
Westbrook	234	Orlando	FL
Westchase	352	Fort Myers	FL
Westchester	376	Brandon	FL
Westcott, The	444	Tallahassee	FL
Westminster	270	Oldsmar	FL
Weston Oaks	200	Tarpon Springs	FL
Westwood	288	Fort Myers	FL
Wexford	324	Tampa	FL
Whispering Pines	192	St Augustine Beach	FL
Whispering Woods	200	St Augustine Beach	FL
Willow Lake	428	Apopka	FL
Wilmington	200	Lakeland	FL
Windchase	352	Sanford	FL
Windermere I	352	Riverview	FL
Windermere II	252	Riverview	FL
Windsong I Apartments	180	Lake City	FL
Windsong II	152	Lake City	FL
Woodbridge	236	Plant City	FL
Woodcrest	90	St Augustine Beach	FL
Woodhill	450	Orlando	FL
Woodridge	254	Orlando	FL
Wyndham Place	260	Sanford	FL
Wyngate	264	St Petersburg	FL

MARKETING & LEASE-UP TIMELINE

120+ DAYS PRIOR TO PRE-LEASING

DIGITAL

- Brand Development
- Secure Domain to website
- Develop website including online leasing, resident portal, etc.
- Set up Rent Café Marketing center, including Craigslist posting tool
- Begin the process of claiming online directory listings
- Queue up online listing agreements and ads (start month 1 of pre-leasing)
- Queue up paid search campaign (starts day 1 of pre-leasing)
- Initiate Engrain set up (if applicable)
- Initiate set up of Facebook and Instagram
- Initiate set up of Yelp and ApartmentRatings

ADMINISTRATIVE

- Hire Property Manager
- Set up temporary leasing space
- Finalize marketing budget and formal marketing plan
- Identify resident services
- Set policies, lease terms, pet policy, deposits, etc.
- Set up Yardi
- Set up Lead Tracking system, assigning tracking numbers and emails, and train onsite team
- Order call center
- Complete market survey

PRINT

- Order construction sign and/or construction fence graphics
- Explore billboard or outdoor advertising opportunities
- Complete signage audit and work with sign vendor to come up with signage plan
- Determine collateral and promotional item needs

FIRST 60 DAYS OF PRE-LEASING

DIGITAL

- Go live on website
- Launch paid search campaign
- Develop website including online leasing, resident portal, etc.
- Start posting Craigslist ads
- Social media posting begins
- Continue with Engrain set up (if applicable)

ADMINISTRATIVE

- Begin pre-leasing
- Design grand opening invitations
- Update market survey
- Sign up for Pinnacle Personal Assistant
- Begin creative process for collateral

PRINT

- Install billboards and outdoor signage (if applicable)
- Install permanent signage
- Install leasing signage
- Hire human directionals (6 months)

LAST 30 DAYS OF PRE-LEASING

DIGITAL

- iPad leasing set up
- Go live on ILS
- Daily posting of Craigslist ads
- Social media posting
- Promote resident referral program
- Order interactive touch screen for Engrain

ADMINISTRATIVE

- Continue to pre-lease
- Hire leasing staff
- Start outreach marketing efforts
- Order move-in packets
- Prep and promote Grand Opening event
- Update market surveys

UNITS AVAILABLE

DIGITAL

- iPad leasing
- Daily posting of Craigslist ads
- Social media posting
- Promote resident referral program
- Launch and complete Engrain Touch Screen set up

ADMINISTRATIVE

- Begin leasing from the clubhouse or leasing office
- Press release
- Update market surveys
- Continue outreach marketing efforts
- Grand Opening event



RICK GRAF CPM

CEO & PRESIDENT

- Over 40 years of industry experience
- Creates overall strategy and vision for the company
- Member of NMHC, NAA, NAHB and IREM
- Richland College graduate



LARRY GOODMAN CCIM, RPA, FMA, MCR

CHIEF OPERATING OFFICER

- Over 26 years of industry experience
- Oversees day-to-day operations and support services
- Member of ULI, NMHC and NAIOP
- University of Alabama graduate



JOHN CARROSINO CPA

CHIEF FINANCIAL OFFICER

- Over 34 years of industry experience
- Oversees finance, accounting and insurance
- Member of American Institute of Certified Public Accountants
- Seattle University graduate



ERIC SCHWABE

EXECUTIVE VICE PRESIDENT

- Over 25 years of industry experience
- Manages the company's Western Division portfolio
- Member of NMHC and NAA
- University of Washington graduate



WOODY STONE

EXECUTIVE VICE PRESIDENT

- Over 18 years of industry experience
- Manages the company's Eastern Division portfolio
- Member of Texas Apartment Association, Advisory Council for Apartment Life
- Graduate of Oklahoma Panhandle State University (BBA) and Criswell College (MDiv)

CLIENT RELATIONSHIPS

Our financial, institutional and government relationships strengthen our ability to provide clients with the most comprehensive, integrated property management services.



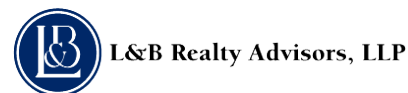
THE CARLYLE GROUP

J.P.Morgan
Asset Management

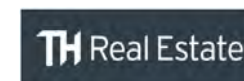


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KENNEDY WILSON



Deutsche Bank



HEITMAN
A REAL ESTATE INVESTMENT MANAGEMENT FIRM

PACIFIC URBAN
RESIDENTIAL

TRUAMERICA
MULTIFAMILY

The Blackstone Group®



Boston Capital



THE PRAEDIIUM
GROUP LLC





JEREMY EDMISTON

SENIOR VICE PRESIDENT - CLIENT SERVICES

- Over 18 years of industry experience
- Specializing in investment advisory, relationship management and due diligence (completed over 150,000 units)
- Memberships: Regional Advisory Council for Apartment Life, National Multi Housing Council, National Apartment Association, Texas Apartment Association, Board of Trustees of Hardin Simmons University, Board of Trustees of Pantego Christian Academy
- Attended Hardin Simmons University



GINA SLATER

DIRECTOR OF CLIENT SERVICES

- More than 15 years of real estate experience
- Provides diverse expertise including lease-ups, new construction, renovations, acquisitions, asset realignment and large scale military transitions
- Experience includes A, B and C portfolios consisting of both garden style and high-rise apartments
- Attended Sacramento State University and holds a real estate license



STEWART HILL

VICE PRESIDENT - CLIENT SERVICES

- Over 20 years of industry experience
- Specializes in corporate & media relations, marketing and sales
- Responsible for managing ongoing communication strategies with non profit, investor, agency and government partners
- Leadership Training Dale Carnegie Institute



PHILIP VALLE

CLIENT SERVICES ASSOCIATE

- Over 3 years of industry experience
- Focused on strengthening client relationships by exceeding expectations
- Member of TREC young guns
- Attended Westmont College

Eric Schwabe | WEST

Christian Davis | CA

Deb Kopolow | AZ, NV

Russ Peterson | OR, UT

Melonie Shamley | WA

Tina Christiansen | WA

Brenda Gammie | WA

Deke Turner | WA
Association Management

E.J. Maloney | WA
Commercial

Jeff Gilson | WA
Brokerage

**Woody Stone** | EAST

Toni Rials | AR, NORTH TX

Jeanne Klobedans | SOUTH TX

Jenifer Paneral | HOUSTON

Kevin Charcut | KS, MO, MN, NE

Kellie DeVilbiss | IL, MI, OH, WI

Greg Mark | EAST COAST

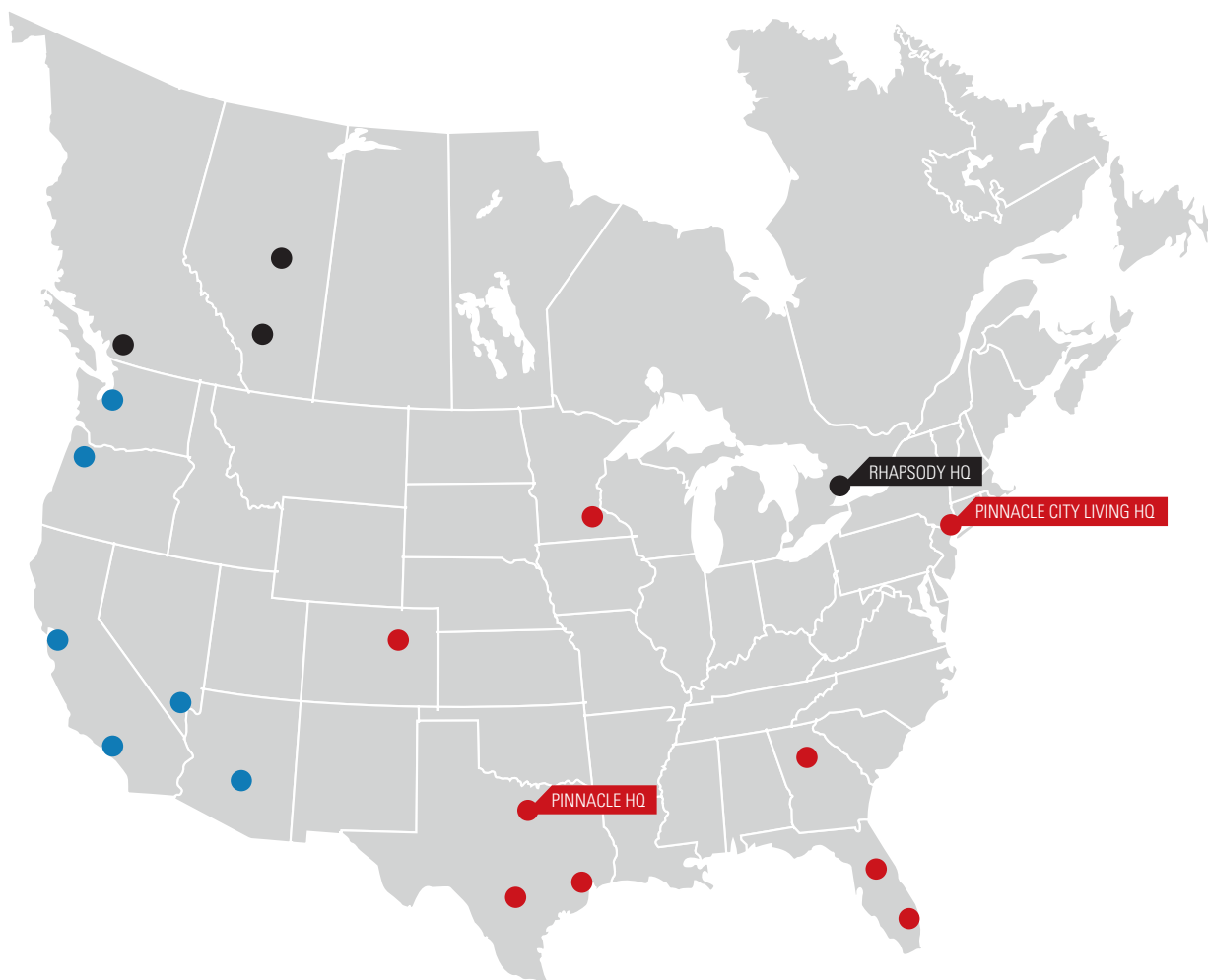
Theresa Steen | GA, NC, SC, TN

David Bales | NORTH FL

Keith Tartamella | NORTHEAST

David Sorise | PCL

Rob Martin | RHAPSODY



OUR MISSION

It is our privilege to exercise responsible stewardship over the assets that we manage and positively maximize the interactions with our team members, customers and clients.

OUR VISION

“To exceed our customers’ expectations”

Pinnacle has an established foundation of experience, resources and partnerships which we acquired over the course of our 35-year history. We leverage this foundation to provide clients with superior products and services that are customized to meet their unique needs. Our Core Values combined with our national support services enables Pinnacle to immediately improve operations and increase the value of your investment.

► [CLICK FOR PINNACLE COMMUNITY SERVICE](#)

CORE VALUES



SERVICE

We put the interests of others ahead of our own



TRANSPARENCY

Demonstrate honesty and integrity in everything that we do



PERFORMANCE

We are measured on our ability to create value for our clients and shareholders



CREATIVITY

We relentlessly pursue the delivery of innovative quality services



COMMUNITY

Serving our community is at the heart of our team members’ priorities



OPERATIONS

For over 35 years, Pinnacle has managed real estate properties across the country. Our operational teams collaborate with regional and national support to create strategic high-level business plans for clients and they execute those plans by utilizing innovative systems and processes. Throughout, Pinnacle remains focused on exceeding clients' objectives and maximizing asset values.

EXCEPTIONAL PEOPLE

The key to Pinnacle's success is our team members. Our investment in on-going training and support tools enables us to attract the most talented people, enhance their performance and keep them motivated. The strength of our leadership and diverse expertise of our team members adds value at all levels of operations.



EXTRAORDINARY PERFORMANCE

Pinnacle's operational strategies result in increased revenue, reduced expenses and enhanced asset value. We utilize a variety of checks and balances along with key performance indicators to focus daily on revenue growth and expense control.



OPERATIONAL STRATEGIES

- Revenue Management
- Benchmarking and Trend Reporting
- Marketing Velocity (Lease-Up)
- Expense Control
- Lease Renewal Tracking
- Key Performance Indicators (KPIs)
- Property Auditing
- Market Analyses
- Property Repositioning
- Regulatory Compliance
- Sustainability Evaluation



KEY PERFORMANCE INDICATORS

- NOI Growth Ranking
- Controllable Expense Ranking
- Revenue Growth Ranking
- Regional Property Manager Ranking
- Regional Property Manager Report Card



Pinnacle handles all aspects of property management for multifamily and office properties nationwide ranging from conventional market-rate and affordable property types to high-rise towers. Some of our essential areas of focus include Integrated Property Management, Accounting, Marketing and Leasing and Risk Management.

Pinnacle has a wide client base encompassing financial institutions, pension funds, private partnerships, foreign investors, sole owners and government housing groups.

PRODUCT TYPE

- New Development
- Mixed-Use
- Value-Add
- Affordable
- Senior
- Student Housing
- Commercial
- Association Mgmt
- High-Rise
- Mid-Rise
- Garden

SERVICES

- Property Management
- Pre-Development / Lease-Up
- Learning & Development
- Marketing
- Ancillary Services
- Development & Construction
- Client Reporting
- Human Resources
- Information Technology
- Risk Management

High-level property performance is impossible without well-trained team members. Pinnacle created a state-of-the-art, comprehensive education program called The University of Pinnacle offering coursework specific to job roles. At hire, team members receive notifications about required courses they need to complete within a particular timeframe to orient and prepare them for each day. They must also finish a range of courses that require annual certification to keep them apprised of legislative and regulatory issues.

UNIVERSITY OF PINNACLE OVERVIEW

Based on job role, courses are offered on demand, in classrooms, one-on-one and through instructor-led virtual settings.

- Customized critical programs respond quickly to legislative and regulatory issues
- Proprietary programs and videos focus on business impact and results enhancement
- Assessments measure learning transfer and provide opportunities for course feedback and discussion boards
- Real time access to internal company and industry news and resource documents
- Reporting and tracking of individual performance with assigned learning tracks, team member transcripts and certificates
- Support for all corporate and on-site team members in a blended learning format
- Opportunities to pursue advanced skills and career paths by obtaining competencies, badges, and industry certifications
- Highly interactive and user-friendly Learning Management System
- Dedicated team of highly qualified trainers and instructional designers



JENNIFER STACIOKAS

SENIOR VICE PRESIDENT - MARKETING & TRAINING

- Over 15 years of industry experience
- Oversees Learning & Development, Property Marketing and Corporate Marketing
- Member of NMHC, NAA and the Zillow Multifamily Advisory Board
- West Chester University and George Mason University graduate



BETH LUQUES

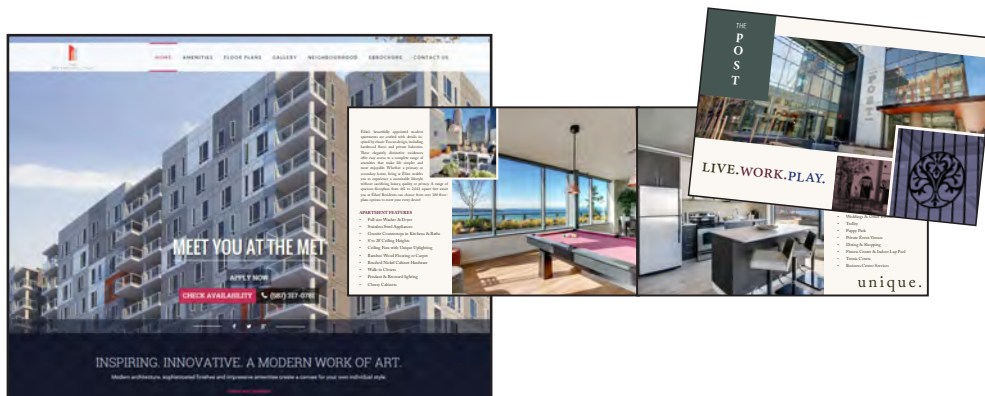
DIRECTOR OF EDUCATION

- Over 8 years of industry experience
- Directs the Learning and Development efforts for Pinnacle, including curriculum, systems and soft skills training; learning and management systems; property shops; mentorships and team member development
- Member of National Apartment Association and the Association for Talent and Development
- Appalachian State and North Carolina State graduate

Pinnacle's Marketing Team has ad agency-level capabilities. These experts collaborate with the regional teams as well as third party companies to execute strategic marketing plans and digital campaigns through a variety of traditional, non-traditional and online mediums. Our brand development team takes in-depth market insight and intimate knowledge of each asset to create strong brand identities that resonate with the target markets. All collateral development can be facilitated through our preferred service provider, and we can coordinate printing, production banners and signage.

MARKETING TEAM SERVICES

- Advertising, collateral development, graphic design, logo design and promotional items
- Branding/rebranding materials
- Online banner ads
- Copy writing
- Web design, architecture, development and hosting
- Search engine optimization and search engine marketing
- Social media



JENNIFER STACIOKAS

SENIOR VICE PRESIDENT - MARKETING & TRAINING

- Over 15 years of industry experience
- Oversees Learning & Development, Property Marketing and Corporate Marketing
- Member of NMHC, NAA and the Zillow Multifamily Advisory Board
- West Chester University and George Mason University graduate



DARYL SMITH

NATIONAL DIRECTOR OF MARKETING

- Over 15 years of marketing experience
- Oversees property marketing initiatives across all Pinnacle managed communities
- Specializes in brand management, media relations, strategic planning and resident relations
- University of Wisconsin and Southern University / A&M College graduate

BRAND DEVELOPMENT

Without the right messaging, even the most impressive upscale community is reduced to an example of unfulfilled potential and missed opportunity. Pinnacle's brand development team takes in-depth market insight and intimate knowledge of the asset to create a strong brand identity that resonates with the target demographic.

DIGITAL MARKETING

More than 80 percent of people begin their apartment searches on the Internet. It's vital that an upscale living community has a strong online presence. Pinnacle can provide a comprehensive digital marketing plan that includes everything from website development to search engine optimization to reputation management. In addition to our wide breadth of digital experience, Pinnacle has a constant finger on the pulse of that latest innovations in our ever-changing digital world.



With over 140 combined years of experience, our team has completed more than 30,000 ground-up multifamily units across the country as well as mixed use, residential retail, office and hospitality projects with a construction value in excess of \$1 billion. Our renovation expertise, ranging from full repositioning to disaster recovery, also spans over 25,000 units across the country. We offer full development services, consulting and due diligence, major asset preservation and disaster recovery.

THE PINNACLE ADVANTAGE

- National experience in pre-development, ground up construction and renovation
- Regional representation with local market knowledge and expertise
- Complete understanding of multifamily from concept to renovation and preservation



ATLANTA, GA

PARK POINTE NORTH

770 UNITS | RENOVATION

- Completed \$2 million in extensive capital exterior renovations for the community.
- Completed exterior renovations and updated resident amenities including tennis courts, fitness center, community room and pool.
- Increased renewals by 9 percent, rental rates by 5 percent and revenue by 8 percent after takeover.



RAYMOND VAN BEVEREN

SENIOR VICE PRESIDENT - CONSTRUCTION & FACILITIES SERVICES

- Over 22 years of industry experience
- Oversees the Construction, Maintenance and Purchasing departments for Pinnacle
- Active committee member of the National Apartment Association and member of the National Multi Housing Council
- Southern Methodist University graduate



KENT PLEMONS

VICE PRESIDENT - DEVELOPMENT & CONSTRUCTION SERVICES

- Over 25 years of industry experience
- Oversees development and construction operations for the company
- Has completed over 30,000 ground-up units and renovated over 25,000 units for Pinnacle
- Southern Nazarene University graduate; Central State University; North Texas State

MAINTENANCE

Daily operations is performed by an industry leading team of onsite professionals challenged with maintaining each asset. Our service teams proactively develop programs designed to save operational dollars and perform critical tasks that other firms often outsource at a significant cost. To keep residents pleased, our maintenance teams handle in-unit service requests 24-hours a day.

Pinnacle's countless maintenance systems and internal controls help to reduce errors and operating costs by keeping quality in check. We also invested heavily in creating operations strategies, training programs, and support tools to increase performance, motivate team members and reduce risk.

PURCHASING

Pinnacle maximizes NOI for our clients by reducing expenses and implementing technologically advanced purchasing standards and procedures. Utilizing our network of national vendors, our team leverages the portfolio to negotiate robust partnerships that yield substantial savings.

Our national purchasing power enables clients to benefit from preferred pricing on all contract services and maintenance supplies. Pinnacle is also very experienced with negotiating contracts, budgeting and implementing efficient cost control measures help keep expenses to a minimum without sacrificing quality or service. Some of the program benefits include:

- Leveraging company size for volume pricing, discounts and rebates
- Providing national influence to control costs
- Flexibility to renegotiate individual "field" level contracts
- Rapid identification of new trends and services to maintain competitive stance
- Ensuring absolute transparency so that 100 percent of every discount is realized by your property
- Providing expertise in areas of telecom contracts, deregulated energy procurement and waste management



DAVID JOLLEY
DIRECTOR OF MAINTENANCE

- Over 30 years experience in the multifamily industry with extensive experience in HVAC
- Served on the Communications Advisory Board for NAA and NAAEI along with the ESCO Institute Board.
- Certified Pool Operator Instructor and a member of the Refrigeration Services Engineer Society.



BRIAN RACKLIFF
DIRECTOR OF PURCHASING

- More than 7 years of industry experience
- Responsible for building the company's national purchasing power to benefit Pinnacle's properties and clients
- State of Colorado Employing Broker Real Estate License
- University of Southern Maine graduate

Highly active in revenue management, Pinnacle utilizes YieldStar and LRO to establish daily unit-level pricing based on the site level and demand of over 70,000 units. This partnership has yielded very impressive results for our clients. On average, these sites are outpacing market revenue growth, and while every property is unique, we are confident in the positive results. In addition, clients who participate in revenue management can take advantage of utilizing Pinnacle's in-house pricing advisor.



CHRISTIE BENNETT
DIRECTOR OF REVENUE MANAGEMENT

- Over 11 years of industry experience
- Oversees the Revenue Management team of specialists and revenue enhancing processes for Pinnacle's managed communities
- YieldStar Certified
- The Florida State University and University of North Texas graduate

RISK MANAGEMENT

Multifamily and commercial properties are exposed to a wide range of risks, which when not adequately managed, can determine the financial viability of the asset. Pinnacle's Risk Management department is dedicated to protecting your asset, liability exposures and reputation through a series of risk control, loss prevention and risk transfer programs. Whether the exposure arises from residents, vendors, guests, the media or natural disasters Pinnacle has controls in place to minimize the adverse financial impact those risks may present.

- Loss prevention and asset protection
- Renters insurance
- Vendor insurance credentialing
- Emergency operations and life-safety
- Media communications



RENTER'S INSURANCE

Pinnacle has exclusively partnered with LeasingDesk Insurance Services to provide properties an innovative renters insurance program that saves money, protects the asset, and provides residents with a valuable and needed amenity.

- Ensures coverages for both the renter and the asset
- Reduces deductible expense from residents with no coverage
- Save on the property insurance premium
- Ancillary income when resident coverage lapse



JOHN CARROSINO, CPA
CHIEF FINANCIAL OFFICER

- Over 34 years of industry experience
- Oversees finance, accounting and insurance
- Member of American Institute of Certified Public Accountants
- Seattle University graduate

Pinnacle's Client Reporting team is comprised of accounting, compliance and internal audit experts. Our team of professionals and CPAs provide financial information for all our managed communities in their requested formats, from cash basis to Generally Accepted Accounting Principles (GAAP) basis. Additionally, we have team members who play a vital role in supporting both the on-site and regional property management operations for the affordable housing communities managed by Pinnacle. Focusing on a culture of integrity and trust, our team also upholds and maintains efficient and effective operations addressing fraud identification and prevention through on-site reviews and investigations.

Utilizing Yardi, our preferred property management software, the Client Reporting team is able to exchange information between managed properties, clients and the centralized accounting center in Orlando, Florida. The team also interfaces electronically with banking institutions. On-going software training and a software help desk is available to aid on-site property management staff with accounting activities.



SALLY MILTON

SENIOR VICE PRESIDENT - CLIENT REPORTING

- Over 30 years of industry experience
- Oversees Client Reporting Center and over 140 accounting professionals for the delivery of quality financial packages to third-party clients
- Member of NMHC and NAA
- University of Florida graduate

Pinnacle's Compliance team provides onsite and regional support for the affordable housing communities we manage. Proactive and thorough in our approach, the team provides a consistent and efficient service that many of our competitors are not able to offer. Some of our specialties include:

- Section 42 Compliance SAIL
- Bond
- SHIP
- Housing Trust
- Rural Development
- NSP
- FSS
- Hope VI
- RTC
- AHL
- HOME Programs
- Various HUD
- Local/State Community Development Programs

The Compliance team stays up-to-date on the latest changes in laws, policies and procedures and maintains numerous designations and certifications to make sure specific standards are met in the areas of reporting; establishing income and set-aside requirements; monitoring; audits; record keeping; or working with HUD and other governmental agencies.

INTERNAL AUDIT

Pinnacle's Internal Audit team conducts random financial desk audits at the property level as well as within the corporate organization and develops action plans to correct deficiencies. When audits and reviews uncover irregularities, investigations are conducted to determine discrepancies. Through their vigilant processes, Pinnacle's internal audit team drives bottom-line value by eliminating operational waste, reducing cost and preventing loss.



DEANNE DAVIS

SENIOR VICE PRESIDENT - COMPLIANCE & INTERNAL AUDIT

- Over 25 years of industry experience
- Responsible for the oversight of affordable housing compliance, regulatory governances, audits and investigations
- Holds 13 federal certifications, including HCCP, NCPe, C3P, and TaCCs, as well as 23 state certifications
- Florida Atlantic University graduate

Pinnacle's Human Resources department (HR) is a cornerstone that supports the firm's principles of quality people, strong customer service, solid market knowledge, quality systems and support capabilities. The department offers professional consulting services, as well as programs designed to recruit and retain quality personnel. Pinnacle also utilizes HR information systems that meet the unique needs of the property management business.

Pinnacle offers market competitive employee compensation and benefits packages, as well as orientation programs, training, performance management and other policies that support employee success and retention. By taking these steps the department has built a strong talent base of tenured team members, adding significant value to our clients.

- Corporate and property staffing, on-boarding, training and retention support
- Pre-hiring assessments
- Competitive health care coverage
- Performance management
- Payroll services
- Benefits administration
- Employment law, unemployment & workers' comp



ERINN CASSIDY

VICE PRESIDENT - HUMAN RESOURCES

- 18 years of human resources experience with 11 years in property management
- Background in employee relations, talent development and planning, training and development, performance management, recruitment, benefits administration, team building, and group facilitation.
- Senior Professional in Human Resources (SPHR); Senior Certified Professional in Human Resources (SHRM – SCP)
- University of Washington and Seattle University graduate

Pinnacle's technology infrastructure provides team members access to a custom property management application environment, residents with convenient and innovative services and solutions, and clients with accurate and timely property and portfolio information. These technology systems are scalable and flexible to meet changing business needs and to ensure Pinnacle's continued prominent position among the country's leading real estate service providers. We continually research, develop and implement improved systems to deliver secure and effective technology to team members, residents and clients.

The information technology department consists of Network Operations, Application Development, and Technical and Application Support. Pinnacle's core preferred property management software is Yardi Voyager, an industry-leading web-based application designed specifically for property and asset managers, owners, investors and fund advisors in global residential and commercial real estate markets.

In addition to the core system, Pinnacle's property management technology offerings include:

- Property websites
- Online leasing
- Applicant screening
- Online rent payments
- Check scanning
- Lead management
- Revenue management systems
- Utility billing
- Vendor management
- Business intelligence analytics
- Custom reporting



SCOTT MCCURDY

SENIOR VICE PRESIDENT - INFORMATION TECHNOLOGY

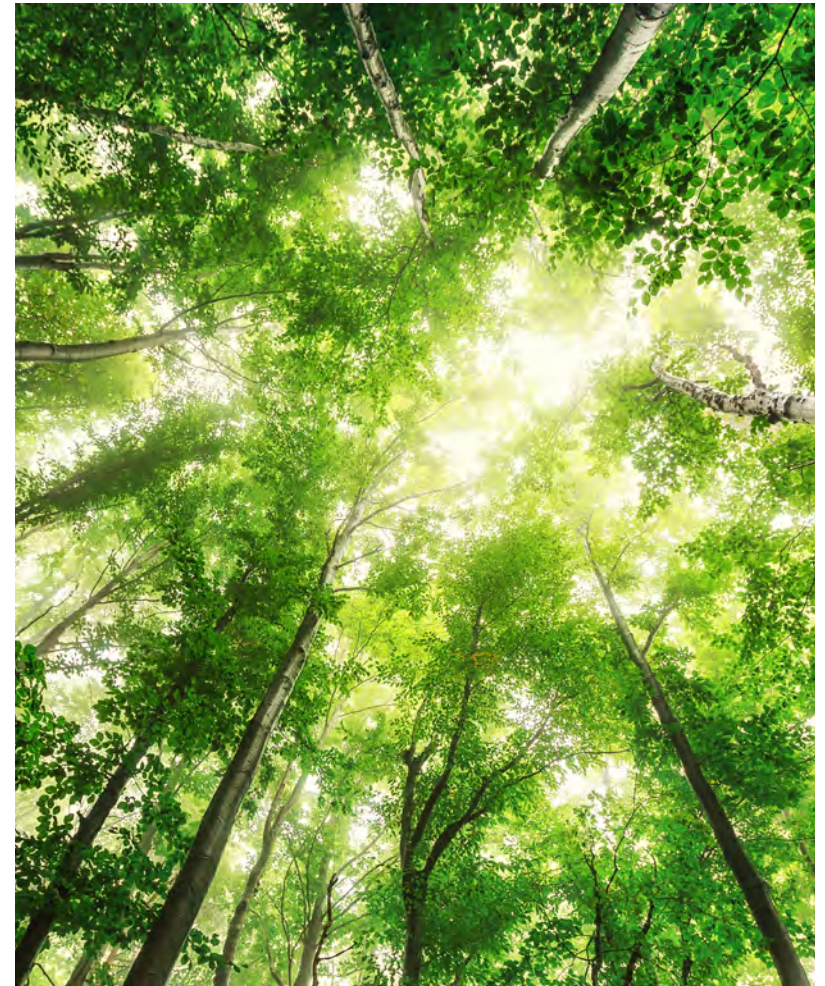
- 30 years of real estate industry experience
- Oversees current information and technology systems and creates future strategies for the company
- Member of NMHC, NAREIM, NCREIF, Microsoft IT Advisory Panel and Dallas Chamber CIO/CTO Forum
- Grove City College graduate

Our team of sustainability experts work to implement and uphold eco-friendly building practices.

Pinnacle is committed to sustainability and green planning for the properties we manage. Our dedication to conservation and the environment takes many forms, from extensive recycling programs and electronic communications to EnergyStar appliances in our homes. Our goal is to maximize return on investments through property efficiencies and performance, while lowering our energy consumption and carbon footprint.

GREEN INITIATIVES

- Managing LEED certified buildings
- Utilizing available energy efficient product rebate programs
- Implementing sustainable operating practices
- Reducing consumption of materials and products
- Participating in green events



NATIONAL CONTACTS

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Seattle, WA 98121

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Addison, TX 75001

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Attachment : Community Outreach

Conducted a neighborhood meeting on October 26th, 2018 for the proposed Hayden Place Apartments. No neighborhood residents showed to the meeting. We did receive phone calls from residents inquiring about the meeting and wondering what we were proposing to build.



October 19, 2018

Re: Workforce Housing Development Meeting

Dear Neighbor,

The purpose of this letter is to invite you to attend a neighborhood meeting on October 26th, 2018 at 6 pm at Englewood Senior Apartments, 1810 W. Cervantes St., Pensacola, FL. from 6-7 pm.

This meeting is to discuss Beneficial Communities plan and gather comments for our proposed 90-unit workforce housing development located at 1201 N P St in Pensacola. Everyone is welcomed and encouraged to participate.

Please join us on October 26th at 6 pm to discuss this proposed development.

If you have any questions about this meeting, please contact Ken Bowron Jr at 941-929-1270 ext.103.

I hope to see you there October 26th.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Bowron Jr.", is written over a horizontal line. The signature is stylized with a large, looped initial "K" and a long, sweeping horizontal stroke that extends to the right.

Ken Bowron Jr.

OWNER	MAILADDRESS1	MAILCITY	MAILSTATE	MAILZIP
HARRELL MOSES	1216 NORTH X ST	PENSACOLA	FL	32505
HADDEN JASON M	1110 N W STREET	PENSACOLA	FL	32505
PENSACOLA CITY OF	PO BOX 12910	PENSACOLA	FL	32521
BURGANS GARRY E	2400 W DESOTO ST	PENSACOLA	FL	32505
NEAL JUDGE	641 S HWY 97	CANTONMENT	FL	32533
SOHAIL ENTERPRISES INC	3415 W MAXWELL ST	PENSACOLA	FL	32505
GILES CAROLYN R	4520 FLORELLE WAY	PENSACOLA	FL	32505
MORRIS CHRISTOPHER WOODRUFF	2510 W LEE ST	PENSACOLA	FL	32505
*****	*	*	*	*
*****	*	*	*	*
*****	*	*	*	*
HYSMITH ALLISON D	4443 ELSIE LN	MILTON	FL	32583
PHELPS BENJAMIN L	PO BOX 4614	PENSACOLA	FL	32507
BENBOE DANIEL L II	5628 HALSEY TRACE	ATLANTA	GA	30349
MERKERSON ALTON	603 HILL RD	CLARKSVILLE	TN	37040
MAY LUMON J	6325 FERGUSON DR	PENSACOLA	FL	32503
MAY LUMON J	6325 FERGUSON DR	PENSACOLA	FL	32503
JOHNSON CAROLYN SUSIE LAVERNE	1016 NORTH V STREET	PENSACOLA	FL	32505
MAY LUTIMOTHY IVAN SR REVOCABLE TRUST 1-24-18	5840 CEDAR LAKE CIR	PENSACOLA	FL	32526
SAMUEL LARRY	1000 NORTH M ST	PENSACOLA	FL	32501
C H BUILDERS LLC	1164 CAPITOL BLVD	PENSACOLA	FL	32505
HOLMAN CONNIE M	1001 NORTH L ST	PENSACOLA	FL	32501
TISDALE RUTH	12 POPLAR DR	MONROE	NY	10950
MONTGOMERY HOSEA JR	1607 TONI ST	PENSACOLA	FL	32504
WALKER W M F	PO BOX 7818	SPANISH FORT	AL	36577
AHL DAVID	1260 VIRECENT RD	CANTONMENT	FL	32533
VILLARDI PAT	2729 GRAND BAY CT	NAVARRE	FL	32566
DIRECT CONNECTION INTERNATIONAL INC	1004 N U STREET	PENSACOLA	FL	32505
BENBOE DANIEL L II	5628 HALSEY TRACE	ATLANTA	GA	30349
SHAW GWENDOLYN SIMMONS	2977 CORTLAND ST	DETROIT	MI	48206-1132
NISBETT MARK	503 MCKINZIE CT	CHESAPEAKE	VA	23320
H T LAND COMPANY	12219 MAPLE ROCK	HOUSTON	TX	77077
CULLIVER CHRISTOPHER L	384 OAK LAKE DR	ENTERPRISE	AL	36330
MCCRAY TERRA M	1008 NORTH L ST	PENSACOLA	FL	32501
GARDNER CLARENCE	PO BOX 842124	PEARLAND	TX	77584
DUDLEY SUZANNE W	PO BOX 17301	PENSACOLA	FL	32522
RUTHERFORD RODNEY D	6201 FRANK REEDER RD	PENSACOLA	FL	32506
LEVEL ONE HOLDINGS LLC	1406 NORTH DALE MARBY HIGHW	TAMPA	FL	33607
JOUTON 312 LLC	P O BOX 10487	PENSACOLA	FL	32524
WOODARD TRICIA L	1010 NORTH L ST	PENSACOLA	FL	32501
PRESLEY EARL E	1010 NORTH M ST	PENSACOLA	FL	32501
BRIGGS EUGENE R	1010 NORTH Q ST	PENSACOLA	FL	32505
DUBOSE CHARITY K	1011 NORTH J ST	PENSACOLA	FL	32501
FBO GUERRERO ROXIE IRA	PO BOX 18914	WEST PALM BEACH	FL	33416
MCGRAIL JAMES T	1011 NORTH P ST	PENSACOLA	FL	32505
PICHEO CAROL E	1011 NORTH U ST	PENSACOLA	FL	32505
PERKINS CHAUSER A LIVING TRUST	7814 MISTIC VIEW CT	ROCKVILLE	MD	20855
EVANS REGINALD D	2208 NORTH N ST	PENSACOLA	FL	32501
COBB MAGGIE L	1012 NORTH N ST	PENSACOLA	FL	32501
JOHNSON ROCKZELL	4701 BELLVIEW AVE	PENSACOLA	FL	32526
BROOKS ALICIA	1013 NORTH V ST	PENSACOLA	FL	32501
BROWN JAMES JR	11625 HAVBURG DR	PENSACOLA	FL	32506
HOLINES CHURCH OF GOD #2	1014 NORTH L ST	PENSACOLA	FL	32501
JOHNSON LISA	1014 NORTH N ST	PENSACOLA	FL	32501
NEST EGG PROPERTIES LLC	PO BOX 954	WAXHAW	NC	28173
SIMPSON ALICE ELISE	1015 NORTH T ST	PENSACOLA	FL	32505
ANKUM FRED A GAIL	1016 NORTH J ST	PENSACOLA	FL	32501
MITCHELL MURRELL S	4042 LOCHMOOR DR	PENSACOLA	FL	32506
JOHNSON EVAN L	809 W BELMONT ST	PENSACOLA	FL	32501
HEAD ELEANOR ANN 1/4 INT	1016 NORTH Q ST	PENSACOLA	FL	32507
JOHNSON CAROLYN SUSIE LAVERNE	1016 N V ST	PENSACOLA	FL	32505
JOHNSON EVAN L	809 W BELMONT ST	PENSACOLA	FL	32501
SMILEY INEZ	1018 NORTH V ST	PENSACOLA	FL	32505
TRAVIS FRANCIS ESTATE OF	345 OXFORD ROAD	OXFORD	GA	30054
WHEELER WILLIAM A JR	3207 E 22ND AVE	TAMPA	FL	33605

MANDEL SHARON F	674 PALOMAR DR	PENSACOLA	FL	32507
MAXWELL DIANE	1610 E ANDERSON ST	PENSACOLA	FL	32503
AVILES LIZA	1021 N R ST	PENSACOLA	FL	32505
MITCHELL LYTRICIA L	1021 NORTH U ST	PENSACOLA	FL	32505
T PHUONG THAO TROUNG	1022 NORTH R ST	PENSACOLA	FL	32505
FORD WILLIAM E JR	11 BAGGETT CT	PENSACOLA	FL	32505
GASTON JULIA	2900 MELODY LN	PENSACOLA	FL	32505
WATTS BRENDA	107 WARWICK AVE	PENSACOLA	FL	32503
SMART DEBRA J RODGERS	1644 LEPLEY RD	PENSACOLA	FL	32534
YATES EDWARD R	2013 AMBER WAY	BALTIMORE	MD	21244-1240
THOMPSON LINDA L	621 LAKEWOOD RD	PENSACOLA	FL	32507
KIRKLAND ROSE MARY	410 LADY BIRD LN	PENSACOLA	FL	32503
RANDERSON WILLIE MAE	3415 W YONGE ST	PENSACOLA	FL	32505
HICKMAN E CAMERON	PO BOX 5325	VALDOSTA	GA	31603
ANDY BUILDERS INC	9340 BELL RIDGE DR	PENSACOLA	FL	32526
G M OF PENSACOLA INC	701 N DE VILLIERS ST	PENSACOLA	FL	32501
VANDUSEN GEOFFREY V	1100 NORTH R ST	PENSACOLA	FL	32501
HESTER LIZZIE MAE	1100 NORTH T ST	PENSACOLA	FL	32505
LETT RISAMAR A	1101 HAYDEN CT	PENSACOLA	FL	32501
WILLIAMS MELVIN	1101 NORTH I ST	PENSACOLA	FL	32501
BK INVESTMENTS OF NW FL INC	1301 W GARDEN ST	PENSACOLA	FL	32502
HUGGINS DONALD P	1101 N R ST	PENSACOLA	FL	32505
SALTER GWENDOLYN	1101 NORTH U ST	PENSACOLA	FL	32505
WYROSICK JULIA DIANE	68 SHIRLEY DR	PINEVIEW	AL	36871
KITT JAVETTA	1102 N M ST	PENSACOLA	FL	32501
PENSACOLA HABITAT FOR HUMANITY INC	PO BOX 13204	PENSACOLA	FL	32591
WHITMIRE TASCHA	1103 NORTH R ST	PENSACOLA	FL	32505
WALTMAN BEVERLY	504 E GOVERNMENT ST	PENSACOLA	FL	32501
PENSACOLA HABITAT FOR HUMANITY INC	PO BOX 13204	PENSACOLA	FL	32591
HUDSON PATRICIA L EST OF	5208 SARAH DR	PENSACOLA	FL	32503
HOWARD JAMES C JR	1105 HAYDEN CT	PENSACOLA	FL	32501
TRAVIS JANET MCDOWELL	2064 BOBTAIL DR	MAITLAND	FL	32751
WATTS WILLIE W 1/10 INT	209 S LAKE ST UNIT F	LEESBURG	FL	34748
APOSTOLIC OVERCOMING HOLY CHURCH OF GOD INC	2257 ST STEPHENS RD	MOBILE	AL	36617
HOLY CHURCH OF GOD INC	1105 N M ST	PENSACOLA	FL	32501
MARTINEZ AURILIZ CRUZADO	426 SEAMARGE LN	PENSACOLA	FL	32507
BACK TO BOULDR LLC	514 N BAYLEN ST	PENSACOLA	FL	32501
BARGE LOVIE	1106 NORTH T ST	PENSACOLA	FL	32505
CARLA DEDOLPH	825 BAYSHORE DR APT 1208	PENSACOLA	FL	32507
WYER ETHEL MAE EST OF	1107 N I ST	PENSACOLA	FL	32501
BEAULIEU MIRANDA FAYE	6792 KARI CT	PENSACOLA	FL	32526
BACK TO BOULDER LLC	514 N BAYLEN ST	PENSACOLA	FL	32501
CRAWFORD GREGORY S	1107 N U ST	PENSACOLA	FL	32505
BLACKWELL WILLIAM A REVOCABLE TRUST	6380 MERS LN	PENSACOLA	FL	32526
HUNTER TRACY A	1108 HAYDEN CT	PENSACOLA	FL	32501
KNIGHT ROSE MARIE YOUNG	810 N L ST	PENSACOLA	FL	32501
JACKSON THADDEUS T & LESLIE	11172 NARRAGANSETT BAY CT	WELLINGTON	FL	33414
PENN LAVELLE	6973 RABURN RD	PENSACOLA	FL	32526
BOARD OF COUNTY COMMISSIONERS	221 PALAFOX PL STE 420	PENSACOLA	FL	32502
HOLT CLEARIS	1110 NORTH K ST	PENSACOLA	FL	32501
OSORIO TORRES BERTHA	215 BROUSSARD ST	PENSACOLA	FL	32505
DORR DORIS L	1110 NORTH T ST	PENSACOLA	FL	32505
5TH WEALTH PARTNERS LP	PO BOX 830539	BIRMINGHAM	AL	35283
BLACKWELL HEATING & AIR CONDITIONING INC	1110 NORTH W STREET	PENSACOLA	FL	32505
BEASLEY MARY ANN	9600 BRIDLEWOOD RD	PENSACOLA	FL	32526
WHITE SELMA E	3031 W JACKSON ST	PENSACOLA	FL	32505-6345
WALTMAN BEVERLY	504 E GOVERNMENT ST	PENSACOLA	FL	32501
JOHNSON KIERSTEN M	4181 ROOSEVELT WAY	MILTON	FL	32583
COOK CLINTON E	2915 W BRAINERD ST	PENSACOLA	FL	32505-6646
ASHLEY COLUMBUS JR	1112 NORTH J ST	PENSACOLA	FL	32501-6417
FIRST CALVARY BAPTIST CHURCH	1112 NORTH L ST	PENSACOLA	FL	32501
BALCOM ERIC A	1112 N U ST	PENSACOLA	FL	32505
PENN ANDRE	1113 HAYDEN CT	PENSACOLA	FL	32501-7200
BRADLEY HAROLD B 6/12	1114 N PACE BLVD	PENSACOLA	FL	32505
MIKE DEAN CONSTRUCTION LLC	3281 AIRPORT RD	CRESTVIEW	FL	32539
BLANKENSHIP TARA LINETTE	1115 NORTH J ST	PENSACOLA	FL	32501

HILL TARRIE	1115 N L ST	PENSACOLA	FL	32501
PEOPLES PHAM	PO BOX 18465	PENSACOLA	FL	32523
TRUST	200035 ORCHARD MEADOWS DR	SARATOGA	CA	95070
CHESTER-ASHLEY KANDICE E	1116 N J ST	PENSACOLA	FL	32501
PARKS LIVING TRUST 11/22/93	4316 WHITELEAF CT	PENSACOLA	FL	32504
HOFF DONALD P	1116 NORTH T ST	PENSACOLA	FL	32505
GASTON CINNAMON	1117 HAYDEN CT	PENSACOLA	FL	32501
WALKER CARLOS M	1117 NORTH I ST	PENSACOLA	FL	32501
COOK CLINTON E	2915 W BRAINERD ST	PENSACOLA	FL	32505-6646
PATCHES I INC TRUSTEE	3707 SUNNYSIDE ST	PENSACOLA	FL	32507
WALTERS EDNA	2201 ZANE GREY LANE	PENSACOLA	FL	32534
FOSTER TELETO	1118 NORTH S ST	PENSACOLA	FL	32505
GATES TAMARA L	7081 KELVIN TERR	PENSACOLA	FL	32503
J STREET HOLDING CORPORATION	6325 FERGUSON DR	PENSACOLA	FL	32503
COBB KIMBERLY A	7138 GLENDORA ST	PENSACOLA	FL	32526
WALTMAN BEVERLY A	504 E GOVERNMENT ST	PENSACOLA	FL	32502
BLACKWELL WILLIAM A REVOCABLE TRUST	6380 MERS LN	PENSACOLA	FL	32526
STABLER GWENLYN E	411 N GREEN ST	PENSACOLA	FL	32501
CROSBY ANDRE L	1120 NORTH K ST	PENSACOLA	FL	32501
MCCORVEY DAN EST OF 1/2 INT	PO BOX 980424	W SACRAMENTO	CA	95798
FOLSOM ATAVIA	1120 N S ST	PENSACOLA	FL	32505
HARVELL CLAUDIA EST OF	1120 NORTH T ST	PENSACOLA	FL	32505
CRISP MARNIE	1120 N V ST	PENSACOLA	FL	32505
LANDRA LLC	6880 SUNSHINE HILL RD	MOLINO	FL	32577
OATES A R	2915 W BRAINERD ST	PENSACOLA	FL	32505
DUNG LY NGOC	1123 N P ST	PENSACOLA	FL	32505
GRANDISON LADRICKA S	1124 HAYDEN CT	PENSACOLA	FL	32501
G M OF PENSACOLA INC	701 N DE VILLIERS ST	PENSACOLA	FL	32501
RICHARDSON TORIA LASAKA	PO BOX 633	CANTONMENT	FL	32533
G M OF PENSACOLA INC	701 N DE VILLIERS ST	PENSACOLA	FL	32501
G M OF PENSACOLA INC	701 N DE VILLIERS ST	PENSACOLA	FL	32501
THOMAS ALEXANDRIA	1144 HAYDEN CT	PENSACOLA	FL	32501
G M OF PENSACOLA INC	701 N DE VILLIERS ST	PENSACOLA	FL	32501
MORRIS COURT II LTD	1920 W GARDEN ST	PENSACOLA	FL	32501
HUEY'S WORKS CORPORATION	1206 NORTH W ST	PENSACOLA	FL	32505
DISTRICT ASSOCIATION INC	PO BOX 6601	PENSACOLA	FL	32513
CHURCH ON WHEELS INC	PO BOX 17453	PENSACOLA	FL	32522
WARREN R PATRICIA	7410 NOKOMIS ST	PENSACOLA	FL	32526
JONES CHARITHA I	1202 NORTH S ST	PENSACOLA	FL	32505
RAGLER HORACE JR	101 PINEDA AVE	PENSACOLA	FL	32503
STALLWORTH ANNA R	4830 LILLIAN HWY	PENSACOLA	FL	32506
PORTELL GARY R	1203 NORTH V ST	PENSACOLA	FL	32505
HEALTHY HOME HOLDINGS LLC	2730 KEPLER AVENUE	PENSACOLA	FL	32507
KATRIX LLC	6333 APPLES WAY STE 115	LINCOLN	NE	68516
MOYE PATRINA	8557 UNTREINER AVE	PENSACOLA	FL	32534
STEVERSON LABORSHIA	1206 N S ST	PENSACOLA	FL	32505
SIMS FRED L	1206 N V ST	PENSACOLA	FL	32505
ARD ROSA LEE	1206 NORTH Y ST	PENSACOLA	FL	32505
JACKSON RUBY LEE	6325 FERGUSON DR	PENSACOLA	FL	32503
WEBBER THOMAS	1207 N V ST	PENSACOLA	FL	32505
RENNE JOSEPH E TRUST DATED APRIL 24 2013	5524 SHADOW GROVE BLVD	PENSACOLA	FL	32526
WE ARE HAVING FUN LLC	PO BOX 13385	PENSACOLA	FL	32591
DEAGUILERA WILLIAM R	1215 NORTH V ST	PENSACOLA	FL	32505
COOK JOSHUA C	2913 W BRAINERD ST	PENSACOLA	FL	32505
C S S LLC	22 E JOHNSON AVE	PENSACOLA	FL	32534
GRAY TOMMY	7130 PRINCESS LN	PENSACOLA	FL	32505
SIDENER MILDRED	1220 NORTH U ST	PENSACOLA	FL	32505
JACKSON JEFFERY J	5700 AUBON DR	PENSACOLA	FL	32504
JAQUISH DAN	5720 N W ST	PENSACOLA	FL	32505
GADDY PETER PAUL III	1232 N PACE BLVD	PENSACOLA	FL	32501
LEES GLASS LLC	1237 N PACE BLVD	PENSACOLA	FL	32505
STREETER DEREK	413 TREE SWALLOW DR	PENSACOLA	FL	32503
JONES RANDALL	123 SAN CARLOS AVE	GULF BREEZE	FL	32561
FENNELL RICHARD H	3102 E BRAINERD ST	PENSACOLA	FL	32503
SEE CHELL INVESTMENTS LLC	1221 E JACKSON	PENSACOLA	FL	32501
STARS SELF STORAGE T STREET LLC	1855 LINDSEY MAGNOLIA CT	NAVARRE	FL	32566

COLE TONY G	1909 W JORDAN ST	PENSACOLA	FL	32501
JENKINS DELORIS J	1301 NORTH U ST	PENSACOLA	FL	32505
PEASANT BRIDGET A	1301 W LEE ST	PENSACOLA	FL	32501
STALLWORTH-HARVEY LENA B	1301 W LLOYD ST	PENSACOLA	FL	32501
CASA DE DIOS GATEWAY OF HEAVEN INC	2410 SEMORAN DR	PENSACOLA	FL	32503
FELIX ORTEGA	919 DEEDRA AVE	PENSACOLA	FL	32514
RODMAN PHILLIP	600 DEERFIELD RD #2606	GRETNA	LA	70056
WHITE ISHMALE D	1305 NORTH U ST	PENSACOLA	FL	32505
HICKBOTTOM JANIE MAE	1305 W LEE ST	PENSACOLA	FL	32501
GRANDBERRY JAMES JR	1421 NORTH U ST	PENSACOLA	FL	32505
WILLIAMS KAREN	1308 NORTH U ST	PENSACOLA	FL	32505
CLARK MIRIAM	1309 NORTH V ST	PENSACOLA	FL	32505
NEWBERRY NORVIE L REVOCABLE LIVING TRUST 1/15/97	10512 1ST AVE	INGLEWOOD	CA	90303
WHATLEY LAURIE D	1311 N V ST	PENSACOLA	FL	32505
MOODY PATRICE A	1793 MANITOWOC DR	CANTONMENT	FL	32533
HORNE RONALD A & GLORIA J	1315 NORTH P ST	PENSACOLA	FL	32505
JACOB PHILLIP R & MANDALANA A	2024 HESPERIA WAY	PENSACOLA	FL	32505
BOARD OF COUNTY COMMISSIONERS	221 PALAFOX PL STE 420	PENSACOLA	FL	32502
DUTY VIRGINIA KATHRYNE	1317 NORTH T ST	PENSACOLA	FL	32505
WOODS MELODY	1317 N X ST	PENSACOLA	FL	32505
WE ARE HAVING FUN LLC	29 N DEVILLIERS ST	PENSACOLA	FL	32502
PETERSON SYLVIA SHELL	1321 NORTH U ST	PENSACOLA	FL	32505
PYLES MARGARET ELIZABETH	1321 NORTH X ST	PENSACOLA	FL	32505
DIMENSIONS CAPITAL LLC	1750 EAGLE DR	CANTONMENT	FL	32533
MORTGAGE RESOLUTION CORPORATION	3311 GULF BREEZE PKWY #169	GULF BREEZE	FL	32563
BUTLER DONALD RECO 1/2 INT	1340 W LLOYD ST	PENSACOLA	FL	32501
PRYEAR THRENETTA	1338 NORTH J ST	PENSACOLA	FL	32501
BUTLER LAMETRIC	1340 W LLOYD ST	PENSACOLA	FL	32501
ANDERSON HELEN	1341 W LLOYD ST	PENSACOLA	FL	32501
BLUE GOOSE PROPERTIES LLC TRUSTEE	3707 SUNNYSIDE ST	PENSACOLA	FL	32507
FAILS CHARLENE Y	1350 W LLOYD ST	PENSACOLA	FL	32501
PORTUGAL ROGELIO	6419 BELLVIEW PINES PL	PENSACOLA	FL	32526
HALE MAGGIE B	14 BOLAND PL	PENSACOLA	FL	32505
BEARGIE MICHAEL A	20 SOUTH I ST	PENSACOLA	FL	32502
ESCAMBIA COUNTY	221 PALAFOX PL STE 420	PENSACOLA	FL	32502
M & A COMMUNITY OUTREACH CENTER	PO BOX 2071	PENSACOLA	FL	32513
BROWN ROBERT L	8230 GROVELAND AVE	PENSACOLA	FL	32534
BOSTIC BILL G	1401 NORTH W ST	PENSACOLA	FL	32505
BUCHANAN CHARLES	1220 EL PASO CIR	PENSACOLA	FL	32505
KAPPA ALPHA PSI FRATERNITY INC	PO BOX 18193	PENSACOLA	FL	32523-8193
KING MYRTLE	1403 NORTH V ST	PENSACOLA	FL	32505
BYRD AISHA	1403 W MORENO ST	PENSACOLA	FL	32501
VAULK ARTHUR L	P O BOX 540957	OPA LOCKA	FL	33054
VALENTINE SHIRLEY T	1405 W MALLORY ST	PENSACOLA	FL	32501
EBURY FUND FL15	PO BOX 54876	NEW ORLEANS	LA	70154
SOHAIL ENTERPRISES INC	3415 W MAXWELL ST	PENSACOLA	FL	32505
GUESS DAVE	561 HOLCOMBE AVE	MOBILE	AL	36606
COBIA S BRUCE	1410 NORTH W ST	PENSACOLA	FL	32505
BUCHANAN ANNIE MAE HARPER	1220 EL PASO CIR	PENSACOLA	FL	32505
HOPSON BILLY R	1413 NORTH P ST	PENSACOLA	FL	32505
CRENSHAW JOHN J & JANICE M	108 GREEN BRANCH DR	TYRONE	GA	30290
THOMAS ELAINE N	1415 W BLOUNT ST	PENSACOLA	FL	32501
TAYLOR PROPERTIES LLC	421 W LLOYD ST	PENSACOLA	FL	32501
DE SANCTIS TAMMY	7607 DOANE DR	MADISON	AL	35758
STERLING PHILIP H JR	1418 NORTH U ST	PENSACOLA	FL	32506-3500
MAY MARY J	6325 FERGUSON DR	PENSACOLA	FL	32503
MILDA A LEE TRUST 1/2 INT	3345 MARCUS POINT BLVD	PENSACOLA	FL	32505-1898
GRANDBERRY JAMES JR	1421 NORTH U ST	PENSACOLA	FL	32505-6463
GUESS DAVID	561 HOLCOMBE AVE	MOBILE	AL	36606
BAPTIST HEALTH CARE CORPORATION	1000 W MORENO ST	PENSACOLA	FL	32501
CARDWELL MELINDA	7903 RIDGEFIELD RD	SPRINGFIELD	VA	22153
LONGORIA RICHARD N	1815 W DETROIT BLVD	PENSACOLA	FL	32534
ESCAMBIA COUNTY	221 PALAFOX PL STE 420	PENSACOLA	FL	32502
WILSON TERRANCE D REVOCABLE TRUST	354 GETTYSBURG DR	PENSACOLA	FL	32503
BENBOE DANIEL L II	PO BOX 12681	PENSACOLA	FL	32591
BAPTIST HEALTH CARE CORPORATION	1000 W MORENO ST	PENSACOLA	FL	32501

JONES NELLIE S	3851 FOREST GLEN DR	PENSACOLA	FL	32504
MIMS JOHNNY R & JUDITH	8735 BOWMAN AVE	PENSACOLA	FL	32534
BIGGERSTAFF ROBERT	210 SE KALASH RD	PENSACOLA	FL	32507
SUKHERA IRFAN H TRUST	535 SHILOH DR	PENSACOLA	FL	32503
PARKER DOROTHY LEE MIMS	1504 N K ST	PENSACOLA	FL	32501
JACKSON JOSEPH W	5542 BARRYMORE DR	OXNARD	CA	93033
MEIER WILLIAM J & CHRISTINE C	1505 N W ST	PENSACOLA	FL	32505-6307
BLACK BEULAH K REVOCABLE TRUST	815 W MORENO ST	PENSACOLA	FL	32501
CAMPBELL LANE V	280 SOUTH M ST	PENSACOLA	FL	32502
RODRIGUEZ JOSE E	1509 NORTH R ST	PENSACOLA	FL	32505
JERNIGAN GREGORY R	6513 MINT JULEP TRL	PENSACOLA	FL	32526
WILLIAMS SHANTELL	1510 N X ST	PENSACOLA	FL	32505
YATES DISALICE M	1510 W GONZALEZ ST	PENSACOLA	FL	32501
AC SELECT LLC	PO BOX 10635	PENSACOLA	FL	32524
BAPTIST HEALTH CARE CORPORATION	1000 W MORENO ST	PENSACOLA	FL	32501
DAVIS TAMMIE	1517 N R ST	PENSACOLA	FL	32505
PHILPART MAMIE	884 SW 3RD AVE	DEERFIELD BEACH	FL	33441
MAY LUMON J	1525 NORTH J ST	PENSACOLA	FL	32501
POWELL STEPHEN W	1840 KINGS WAY DR	CANTONMENT	FL	32533
MARTIN LUCINDA F	4415 DEAUVILLE WAY	PENSACOLA	FL	32505
YOUSEF HASHEM R	7101 JOY ST H6	PENSACOLA	FL	32504
BAPTIST HEALTH CARE CORPORATION	1000 W MORENO ST	PENSACOLA	FL	32501
AREVALO DAMARIS VELAZQUEZ	16 BAGGETT CT	PENSACOLA	FL	32505
COX CHARLES F REVOCABLE TRUST 09-08-1994	2406 N 12TH AVE	PENSACOLA	FL	32503
BAKER DONOVAN E & BENNIE R	PO BOX 6259	PENSACOLA	FL	32503
SAVING FAITH CHRISTIAN ASSEMBLY	PO BOX 10749	PENSACOLA	FL	32524
COMMUNITIES INC	80 W LUCERNE CIR	ORLANDO	FL	32801
MONIE KENNETH D	2828 VENETIAN CT	GULF BREEZE	FL	32563
AREA HOUSING COMMISSION	PO BOX 18370	PENSACOLA	FL	32523
GIANGIULIO REAL ESTATE HOLDINGS	2015 HERITAGE PKWY	NAVARRE	FL	32566
GIANGIULIO REAL ESTATE HOLDINGS LLC	2015 HERITAGE PKWY	NAVARRE	FL	32566
ADAMS LARRY W	1604 N PACE BLVD	PENSACOLA	FL	32505
BROWN DEBORAH MARIA	1601 NORTH X ST	PENSACOLA	FL	32505
BROWN TERESA A	1601 W AVERY ST	PENSACOLA	FL	32501
JONES TERRY L TRUST 1/5 INT	7417 VIVER NELL LN	PENSACOLA	FL	32526
ADAMS LARRY W	1604 N PACE BLVD	PENSACOLA	FL	32505
C S S LLC	22 E JOHNSON AVE	PENSACOLA	FL	32534
WHITE-COTTON LLC	PO BOX 441	GONZALEZ	FL	32560
JOHNSON KATHERINE	1603 W GONZALEZ ST	PENSACOLA	FL	32501
HICKS EDWARD W	1604 NORTH R ST	PENSACOLA	FL	32505
AHMAD MIRZA A	1604 NORTH X ST	PENSACOLA	FL	32505
JOHNSON DERICK S	2544 ROSEDOWN DR	CANTONMENT	FL	32533
AHL DAVID	1260 VIRECENT RD	CANTONMENT	FL	32533
YATES BRAXTON H III	8021 QUIET DR	PENSACOLA	FL	32526
WE ARE HAVING FUN LLC	29 N DEVILLIERS ST	PENSACOLA	FL	32502
WILLIE MAE	1609 W DE SOTO ST	PENSACOLA	FL	32501
KNIGHT LILLIE MAE	1609 W GONZALEZ ST	PENSACOLA	FL	32501
WALKER ERNEST C	PO BOX 4058	PENSACOLA	FL	32507
TATE LYN ANN	6079 SPANISH OAK DR	PENSACOLA	FL	32526
HARPER DARRELL	534 SHILOH DR	PENSACOLA	FL	32503
LE LINH	4772 MALLARD CREEK RD	PENSACOLA	FL	32526
WOMACK SHARON C	1611 NORTH Q ST	PENSACOLA	FL	32505
ALLAN ROBYN R	PO BOX 16187	PENSACOLA	FL	32505
RICH VONCILE	1614 W STRONG ST	PENSACOLA	FL	32501
MONIE KENNETH D	2828 VENETIAN CT	GULF BREEZE	FL	32563
MONIE KENNETH D	2828 VENETIAN CT	GULF BREEZE	FL	32563
RICHBURG RUBY LEE MCCLAIN	1621 W STRONG ST	PENSACOLA	FL	32501
BOLLINGER GARAGE LLC	502 E GADSDEN ST	PENSACOLA	FL	32501
DAVIS SANDRA O	1660 W GONZALEZ ST	PENSACOLA	FL	32501
SAVING FAITH MINISTRIES INC	PO BOX 10749	PENSACOLA	FL	32524
LE LINH	4772 MALLARD CREEK RD	PENSACOLA	FL	32526
SMALL BRIANA	17 BAGGETT CT	PENSACOLA	FL	32505
BLANKENSHIP ERSKINE	2302 MALLORY ST	PENSACOLA	FL	32505
MAYE NARVELL	10900 DYLAN'S WALK RD APT 204	CHESTER	VA	23831
PENSACOLA RETIREMENT VILLAGE INC	80 W LUCERNE CIR	ORLANDO	FL	32801
CARTER JACQUELINE J	1700 NORTH R ST	PENSACOLA	FL	32505

PATEL PARUL	1700 W CERVANTES ST	PENSACOLA	FL	32501
FIRST CORINTHIAN BAPTIST CHURCH INC	1700 W JACKSON ST	PENSACOLA	FL	32501
CHO REAL ESTATE HOLDINGS INC	517 PINEBROOK CIR	CANTONMENT	FL	32533
J & R PROPERTIES LLP	3590 SWAN LANE	PENSACOLA	FL	32504
CORNELL AVE LLC	1725 DONEGAL DR	GONZALEZ	FL	32533
HILL JERRY L SR	1701 W BRAINARD ST	PENSACOLA	FL	32501
NEW BIRTH BAPTIST CHURCH OF PENSACOLA INC	1610 N Q ST	PENSACOLA	FL	32505
SCHOEN BARRY & SUSAN RENEE	4043 SHOREWOOD DR	PENSACOLA	FL	32507
BREWER JESSIE	1703 W BRAINARD ST	PENSACOLA	FL	32501
BLANKENSHIP ERSKINE D JR	2302 MALLORY ST	PENSACOLA	FL	32505
DIXON CYNTHIA D	1704 NORTH R ST	PENSACOLA	FL	32505
DREHMEL HAZAN	3058 LIANA LN	PENSACOLA	FL	32505
COLE ROBERT F	3521 ANDREW AVE	PENSACOLA	FL	32505
THOMPSON ANGELA	1704 W BRAINERD ST	PENSACOLA	FL	32501
LA GRAN FIESTA LATINA LLC	1709 NORTH W ST	PENSACOLA	FL	32505
SUMLER JULIE	1708 N R ST	PENSACOLA	FL	32505
LA GRAN FIESTA LATINA LLC	209 NANDINA RD	GULF BREEZE	FL	32561
LEWIS CHERNIKA	1709 W DESOTO ST	PENSACOLA	FL	32501
BROOKS SELLERS	1712 N S ST	PENSACOLA	FL	32505
EBERHARDT AYOUB ELIZABETH	1651 WEST WILSON BLVD	MOUNT JULIET	TN	37122
CARNLEY BETTY L	1712 W AVERY ST	PENSACOLA	FL	32501
ZAM INVESTMENTS LLC	1326 MIRACLE STRIP PKWY HPH7	FORT WALTON BEACH	FL	32548
PERRY ZENOBIA	1714 NORTH S ST	PENSACOLA	FL	32505
JUMBO PROPERTIES LLC	13901 LYNMAR BLVD	TAMPA	FL	33626
CORNELL AVE LLC	1725 DONEGAL DR	GONZALEZ	FL	32533
TWFM RE LLC	7007 EAST 88TH AVENUE	HENDERSON	CO	80640
SP DOWNS LLC	5403 WEST GRAY ST	TAMPA	FL	33609
HILL ARJEWEL	20 PARLIAMENT RD	SICKLERVILLE	NJ	8081
MOORE MARY EVELYN	1718 W AVERY ST	PENSACOLA	FL	32501
BENTON SHIRLEY	1720 N PACE BLVD	PENSACOLA	FL	32505
ALLEN DEBORAH LEIGH	PO BOX 18283	PENSACOLA	FL	32523-8283
COLE ROBERT F	1724 NORTH T ST	PENSACOLA	FL	32505
PENSACOLA HABITAT FOR HUMANITY INC	PO BOX 13204	PENSACOLA	FL	32591
JORDAN LETITIA M	1750 W STRONG ST	PENSACOLA	FL	32501
PARODI ANDREA M	1770 W STRONG ST	PENSACOLA	FL	32501
SOHAIL INC	5358 SOTO GRANDE DR	PENSACOLA	FL	32504
ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS	221 PALAFOX PL STE 420	PENSACOLA	FL	32502
KEARNS JOHN D	2801 E AVERY DR UNIT E8	PALM SPRINGS	CA	92264
PRESLEY LOLA P	1010 NORTH M ST	PENSACOLA	FL	32501
ENGLEWOOD SENIOR LIMITED PARTNERSHIP	3550 S TAMiami TRAIL SUITE 301	SARASOTA	FL	34329
TRAN NHUONG X & DU THI LE	1800 N PACE BLVD	PENSACOLA	FL	32505
SMITH MATTIE REE	1800 NORTH Q ST	PENSACOLA	FL	32501
BERUBE SAMANTHA EVELYN	1800 W GADSDEN ST	PENSACOLA	FL	32501
WALKER BRENDA	1800 W GODFREY ST	PENSACOLA	FL	32501
PAPE ENTERPRISES LLC	1698 SPALDING CIR	PENSACOLA	FL	32514
TRUETT VICKIE	PO BOX 37102	PENSACOLA	FL	32526
DEDOLPH CARLA	825 BAYSHORE DR	PENSACOLA	FL	32507
WILLIAMS EDNA	1802 W GODFREY ST	PENSACOLA	FL	32501
CARNLEY DONALD R & LAUREL A	1811 NORTH M ST	PENSACOLA	FL	32501
ALLEN PAMELA	1804 NORTH M ST	PENSACOLA	FL	32501
DANIEL MARY L	1620 W LARUA ST	PENSACOLA	FL	32501
KNIGHT JENNIFER E	1805 NORTH M ST	PENSACOLA	FL	32501
ENFINGER RONALD A	1805 N PACE BLVD	PENSACOLA	FL	32505
YEPISHIN ANDREY	1805 N Q ST	PENSACOLA	FL	32505
DOROTHY JEAN	1807 W GADSDEN ST	PENSACOLA	FL	32501
SPIVEY ESSIE M	103 W HIGHLAND DR	PENSACOLA	FL	32503
BIGGERSTAFF ROBERT	5000 PRIETO DR	PENSACOLA	FL	32506
MCCASTLE SHARON F	1810 NORTH Q ST	PENSACOLA	FL	32505
BRYANT SHANTIEL V	1810 W DESOTO ST	PENSACOLA	FL	32501
SMITH FLORA M EST OF	297 BOBWHITE WAY	PENSACOLA	FL	32514
ARNOLD ROBERTA A	1811 W BRAINERD ST	PENSACOLA	FL	32501
EBERHARDT AYOUB ELIZABETH	1651 W WILSON BLVD	MOUNT JULIET	TN	37122
TURNER CHRISTOPHER K	PO BOX 841	GULF BREEZE	FL	32562
MARTIN LUCINDA F	4415 DEAUVILLE WAY	PENSACOLA	FL	32505
SHANNON JUANITA CLAIRBORNE EST OF	4410 HAVRE WAY	PENSACOLA	FL	32505
DANIEL MARY L	1620 W LARUA ST	PENSACOLA	FL	32501

NOT SO EZ LLC	3422 BARRANCAS AVE	PENSACOLA	FL	32507
LANZO DARYS I QUINONES	1820 GODFREY ST	PENSACOLA	FL	32501
MITCHELL FRECENDA LUCILLE	1820 W GONZALEZ ST	PENSACOLA	FL	32501-6452
B & E HOLDINGS LLC	3000 W NINE MILE RD	PENSACOLA	FL	32534
TWFM RE2 LLC	7007 EAST 88TH AVENUE	HENDERSON	CO	80640
MT PILGRIM BAPTIST CHURCH INC	1822 N T ST	PENSACOLA	FL	32505
SILIVOS PAUL G TRUSTEE EST OF	670 SCENIC HWY	PENSACOLA	FL	32503
PENSACOLA HABITAT	PO BOX 13204	PENSACOLA	FL	32591
PINEDA NECTALY 40% INT	25 CHIPMAN LN # G	SANDY CREEK	NY	13145
FOR MEACHAM RALPH TRUST	8963 PENSACOLA BLVD	PENSACOLA	FL	32534
CHE TRAN	19 BAGGETT CT	PENSACOLA	FL	32505
BENSON RALPH D	2532 SUNNYDALE LN	PENSACOLA	FL	32534
WHITFIELD HAZEL EST OF	2014 MATHISON RD	CANTONMENT	FL	32533
TWFM RE2 LLC	7007 EAST 88TH AVENUE	HENDERSON	CO	80640
MALONE TERRANCE L	1917 W DESOTO ST	PENSACOLA	FL	32501
EDWARDS VONCHEA	1611 E MAURA ST	PENSACOLA	FL	32503
STALLWORTH MARY ANN	260 NORTH K ST	PENSACOLA	FL	32501
WILLIAMS SAM JR	1919 W LEE ST	PENSACOLA	FL	32501
WILLIAMS SAM JR	1919 W LEE ST	PENSACOLA	FL	32501
WILLIAMS SAM JR	1919 W LEE ST	PENSACOLA	FL	32501
TRC SPE LLC	940 CENTRE CIRCLE	ALTAMONTE SPRINGS	FL	32714
NARRAGANSETTE INVESTMENTS	25882 ORCHARD LAKE RD STE 10	FARMINGTON HILLS	MI	48336
SIMPKINS JEFFREY W	8116 NW 21ST CT	SUNRISE	FL	33322
BENSON RALPH D	2532 SUNNYDALE LN	PENSACOLA	FL	32534
PENSACOLA RETIREMENT VILLAGE V INC	80 W LUCERNE CIR	ORLANDO	FL	32801
SANANN FOOD STORES INC	205 S HOOVER ST	TAMPA	FL	33609
SHRI GUNAPATI INC	5289 PARKSIDE DR	PACE	FL	32571
PINEDA NECTALY 40% INT	25 CHIPMAN LN # G	SANDY CREEK	NY	13145
WARD RONALD JEREMY	1900 W JACKSON ST	PENSACOLA	FL	32501
BOARD OF COUNTY COMMISSIONERS	221 PALAFOX PL STE 420	PENSACOLA	FL	32502
WATSON FRANK & OLLIE MAE TRUST	PO BOX 17002	PENSACOLA	FL	32522
MOUNT PILGRIM BAPTIST CHURCH INC	1822 NORTH T ST	PENSACOLA	FL	32505
TWFM RE2 LLC	7007 EAST 88TH AVENUE	HENDERSON	CO	80640
NARLOCH DAVID APOLLO	1901 N U ST	PENSACOLA	FL	32505
FLYE SHADRARA S	1901 W GONZALEZ ST	PENSACOLA	FL	32501
AC SELECT LLC	PO BOX 10635	PENSACOLA	FL	32524
HENDRICKS WILLIE L 1/6 INT EACH	1903 W LEE ST	PENSACOLA	FL	32501
ATIA RAMSIS	3740 BERRYPATCH LN	PACE	FL	32571
B & E HOLDINGS LLC	3000 W NINE MILE RD	PENSACOLA	FL	32534
SMITH DOROTHY J	1809 W GADSDEN ST	PENSACOLA	FL	32501
PRITCHETT SHIRLEY M	1905 W GONZALEZ ST	PENSACOLA	FL	32505
ERICKSON SHARON F	5508 SHADOW GROVE BLVD	PENSACOLA	FL	32526
DOYLE DAISY M	1907 W JACKSON ST	PENSACOLA	FL	32501
ATKINS DEIDRA M	2312 N GUILLEMARD ST	PENSACOLA	FL	32503
CHANDLER TOMMIE	1908 W LLOYD ST	PENSACOLA	FL	32505
BAKER THELMA LOUISE EST OF	1908 W STRONG ST	PENSACOLA	FL	32501
NETTLES JOE D	6061 TOULOUSE DR	PENSACOLA	FL	32505
BLACKMON ELIZABETH	1912 W DESOTO ST	WOODBIDGE	VA	22191
POWELL MATTIE PEARL	1912 W STRONG ST	PENSACOLA	FL	32501
PERKINS ROBERT 1/4 INT	6630 E BAY BLVD	GULF BREEZE	FL	32563-9736
AMR AT PENSACOLA INC	730 BAYFRONT PKWY STE 4B	PENSACOLA	FL	32502
ACADR LLC	700 JESTER CT	PENSACOLA	FL	32506
STEEN BARBARA	3108 WYNFORD GABLES	MARIETTA	GA	30064
STAGE REVA E	3775 HIDDEN OAK DR	PENSACOLA	FL	32504
DAILEY CARLOS	1918 W GONZALEZ ST	PENSACOLA	FL	32501
AMR AT PENSACOLA INC	730 BAYFRONT PKWY STE 4B	PENSACOLA	FL	32502
PINEDA NECTALY 40% INT	25 CHIPMAN LN # G	SANDY CREEK	NY	13145
BLUNT PATRICIA Y WALLACE EST OF	1919 W LEE ST	PENSACOLA	FL	32501
ENFINGER RONALD A	1805 N PACE BLVD	PENSACOLA	FL	32505
PRIM GLORIA	1940 W GODFREY ST	PENSACOLA	FL	32501
HORNE KIMBERLY M	1960 GODFREY ST	PENSACOLA	FL	32501
AREA HOUSING COMMISSION	PO BOX 18370	PENSACOLA	FL	32523
2 BOLAND PLACE LAND TRUST	PO BOX 186	LAKE WALES	FL	33859
BAPTIST HOSPITAL	1000 W MORENO ST	PENSACOLA	FL	32501
WILLIAMS CASTANEADA D	1919 W LEE ST	PENSACOLA	FL	32501
GWENDOLYN	4690 BOHEMIA PL	PENSACOLA	FL	32504

HOANG HUNG	8531 ROSE GROVES RD	ORLANDO	FL	32818
HAYNES CEDRIC	3490 DUNAWAY LN	PENSACOLA	FL	32526
MALONE JACQUELYN A EST OF	2000 W GODFREY ST	PENSACOLA	FL	32501
WARD THOMAS H	PO BOX 16543	PENSACOLA	FL	32507
HUGHES MATTHEW B	153 LOAFERS LN	WOODLAND PARK	CO	80863
CONNER HESTER	2004 W GONZALEZ ST	PENSACOLA	FL	32501
SMITH RITA POLK 2.78% INT	5973 CELESTIAL WAY	MILTON	FL	32570
BOARD OF COUNTY COMMISSIONERS	221 PALAFOX PL STE 420	PENSACOLA	FL	32502
SCOTT BARBARA	2007 W LLOYD ST	PENSACOLA	FL	32501
AMR AT PENSACOLA INC	730 BAYFRONT PKWY STE 4B	PENSACOLA	FL	32502
PACE CENTER LLC	PO BOX 1565	LAWRENCEVILLE	GA	30043
TOWNSEND EARL F	704 BAKER ST	PENSACOLA	FL	32505
KNOTT ANN MARIE	2023 W LEE ST	PENSACOLA	FL	32501
MOORE ORLANDA	2039 GODFREY ST	PENSACOLA	FL	32501
BLOCKER WILLIE J	2041 W GODFREY	PENSACOLA	FL	32501
NEIGHBORHOOD HOME INVESTMENT AND PROPERTIES LLC	PO BOX 6247	PENSACOLA	FL	32503
BAPTIST HEALTH CARE CORPORATION	1000 W MORENO ST	PENSACOLA	FL	32501
HOLMES JAVIAN JAQUAN	21 BAGGETT CT	PENSACOLA	FL	32505
MARKS CHRISTINE T EST OF	120 E MAIN ST STE A	PENSACOLA	FL	32502
MARKS JAMES J FOUNDATION INC	120 E MAIN ST STE A	PENSACOLA	FL	32502
LEWIS KARL E	705 W LARUA ST	PENSACOLA	FL	32501
BERMUDA COMPANY	1 CVS DRIVE	WOONSOCKET	RI	2895
HOWARD HARRIETT T	503 N BARCELONA ST	PENSACOLA	FL	32501
RANDALL LAMAR & VERDELL H	2105 W GODFREY ST	PENSACOLA	FL	32505
JBMD PROPERTY MANAGEMENT LLC	3162 297A	CANTONMENT	FL	32533
MARY RUTH	3013 WEST LA RUA ST	PENSACOLA	FL	32505
FLORIDAS PREMIER REALTOR LLC	1810 E BLOUNT STREET	PENSACOLA	FL	32503
WELLS FELECIA	2110 W DESOTO ST	PENSACOLA	FL	32505
FIDLER DIANA WINSTON	615 BAYSHORE DR UNIT 307B	PENSACOLA	FL	32507
IBRAHIM FARIS S	1164 SHADY LN	GULF BREEZE	FL	32561
JUSTICE LOIS C EST OF	919 TWINBROOK AVE	PENSACOLA	FL	32505
IKNER FRANCINE C	5290 DURANGO PL	PENSACOLA	FL	32504
OWENS JONATHAN L	2717 GULF BREEZE PKWY	GULF BREEZE	FL	32563
SMITH THOMAS W EST OF	5520 DUVAL ST	PENSACOLA	FL	32503
LYLES VINESTA	2120 W LA RUA ST	PENSACOLA	FL	32505
RANA SAJID	969 BLACK WALNUT TRIAL	PENSACOLA	FL	32514
DIBELLA JOHNNY	1911 W WRIGHT ST	PENSACOLA	FL	32501
LASHLEY STEVEN C LLC	1800 CEDARS RD STE 102	LAWRENCEVILLE	GA	30045
TABERNACLE OF GOD INC	2150 W BLOUNT ST	PENSACOLA	FL	32505
ROGUE JUAN	105 PACIFIC ST	PENSACOLA	FL	32503
THOMAS CHARLES	2205 W AVERY ST	PENSACOLA	FL	32505
GULF POWER CO	1 ENERGY PL	PENSACOLA	FL	32520-0093
ROGUE JUAN	105 PACIFIC ST	PENSACOLA	FL	32503
LASTER ROBERT FRANK	2202 W BLOUNT ST	PENSACOLA	FL	32505
DE PAUL SOCIETY OF PENSACOLA FL INC	PO BOX 17645	PENSACOLA	FL	32522
MCCULLERS HAYDEN	3214 COBBLESTONE DR	PACE	FL	32571
BENJAMIN BEATRICE J BOYKIN	PO BOX 19134	PENSACOLA	FL	32523
PERRY KENNETH F II	2201 W GONZALES ST	PENSACOLA	FL	32505
WALDROP PHILLIP	1500 N 65TH ST LOT 2	PENSACOLA	FL	32506
NGUYEN CHAU MINH	2202 W AVERY ST	PENSACOLA	FL	32505
ROGUE JUAN	105 PACIFIC ST	PENSACOLA	FL	32503
NEW BIRTH BAPTIST CHURCH OF PENSACOLA INC	1610 NORTH Q ST	PENSACOLA	FL	32505
HICKS WILLIAMS SHARON	1520 W BOBE ST	PENSACOLA	FL	32501
KING SOLOMAN INVESTMENT TRUST	8735 E DIANNA DR	SCOTTSDALE	AZ	85257
GRAVITT WILLIAM P & LECIAL V	2203 W MALLORY ST	PENSACOLA	FL	32505
WILLIS LARRY W	2205 W AVERY ST	PENSACOLA	FL	32505
HINES MONIQUE	2205 W LAKEVIEW AVE	PENSACOLA	FL	32505
SOCIETY OF PENSACOLA FLORIDA INC THE	PO BOX 17645	PENSACOLA	FL	32522
ROGERS SARAH	501 E BURGESS RD APT B6	PENSACOLA	FL	32504
GIPSON FRANCINE	3217 N TARRAGONA ST	PENSACOLA	FL	32501
LEWIS RICHARD P	2208 W AVERY ST	PENSACOLA	FL	32505
MELTON DOROTHY	2208 W MALLORY ST	PENSACOLA	FL	32505
SHOEMAKER DAN EST OF	5866 LST BIG TREE LN	PENSACOLA	FL	32505
SCHEIBELER EVELYN A N EST	7405 MIRANDA SUE BLVD	PENSACOLA	FL	32526
BLOXSON TABITHA	2210 W MALLORY ST	PENSACOLA	FL	32505
PEACOCK FLOYD & JOHNNIE C	1952 GARY CIRCLE	PENSACOLA	FL	32505

RIVERS PAMELA	2211 W MALLORY ST	PENSACOLA	FL	32505
HI-FF LLC	207 N CROW RD	PENSACOLA	FL	32506-4347
FLYNN JAMES O EST OF	1024 NORTHFIELD CIR	DOTHAN	AL	36303
LETT ROSALIND	2298 DILLARD XING	TUCKER	GA	30084
PENSACOLA HABITAT FOR HUMANITY INC	PO BOX 13204	PENSACOLA	FL	32591
MOORE TERESA D	1123 NORTH P ST	PENSACOLA	FL	32505
ZIB AURANG	37134 THEO WEBB	PRAIRIEVILLE	LA	70769
NATIONAL LOAN INVESTORS LP	5619 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118
NGUYEN CHI K	2944 CORAL STRIP PKWY	GULF BREEZE	FL	32563
RUSSELL BALDWIN	212 W INTENDENCIA ST	PENSACOLA	FL	32502
LAMAR ELSENA	2216 W LAKEVIEW AVE	PENSACOLA	FL	32505
VOYLES BONNIE CHARRON	2700 ASHBURY LN	CANTONMENT	FL	32533
DUSA SEAN C	510 N REUS ST	PENSACOLA	FL	32501
LONGORIA RICHARD	1815 W DETROIT BLVD	PENSACOLA	FL	32514
PEEK SHIRLEY E	16068 OPP HWY	DOZIER	AL	36028
THWEATT	30 VASSAR DR	PENSACOLA	FL	32506
PRESSLEY JAQUETTA	2218 W LAKEVIEW AVE	PENSACOLA	FL	32505
WATSON DONNA MARIA	2218 W MALLORY ST	PENSACOLA	FL	32505
SALAZAR RAYMUNDO	2218 W MORENO ST	PENSACOLA	FL	32505
EDWARDS ELOISE B	2219 W AVERY ST	PENSACOLA	FL	32505
FENDERSON PEARLIA M BROWN MOULTRIE	810 VIOLET AVE	PENSACOLA	FL	32505
MASON SCOTT R EST OF	2219 W GADSDEN ST	PENSACOLA	FL	32505
SARVER RONALD M	112 BEECH ST	PENSACOLA	FL	32503
MORRIS COURT III LTD	1920 W GARDEN ST	PENSACOLA	FL	32501
RODRIGUEZ DANIELLA CARRANZA	5565 CHARTER CIR	GULF BREEZE	FL	32563
FOR TAYLOR JESSIE C TRUST	609 DILLS FARM WAY	GREER	SC	29651
PIRPILIU IONEL	634 W WRIGHT ST	PENSACOLA	FL	32501
RENFORE PAUL V	4300 WEST FRANCISCO #30	PENSACOLA	FL	32504
DUDLEY SUZANNE W	PO BOX 17301	PENSACOLA	FL	32522-7301
SOTO ANICETO	2225 W DESOTO ST	PENSACOLA	FL	32505
DORTCH LASHUNDA	23 BAGGETT CT	PENSACOLA	FL	32505
CEMETERY JEWISH	800 N PALAFOX ST	PENSACOLA	FL	32501
DIXON ESTELLE S PENTON EST OF	852 W HOPE DR	PENSACOLA	FL	32534-4219
HURD ROGER C	5670 SATINWOOD CT	JUPITER	FL	33458
CEMETERY JEWISH	800 N PALAFOX ST	PENSACOLA	FL	32501
CEMETERY JEWISH	800 N PALAFOX ST	PENSACOLA	FL	32501
DUDLEY SUZANNE W	PO BOX 17301	PENSACOLA	FL	32522
CONGREGATION OF BNAI ISRAEL	PO BOX 9002	PENSACOLA	FL	32513
WILLIAMS KIMBERLY ANN	2301 W AVERY ST	PENSACOLA	FL	32505
PEAVY MARGURITE EST OF	2206 W GODFREY ST	PENSACOLA	FL	32505
RUDOLPH CELIA	2301 W GADSDEN ST	PENSACOLA	FL	32505
JEMISON WILLIAM L	2301 W MALLORY ST	PENSACOLA	FL	32505
VANA ISRAEL	351 CLEMATIS ST	PENSACOLA	FL	32503
BLANKENSHIP ERSKINE D JR	2302 MALLORY ST	PENSACOLA	FL	32505
KING IRA EST OF	2303 W BLOUNT ST	PENSACOLA	FL	32505
HALL BETTY RUTH	2303 W BRAINARD ST	PENSACOLA	FL	32505
MARION	2304 W AVERY ST	PENSACOLA	FL	32505
MINTON VERONICA	1107 OLD CORRY FIELD RD	PENSACOLA	FL	32501
MICKLES DANNIE	110 MYRTLEWOOD DR	PENSACOLA	FL	32503
GRIMSLEY ORLANDO EST OF	2308 W BLOUNT ST	PENSACOLA	FL	32505
CEMETERY JEWISH	800 N PALAFOX ST	PENSACOLA	FL	32501
NEW BIRTH BAPTIST CHURCH OF PENSACOLA INC	1610 NORTH Q ST	PENSACOLA	FL	32505
BENNETT BETTY L	711 N 78TH AVE	PENSACOLA	FL	32506
HENDRIETH LOYD	2308 W BLOUNT ST	PENSACOLA	FL	32505
RICHARDSON CLARA L	2308 W JACKSON ST	PENSACOLA	FL	32505
TAYLOR CONNIE D	2308 W MALLORY ST	PENSACOLA	FL	32505
KNIGHT ANNIE LEE	2219 SHORT MAIN ST	VICKSBURG	MS	39183
LE KIM HOA T	2312 W AVERY ST	PENSACOLA	FL	32505
DUDLEY SUZANNE W	PO BOX 17301	PENSACOLA	FL	32522-7301
COMMUNITY CLINIC SERVICES INC	14 W JORDAN ST	PENSACOLA	FL	32501
WALTERS EDNA	2201 ZANE GREY LANE	PENSACOLA	FL	32534
ALLEN MILDA VAN ZANT	2319 W DESOTO ST	PENSACOLA	FL	32505
ROBINSON MARY GENE	7551 WEAVER ST	PENSACOLA	FL	32534
BECKHAM JERRELL W	2320 W DE SOTO ST	PENSACOLA	FL	32505
PHILLIPS CYNTHIA	2320 W LAKEVIEW AVE	PENSACOLA	FL	32505
FOR A J ADNIL TRUST	38 S BLUE ANGEL PKWY	PENSACOLA	FL	32506

RUSSELL DEBRA	2324 W AVERY ST	PENSACOLA	FL	32505
FRANKLIN GROUP OF NW FLORIDA INC	2910 INVERNESS PL	PENSACOLA	FL	32503
DREHMEL HAZAN	1901 N T ST	PENSACOLA	FL	32505
WALTER TERRI L	2110 HOLLYHILL RD	PENSACOLA	FL	32526
BURGANS GARY E &	2400 W DESOTO ST	PENSACOLA	FL	32505
BURGANS KERRY E	2400 W DESOTO ST	PENSACOLA	FL	32505
WALKER DIAMOND L	2400 W JACKSON ST	PENSACOLA	FL	32505
BINH THI NHUONG & DOAN VAN	1900 N W ST	PENSACOLA	FL	32505
HAMILTON WILLIAM S	2400 W MALLORY ST	PENSACOLA	FL	32505
ANDALA ENTERPRISES INC	641 BAYOU BLVD	PENSACOLA	FL	32503
DUKES VERSHANIA	2401 W AVERY ST	PENSACOLA	FL	32505
PHILLIPS SALLY	1966 FUQUAY RD	NEWBURGH	IN	47630
AB HANH THI MY LE LIVING TRUST	15848 RICA VISTA WAY	SAN JOSE	CA	95127
HOLMES CHRISTA	2401 W JACKSON ST	PENSACOLA	FL	32505
PADILLA JUANA D	1030 RAINWOOD DR	AURORA	IL	60506
SMITH LULA J	2402 W AVERY ST	PENSACOLA	FL	32505
T2D PROPERTIES	6847 NORTH 9TH AVE STE A321	PENSACOLA	FL	32504
PHELPS KATHRYN	2403 W JACKSON ST	PENSACOLA	FL	32505
PENSACOLA HABITAT FOR HUMANITY INC	PO BOX 13204	PENSACOLA	FL	32591
ANDALA ENTERPRISES INC	641 BAYOU BLVD	PENSACOLA	FL	32503
RODGERS BENJAMIN F JR	2404 W GADSDEN ST	PENSACOLA	FL	32505
BINH DOAN VAN	1900 NORTH W ST	PENSACOLA	FL	32505
HALL GWNDOLYN Y	1108 E DESOTO ST	PENSACOLA	FL	32505
SIDNER DEBBIE	2405 W JACKSON ST	PENSACOLA	FL	32505
FIGUEROA ALTAGRACIA	1241 GARDEN RD	MARRERO	LA	70072
PERRY ZENOBIA	1714 NORTH S ST	PENSACOLA	FL	32505
FOR PUGH DOLORES D TRUST	44 MANOR DR	PENSACOLA	FL	32507
BALCOM JAMES E	2407 W GONZALEZ ST	PENSACOLA	FL	32505
SOLOE DOVIE S	2730 KEPLER AVE	PENSACOLA	FL	32507
LAI VAN THANH	2307 W LAKEVIEW AVE	PENSACOLA	FL	32504
USHER ROSE FREEMAN	2408 W GADSDEN ST	PENSACOLA	FL	32505
ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS	221 PALAFOX PL STE 420	PENSACOLA	FL	32502
ANDREWS DAWN	2409 W AVERY ST	PENSACOLA	FL	32505
AB HANH THI MY LE LIVING TRUST	15848 RICA VISTA WAY	SAN JOSE	CA	95127
PALMER SHALONDA	1206 PORTLAND ST	PENSACOLA	FL	32503
MCDOWELL CHARLENE	2410 W AVERY ST	PENSACOLA	FL	32505
MARTIN LEE ROY	1941 LEROY MARTIN LN	BAKER	FL	32531
VAN THANH LAI	2307 W LAKEVIEW AVE	PENSACOLA	FL	32505
HOUSTON LIVING TRUST	2331 RISEN DR	CANTONMENT	FL	32533
BLANTON SANDY	4400 BAYOU BLVD STE 49B	PENSACOLA	FL	32503
JONES CONNIE RAE	2414 W BLOUNT ST	PENSACOLA	FL	32505
HAYES ASHAWNI	2414 W MORENO ST	PENSACOLA	FL	32505
VO CINDY	223 TREE SWALLOW DR	PENSACOLA	FL	32503
MERKMAN FRANKIE	2416 W DE SOTO ST	PENSACOLA	FL	32505
NALER JUDITH G	2416 W MORENO ST	PENSACOLA	FL	32505
PETERSON ANNIE RUTH	2417 W GADSDEN ST	PENSACOLA	FL	32505
WISE JAMES I & MATTIE L	2417 W MORENO ST	PENSACOLA	FL	32505
BLOUNT TRUST	6847A N 9TH AVE #261	PENSACOLA	FL	32504
TATE LYN ANN	6079 SPANISH OAK DR	PENSACOLA	FL	32526
HILL JEFF	3616 PEBBLE LN	MILTON	FL	32583
SHIN KUM AN	2420 W JACKSON ST	PENSACOLA	FL	32505
SMITH KAREN	2421 W CERVANTES ST	PENSACOLA	FL	32505
SHIN KUM AN	2420 W JACKSON ST	PENSACOLA	FL	32505
WALTER TERRI L	2110 HOLLYHILL RD	PENSACOLA	FL	32526
HARRIS MARY Y	2430 BRAINERD ST	PENSACOLA	FL	32505
PERRYMAN DIANE L	2430 W MALLORY ST	PENSACOLA	FL	32505
DUCKWORTH TWYLAH	2440 W BRAINERD ST	PENSACOLA	FL	32505
COX SIDNEY	2440 W DE SOTO ST	PENSACOLA	FL	32505
CURRIN JESSE R	2450 W BRAINERD ST	PENSACOLA	FL	32505
BROOKS ANITRIA	25 BAGETT COURT	PENSACOLA	FL	32505
MILLS QUENTIN E	4012 SABAL ST	PANAMA CITY BEACH	FL	32408
WHITFIELD HAZEL EST OF	2014 MATHISON RD	CANTONMENT	FL	32533
WALTER TERRI L	2110 HOLLYHILL DR	PENSACOLA	FL	32526
SHIN KUMAN	2420 W JACKSON ST	PENSACOLA	FL	32505
THOMAS DENNIS M TRUST	1429 EL SERENO PL	GULF BREEZE	FL	32561
MELTON DIANE	2500 W GODFREY ST	PENSACOLA	FL	32505

CASTANZA CHANDRA J	500 W GONZALEZ ST	PENSACOLA	FL	32505
LE VAN THI TUYET	2500 W JACKSON ST	PENSACOLA	FL	32505
MINCEY RUTH	2500 W LLOYD ST	PENSACOLA	FL	32505
GODS PEACE ANNOINTED CHURCH INC	2526 TRUMAN AVE	PENSACOLA	FL	32505
DAWSON NANNIE BELL EST OF	5000 MISSION OAKS BLVD # 54	AUSTIN	TX	78735
TRAN BE	1037 BLACK WALNUT TRAIL	PENSACOLA	FL	32514
STEPHENS BARBARA B LIVING TRUST 1/5 INT	3711 CHERRY LAUREL DR	PENSACOLA	FL	32504
WATSON LORETTA F	2504 W BRAINARD ST	PENSACOLA	FL	32505
MICELI ANTHONY R & CATHERINE P	1049 BONITA DR	PENSACOLA	FL	32507
SOUTHERN YOUTH SPORTS ASSOCIATION	1320 W GREGORY ST	PENSACOLA	FL	32502
AGRAPIDES LAZARUS	510 REUS ST	PENSACOLA	FL	32501
GUEST IDA RUTH	2506 W LLOYD ST	PENSACOLA	FL	32505
TWFM RE LLC	7007 EAST 88TH AVENUE	HENDERSON	CO	80640
TOLBERT GEORGE L	2507 W BLOUNT ST	PENSACOLA	FL	32507
FYM OF FL LLC	3179 LAKE SUZANNE RD	CANTONMENT	FL	32533
ANDREWS JAMES D	2507 W MORENO ST	PENSACOLA	FL	32505
COFFEY VELMA FAY	2508 W STRONG ST	PENSACOLA	FL	32505
JOINER CLIFFORD	1911 W DETROIT BLVD	PENSACOLA	FL	32534
PELS EDWIN F	2510 W JACKSON ST	PENSACOLA	FL	32505
MORRIS CHRISTOPHER WOODRUFF	2510 W LEE ST	PENSACOLA	FL	32505
LENNON BOONE COLLEEN A	2511 W DESOTO ST	PENSACOLA	FL	32505
CORNELL AVE LLC	1725 DONEGAL DR	GONZALEZ	FL	32533
SHIN KUMAN	2420 W JACKSON	PENSACOLA	FL	32505
MT PILGRIM BAPTIST	1822 N T ST	PENSACOLA	FL	32505
GC PROPERTY GROUP LLC	1200 STEUART ST UNIT 413	BALTIMORE	MD	21230
NGUYEN PHILLIP	708 BUTLER SPRINGS RD	GREENVILLE	SC	29615
RILEY ALFRED	2515 W GADSDEN ST	PENSACOLA	FL	32505
CORNELL AVE LLC	1725 DONEGAL DR	GONZALEZ	FL	32533
HOWARD HARRIET T	PO BOX 151	PENSACOLA	FL	32591
MATTHEWS WILLIE L	6 RANDOLPH DR	PENSACOLA	FL	32506
HUA TZY-YN REVOCABLE LIVING TRUST DATED 4/20/2016	1070 PALISADES RD	PENSACOLA	FL	32504
5TH WEALTH PARTNERS LP	PO BOX 830539	BIRMINGHAM	AL	35283
ANDALA ENTERPRISES INC	5201 N DAVIS HWY	PENSACOLA	FL	32503
YOUSEF HASHEM	7101 JOY ST H6	PENSACOLA	FL	32504
POWELL SARAH O	10453 TAM O SHANTER RD	PENSACOLA	FL	32514
MCNAIR TONY	105 N D ST	PENSACOLA	FL	32502
SOHAIL ENTERPRISES INC	3415 W MAXWELL ST	PENSACOLA	FL	32505
C & J HEALTH CARE PROVIDERS LLC	40 W NINE MILE RD #2 PMB 135	PENSACOLA	FL	32534
CHRIST OF LATTER DAY SAINTS	PO BOX 3344	PENSACOLA	FL	32516-3344
ALLTEL WIRELESS HOLDINGS LLC	PO BOX 2549	ADDISON	TX	75001
ESCAMBIA COUNTY	221 PALAFOX PL STE 420	PENSACOLA	FL	32502
APEL TALMADGE A	2600 W DESOTO ST	PENSACOLA	FL	32505
NORRIS MARION G EST OF	2600 W LLOYD ST	PENSACOLA	FL	32505
TDR ENTERPRISE A NEVADA LLC	3311 GULF BREEZE PKWY #227	GULF BREEZE	FL	32563
PENSACOLA INC	2601 W STRONG ST	PENSACOLA	FL	32505
HALL ROBIN N	4665 MEADOW LAKE DR	CRESTVIEW	FL	32539
WHITE MATTIE	1407 CLO DR	PENSACOLA	FL	32505
JONES DAVE B	2603 W LLOYD ST	PENSACOLA	FL	32505
NGUYEN MINH N & TOAN THI	2605 W BLOUNT ST	PENSACOLA	FL	32505
GREEN MARRISA	PO BOX 3511	PENSACOLA	FL	32516
GILLESPIE PAULA LYNN 1/3 INT	3725 MARTIN ST	MILTON	FL	32571
LIVINGSTON ROBERT G	PO BOX 378	SOPCHOPPY	FL	32358
LE TUYET V	2500 W JACKSON ST	PENSACOLA	FL	32505
GREEN SHEILA J	1425 KINGS RD	CANTONMENT	FL	32533
DAWSON SHARON D	122 SILVER EAGLE LN	MOORSVILLE	NC	28117
JERNIGAN RUTH E	2612 W BLOUNT ST	PENSACOLA	FL	32505
BOWLBY SARAH TAYLOR	2612 W JACKSON ST	PENSACOLA	FL	32505
TATE PAUL 1/2 INT	5853 W SHORE DR	PENSACOLA	FL	32526
TWFM RE2 LLC	7007 EAST 88TH AVENUE	HENDERSON	CO	80640
STEWART JOEL R 1/6 INT	10839 LILLIAN HWY	PENSACOLA	FL	32506
FLANNIGAN JERRY E	2620 W BLOUNT ST	PENSACOLA	FL	32505
BURNHAM DAVID F & VICTORIA M	2620 W BRAINARD ST	PENSACOLA	FL	32505
JENKINS JOHNNIE MAE	2620 W LEE ST	PENSACOLA	FL	32505
WARREN THOMAS JR	2604 W LLOYD ST	PENSACOLA	FL	32505
JOYCE EDITH LAVERNE EST OF	2620 W BRAINARD ST	PENSACOLA	FL	32505
JONES RHETT JR 50% INT	2111 SINGLETON AVE	MIMS	FL	32754

TRAN RICK VAN	110 BRIDALVEIL WAY	OAKLEY	CA	94561
THAMES SHIRLEY ANN	4830 LILLIAN HWY	PENSACOLA	FL	32506
PENSACOLA INC	2601 W STRONG ST	PENSACOLA	FL	32505
ALLAN KIRT J	PO BOX 16187	PENSACOLA	FL	32505
ESTATE LAND COMPANY	2005 COMMERCE ST	HOUSTON	TX	77002
WRIGHT HUGH S	420 ALABAMA AVE	DELAND	FL	32724
PIERSON CHRISTOPHER	2700 W JACKSON ST	PENSACOLA	FL	32505
HINSON WILLIE F & DIANE	2701 W AVERY ST	PENSACOLA	FL	32505
PENSACOLA INC	2601 W STRONG ST	PENSACOLA	FL	32505
HIRST ELIJAH	617 SUNSET AVE	PENSACOLA	FL	32507
RHODES CARLA E	201 PENSACOLA BEACH RD # C15	GULF BREEZE	FL	32561
BATISTA DANIEL	2703 W AVERY ST	PENSACOLA	FL	32505
KING VERNON L	648 PINEBROOK CIR	CANTONMENT	FL	32533
BARGAR ELVIA SAUCEDO	5936 MULDOON RD	PENSACOLA	FL	32526
RED DIAMONDS GROUP INC	2704 W AVERY ST STE #3	PENSACOLA	FL	32505
EASTERWOOD PATRICIA D	2704 W BLOUNT ST	PENSACOLA	FL	32505
NOVACORE LLC	103 EL DORADO AVE S	LAKE HAVASU CITY	AZ	86403
MORALES CESAR I & SUSMAYLIN	6125 CONFEDERATE DR	PENSACOLA	FL	32503
CRISP MARNIE	1120 NORTH V ST	PENSACOLA	FL	32505
LANDS DEBBRA M	2705 W DESOTO ST	PENSACOLA	FL	32505
PHAN JUSTIN	7525 LILLIE LN	PENSACOLA	FL	32526
WILLIAMS ETHEL	2705 W LEE ST	PENSACOLA	FL	32505
GILLHAM JENNIFER L	8 E STRONG ST	PENSACOLA	FL	32501
VOLKOVA FULLER OLGA	3225 LOGAN DR	PENSACOLA	FL	32503
BINH DOAN VAN	1900 NORTH W ST	PENSACOLA	FL	32505
GCCS INVESTMENTS INC	2624 DESOTO ST	PENSACOLA	FL	32505
EL CANER S JR	2707 W LEE ST	PENSACOLA	FL	32505
GILLHAM JENNIFER L	8 E STRONG ST	PENSACOLA	FL	32501
WRIGHT HUGH S	420 ALABAMA AVE	DELAND	FL	32724
DO MELANIE	10680 CAMINITO DURO	SAN DIEGO	CA	92126
PEGRAM FRANK A & VIRGINIA D	2708 W LEE ST	PENSACOLA	FL	32505
BROWN ROBERT J & INEZ	2709 W BLOUNT ST	PENSACOLA	FL	32505
VILLACORTA JENNIE	6220 MULDOON RD	PENSACOLA	FL	32526
JOHNSON CAROLYN SUSIE LAVERNE	1016 NORTH V STREET	PENSACOLA	FL	32505
PENSACOLA HABITAT FOR HUMANITY INC	PO BOX 13204	PENSACOLA	FL	32591
TANNER CAROL MELTON	14000 STARBOARD DR	SEMINOLE	FL	33776
BANARUC DIANA	2711 W GADSDEN ST	PENSACOLA	FL	32505
MERRY DAVID E	2712 W BRAINERD ST	PENSACOLA	FL	32505
EL L CANER STOVER	2707 W LEE ST	PENSACOLA	FL	32505
ESTATE LAND COMPANY	2005 COMMERCE ST	HOUSTON	TX	77002
BODROGI KAREN DENISE	2720 W BRAINERD ST	PENSACOLA	FL	32505
KNOLL LESLIE RAE	2720 W GONZALEZ ST	PENSACOLA	FL	32505
COLLINS ALBERT G	2299 SCENIC HWY APT 13	PENSACOLA	FL	32503-6695
PANKEY MATERIA M WASHINGTON	2721 W BLOUNT ST	PENSACOLA	FL	32505-6419
NOUVEAU PROPERTIES LLC	1507 W WRIGHT ST	PENSACOLA	FL	32505
NEW TESTAMENT FELLOWSHIP OF PENSACOLA INC	812 NORTH W ST	PENSACOLA	FL	32505
TRUONG HINH	2009 DOWNING ST	PENSACOLA	FL	32505
FRENCH TIMOTHY P & CORDEAN M	615 NORTH V ST	PENSACOLA	FL	32505
HADDEN JASON M	1110 N W STREET	PENSACOLA	FL	32505
PATE HATTIE L ESTATE OF	6750 MALVERN ST	PENSACOLA	FL	32506
SANDERS CATHY J	2800 W BLOUNT ST	PENSACOLA	FL	32505
SPINK SYDNEY KAY 1/4 INT	923 MILLS AVE	PENSACOLA	FL	32507
TAYLOR TRINA C	10378 MCARTHUR LN	PENSACOLA	FL	32534
ANDALA ENTERPRISES INC	641 BAYOU BLVD	PENSACOLA	FL	32503
WELCH PROPERTIES OF PENSACOLA LLC	4801 ROSEMONT PL	PENSACOLA	FL	32514
ANDREWS CORNELIA	2806 W BLOUNT ST	PENSACOLA	FL	32505
KINSEY PROPERTIES INC	494 HANOVER PORT LN	FORT WALTON BEACH	FL	32547
ALLEY DAVID	3215 BARRANCAS AVE	PENSACOLA	FL	32507
DUBOSE YONG HUI	1260 GERMAIN ST	PENSACOLA	FL	32534-3517
PEARCE CHARLES L	2808 W BLOUNT ST	PENSACOLA	FL	32505
TRUONG HINH	2009 DOWNING ST	PENSACOLA	FL	32505
STOKES DANNY R	2813 W AVERY ST	PENSACOLA	FL	32503
HADDEN JASON M	1110 N W STREET	PENSACOLA	FL	32505
CAPORALE MELINDA MARIE	2814 W BRAINERD ST	PENSACOLA	FL	32505
SHIN KUM AN	2420 W JACKSON ST	PENSACOLA	FL	32505
ECHOLS PATTI J	2815 W DESOTO ST	PENSACOLA	FL	32505

FENNELL RICHARD H	3102 E BRAINERD ST	PENSACOLA	FL	32503
HUEYS WORKS CORPORATION	1206 NORTH W ST	PENSACOLA	FL	32505
BENNETT RANDY L	11480 CLEAR CREEK DR	PENSACOLA	FL	32514
HOUSTON JANIE S	2820 W CERVANTES ST	PENSACOLA	FL	32505
CLIFF FIELDS MOTORS INC	3012 MOBILE HWY	PENSACOLA	FL	32505
DELUNA INVESTMENTS LLC	PO BOX 1411	GULF BREEZE	FL	32562
FIELDS CLIFFORD B JR	3012 MOBILE HWY	PENSACOLA	FL	32505
ALLOUCHE GUY	362 GULF BREEZE PKY #179	GULF BREEZE	FL	32561
HELMS PATRICIA A	517 MCKENZIE RD	CANTONMENT	FL	32533
BRISSEN ALEXANDRA E	1218 WATERFORD RD	WATERFORD	ME	4088
CRUMPLER SANDRA	3102 W BRAINERD ST	PENSACOLA	FL	32505
BOSSO MICHAEL J	3028 CANNONADE DR	PENSACOLA	FL	32506
LE MICHAEL	6021 VIRWOOD RD	PENSACOLA	FL	32504
MARY FRANCES	2908 W STRONG ST	PENSACOLA	FL	32505
FIELDS CLIFFORD B JR	3012 MOBILE HWY	PENSACOLA	FL	32505
MARTINEZ SANDRA A	4905 KINNEAR AVE	PENSACOLA	FL	32506
MAMIE PHILPART	884 SW 3RD AVE	DEERFIELD BEACH	FL	33441
MEIER WILLIAM J & CHRISTINE C	1505 NORTH W ST	PENSACOLA	FL	32505
CHURCH OF CHRIST INC	2910 W BRAINARD ST	PENSACOLA	FL	32505
BOARD OF COUNTY COMMISSIONERS	221 PALAFOX PL STE 420	PENSACOLA	FL	32502
DAVIS WILEY J 1/2 INT	4205 ELEANOR ST	PACE	FL	32571
WOODS MELODY	8511 AIRWAY DR	PENSACOLA	FL	32514
JAQUISH DAN	5720 N W ST	PENSACOLA	FL	32505
OWEN MICHAEL	3 MADRID AVE	GULF BREEZE	FL	32561
WYROSICK JULIA DIANE	68 SHIRLEY DR	PINEVIEW	AL	36871
IRONSIDE PROPERTIES INC	915 ARIOLA DR	PENSACOLA BEACH	FL	32561
JOHNSON HELEN	2918 W GONZALEZ ST	PENSACOLA	FL	32505
PNC BANK NATIONAL ASSOCIATION	3232 NEWMARK DR	MIAMISBURG	OH	45342-5433
HAYES WILLIE	2920 W GONZALEZ ST	PENSACOLA	FL	32505
HAMMAC CHARLOTTE	2920 W LEE ST	PENSACOLA	FL	32505
WHITEHURST JAMIE	2925 W MORENO ST	PENSACOLA	FL	32505
AHMAD MIRZA A	3415 W MAXWELL ST	PENSACOLA	FL	32505
PEGGY JEAN	2930 W MORENO ST	PENSACOLA	FL	32505
SKILES ALYSA	3 BOLAND PL	PENSACOLA	FL	32505
BOARD OF COUNTY COMMISSIONERS	221 PALAFOX PL STE 420	PENSACOLA	FL	32502
SIMS GABRIELLE	3000 W BLOUNT ST	PENSACOLA	FL	32505
GALIGAO JOSPEH C	3000 W BRAINERD ST	PENSACOLA	FL	32505
COOK JOSEPH	1301 N W ST	PENSACOLA	FL	32505-6623
NORVILLE RACHEAL S	3000 W LEE ST	CENTER POINT	AL	35215
MULLINS WILLIAM R & BRENDA M	3001 W BLOUNT ST	PENSACOLA	FL	32505
SMITH MELVIN R TRUST 11/2/2005	1074 HARBOR LN	GULF BREEZE	FL	32563
HENDERSON BOBBY 1/2 INT	3002 W LEE ST	PENSACOLA	FL	32505
SMITH MELVIN R TRUST 11/2/2005	1074 HARBOR LN	GULF BREEZE	FL	32563
SMITH MELVIN R TRUST 11/2/2005	1074 HARBOR LN	GULF BREEZE	FL	32563
HURST MICHAEL	3004 W GONZALEZ ST	PENSACOLA	FL	32505
HERNANDEZ MARIO GARCIA	3004 W LEE ST	PENSACOLA	FL	32505
JOHNSON TYSON	3005 W GONZALES ST	PENSACOLA	FL	32505
ECKART ALFRED	3006 W GONZALEZ ST	PENSACOLA	FL	32505
EAVES CRYSTAL	3758 MCNEMAR CT	GULF BREEZE	FL	32563
DELGADO KARLA	3007 W LEE ST	PENSACOLA	FL	32505
LIVE RAD LLC	854 S COUNTRY LANE	FARMINGTON	UT	84025
VO HAN	1783 CONNIFER RD	PENSACOLA	FL	32514
JTS CAPITAL REALTY BB LLC	3208 GREENLEAF DR	WACO	TX	76710
SMITH MELVIN R TRUST	1074 HARBOR LANE	GULF BREEZE	FL	32563
C S S LLC	22 E JOHNSON AVE	PENSACOLA	FL	32534
DREW MILDRED H	1056 MEADSON RD	PENSACOLA	FL	32506
HOLSTEAD KEITH & MICHELLE	3012 W BLOUNT ST	PENSACOLA	FL	32505
FAILS JEREMY L & JESSICA R	3015 W BLOUNT ST	PENSACOLA	FL	32505
LUNDIN RONNY	224 SOUTHFORK RD	BREWTON	AL	36426
MEYER JOHN B III	428 CHILDERS STREET APT 22643	PENSACOLA	FL	32513
WHITEN TAMARA	3020 W BRAINERD ST	PENSACOLA	FL	32505
FINNEY BRENDA	3020 W GONZALEZ ST	PENSACOLA	FL	32505-6608
HARDEN JAMES C	361 NEW CASTLE VISTA	MCDONOUGH	GA	30253
CUSTEAD LAURA P	3025 W BLOUNT ST	PENSACOLA	FL	32505
BROWNSVILLE ASSEMBLY OF GOD	3100 W DESOTO ST	PENSACOLA	FL	32505
HALL EDWARD A JR & SUE ANN	4 BAGGETT CT	PENSACOLA	FL	32505

RODRIGUEZ GLORIA	4 BOLAND PL	PENSACOLA	FL	32505
DEDOLPH CARLA C	825 BAYSHORE DR	PENSACOLA	FL	32507
WACK WILLIAM A BISHOP	11 N B ST	PENSACOLA	FL	32502
DAVIS HELEN B	501 NORTH P ST	PENSACOLA	FL	32505
NKW PENSACOLA LLC	4770 BISCAYNE BLVD #1400	MIAMI	FL	33137
PACE 505 LLC	120 E MAIN ST	PENSACOLA	FL	32502
RILEY WANDA C	507 NORTH P ST	PENSACOLA	FL	32505
CONSUMERS ALLIANCE CORP	PO BOX 7058	HOLLYWOOD	FL	33081
GRAVATT ERIC K	2830 ROSS CIR	IDAHO FALLS	ID	83406
JONES RITA 1/4 INT	1019 W HILARY ST	PENSACOLA	FL	32501-4662
TEAMER LAQUETA R	515 NORTH M ST	PENSACOLA	FL	32501
GARRETT BRENDA M	517 NORTH M ST	PENSACOLA	FL	32501
NGUYEN NHAN THANH	521 N P ST	PENSACOLA	FL	32505
PHELPS BENJAMIN L	PO BOX 4614	PENSACOLA	FL	32507
NICHOLS LEONA A	2034 INDIGO DR	NAVARRE	FL	32566
OLIVIER RENATA TASCA	612 NORTH N STREET	PENSACOLA	FL	32501
BLUES ANGEL MUSIC INC	657 N PACE BLVD	PENSACOLA	FL	32505
SHIRLEY ELAINE	16068 OPP HWY	DOZIER	AL	36028
TURNER HELEN B	1914 W JACKSON ST	PENSACOLA	FL	32501-2718
DAVIS JASON M	610 NORTH N ST	PENSACOLA	FL	32501
PEEK SHIRLEY ELAINE	16068 OPP HWY	DOZIER	AL	36028
HUMANITY INC	PO BOX 13204	PENSACOLA	FL	32591
PETET GREG	520 N COYLE ST	PENSACOLA	FL	32501
OLIVIER RENATA TASCA	612 NORTH N ST	PENSACOLA	FL	32501
FRENCH MATTHEW T	114 LAKEWOOD RD	PENSACOLA	FL	32507
FILLINGIM ROBERT N	35450 MAGNOLIA FARMS RD	ROBERTSDALE	AL	36567
WEBSTER PHILLIPS ZOYA	PO BOX 12681	PENSACOLA	FL	32591-2681
LITTLE JOHNNY E JR	615 NORTH Q ST	PENSACOLA	FL	32505
O NEAL MICHAEL D REVOCABLE TRUST	PSC 477 BOX 60	FPO	AP	96306-0001
WHITE EARLINE	2576 TOLLIVER DR	ELLENWOOD	GA	30294
ATWOOD RITA	618 NORTH W ST	PENSACOLA	FL	32501
TDR ENTERPRISES LLC	3311 GULF BREEZE PKWY STE 222	GULF BREEZE	FL	32563
PEEK SHIRLEY E	16068 OPP HWY	DOZIER	AL	36028
GRC PROPERTIES II LLC	4710 NORTH W ST	PENSACOLA	FL	32505
BLUES ANGEL MUSIC INC	657 N PACE BLVD	PENSACOLA	FL	32505
MEACHAM RUTH	8963 PENSACOLA BLVD	PENSACOLA	FL	32534
JUSTICE LOIS C EST OF	919 TWINBROOK AVE	PENSACOLA	FL	32505
JONES RHETT JR 50% INT	2111 SINGLETON AVE	MIMS	FL	32754
WELCH PROPERTIES OF PENSACOLA LLC	4801 ROSEMONT PL	PENSACOLA	FL	32514
WOODS TAMIKA	700 NORTH M ST	PENSACOLA	FL	32501
MCKINNEY LISA	335 NEAL RD	CANTONMENT	FL	32533
CF & DM INVESTMENTS LLC	REAL ESTATE TAX DEPARTMENT	DEERFIELD	IL	60015
JONES AVA C	2521 BOWLING GREEN WAY	CANTONMENT	FL	32533
WELCH PROPERTIES OF PENSACOLA LLC	4801 ROSEMONT PL	PENSACOLA	FL	32514
JOHNSON SHERLYN 2/10 INT	702 N Q ST	PENSACOLA	FL	32505
PATEL DAMAYANTI	14710 INNERARITY PT	PENSACOLA	FL	32507
GULLEY JERRY L	708 NORTH N ST	PENSACOLA	FL	32501
RESIDENTIAL REVOLUTION LLC	PMB #351	GULF BREEZE	FL	32563
JANSSEN BRENDA	7895 HESTIA PLACE	PENSACOLA	FL	32506-3718
CROWLEY BRADFORD S	9848 MONET WAY	PENSACOLA	FL	32514
MAINSTAGE THEATRICAL SUPPLY INC	8761 ELY RD STE A	PENSACOLA	FL	32514
BRAZWELL DAWN L	3721 IDLEWOOD DR	PENSACOLA	FL	32505
TRC SPE LLC	940 CENTRE CIRCLE STE 2005	ALTAMONTE SPRINGS	FL	32714
ATRIAL SYSTEMS LLC	3063 PELICAN LN	PENSACOLA	FL	32514
TUCKER MARY	1767 CEDAR POINT RD	CANTONMENT	FL	32533
ADEL ABDULLAH A	103 BRANDYWINE RD	PENSACOLA	FL	32507
PHELPS BENJAMIN L	PO BOX 4614	PENSACOLA	FL	32507
VARGAS CRISTOBAL	2345 LANGSTON ST	PENSACOLA	FL	32526
COX CHARLES F REVOCABLE TRUST 09-08-1994	2406 N 12TH AVE	PENSACOLA	FL	32503
SILIVOS PAUL G TRUST 4-05-2001	670 SCENIC HWY	PENSACOLA	FL	32503
PENSACOLA INC	2601 W STRONG ST	PENSACOLA	FL	32505
NEW TESTAMENT FELLOWSHIP OF PENSACOLA INC	812 NORTH W ST	PENSACOLA	FL	32505
PEREZ CRISTOBAL V	2345 LANGSTON ST	PENSACOLA	FL	32514
MIKHCHI MEHDI	6230 N OLD PALAFOX HWY	PENSACOLA	FL	32503
MCCLAIN EUGENE EST OF	810 NORTH K ST	PENSACOLA	FL	32501
KNIGHT CHARLES D	810 NORTH L ST	PENSACOLA	FL	32501

PETERSON GREGORY D	6671 SAUFLEY PINES RD	PENSACOLA	FL	32526
NEW TESTAMENT FELLOWSHIP OF PENSACOLA INC	812 NORTH W ST	PENSACOLA	FL	32505
GLADDEN MABEL C	815 NORTH N ST	PENSACOLA	FL	32503
JOHNSON KENYATA	817 NORTH K ST	PENSACOLA	FL	32501
PINEDA NECTALY 40% INT	25 CHIPMAN LN # G	SANDY CREEK	NY	13145
GEORGIA LEE	810 NORTH K ST	PENSACOLA	FL	32501
ROBINSON CYNTHIA M JOHNSON	3106 NORTH 6TH AVE	PENSACOLA	FL	32503
PHELPS BENJAMIN L	PO BOX 4614	PENSACOLA	FL	32507
BOSSO CATHLEEN J	7805 PEBBLE CREEK RD	PENSACOLA	FL	32526
SHERFIELD LOUISE W	301 E DORSEY AVE	DEFUNIAK SPRINGS	FL	32433
JAMES & KING GEORGE	106 LOWNDES RD	GOOSE CREEK	SC	29445-7026
PRYOR LULA	905 NORTH K ST	PENSACOLA	FL	32501
MAY LUMON J	6325 FERGUSON DR	PENSACOLA	FL	32503
MAY LUMON J	6325 FERGUSON DR	PENSACOLA	FL	32503
KAHN DAVID H	4250 SANDY PLAINS RD	MARIETTA	GA	30066
B NAI ISRAEL BOARD OF TRUSTEES	PO BOX 9002	PENSACOLA	FL	32513
VO CINDY	223 TREE SWALLOW DR	PENSACOLA	FL	32503
ESCAMBIA CO	2600 W STRONG ST	PENSACOLA	FL	32505
RICHARDS MEMORIAL METHODIST	2600 W STRONG ST	PENSACOLA	FL	32505
JTS CAPITAL REALTY BB LLC	3208 GREENLEAF DR	WACO	TX	76710
JTS CAPITAL REALTY BB LLC	3208 GREENLEAF DR	WACO	TX	76710
WESTSIDE CHURCH OF CHRIST INC	900 N J ST	PENSACOLA	FL	32501
HUNTER LILLIE MAE EST OF	6582 OAKCLIFF RD	PENSACOLA	FL	32526
CARTER JOHNNIE	900 NORTH R ST	PENSACOLA	FL	32505
PHAM TRUNG CHI	900 NORTH V ST	PENSACOLA	FL	32505
FOR THE BMW LIVING TRUST	PO BOX 606	CANTONMENT	FL	32533
WALLACE NANCY ANN HOLMAN	204 BRYANT RD	PENSACOLA	FL	32507
AMR AT PENSACOLA INC	730 BAYFRONT PKWY STE 4B	PENSACOLA	FL	32502
PAREKH GEETANJALI P	1917 N 19TH AVE	PENSACOLA	FL	32503
PRYOR RANZA & LULA	905 NORTH K ST	PENSACOLA	FL	32501
KNIGHT AUGUSTINE	906 NORTH K STREET	PENSACOLA	FL	32501
BLANKENSHIP FIRNAH R	906 N PACE BLVD	PENSACOLA	FL	32505
HALE LAKESHIA	839 TAPER CT	VALLEJO	CA	94589
AMR AT PENSACOLA INC	730 BAYFRONT PKWY STE 4B	PENSACOLA	FL	32502
BALDWIN NAHSHON	907 N S ST	PENSACOLA	FL	32505
SCHROETER ADAM AUGUST	1517 E MORENO ST	PENSACOLA	FL	32503
SMITH ENGLE EST OF	818 NORTH E ST	PENSACOLA	FL	32501
MIMS TIWANDA M	908 NORTH M ST	PENSACOLA	FL	32501
GUTMART CORPORATION	5341 POTOSI WAY	PENSACOLA	FL	32504
DSV SPV3 LLC	16 BERRYHILL RD STE 200	COLUMBIA	SC	29210
CRF 19 LLC	801 NICOLLET MALL SUITE 1700V	MINNEAPOLIS	MN	55402
RICHARDS MEMORIAL METHODIST	2600 W STRONG ST	PENSACOLA	FL	32505
CARROLL RENTALS LLC	198 CAMELIA ST	PENSACOLA BEACH	FL	32561
SMITH BRENDAN F	911 NORTH W ST	PENSACOLA	FL	32505
HARPER DARRELL D	534 SHILOH DR	PENSACOLA	FL	32503
WATSON FRANK & OLLIE MAE TRUST	PO BOX 17002	PENSACOLA	FL	32522
WAKEMAN REGINALD	913 N PACE BLVD	PENSACOLA	FL	32505
HALL CARL E JR	913 NORTH U ST	PENSACOLA	FL	32505
YARBRA TIMOTHY A	410 HOUSTON PLACE SW	MARIETTA	GA	30008
CLEAR SIGHT PROPERTIES LLC	10240 PALAO DR	LILLIAN	AL	36549
HALL CARL E JR	915 NORTH U ST	PENSACOLA	FL	32505
WISSER DOUGLAS	916 N PACE BLVD	PENSACOLA	FL	32505
CROSBY ANNTNETT MARIE	916 NORTH V ST	PENSACOLA	FL	32505
MANUEL ERWIN	917 NORTH M ST	PENSACOLA	FL	32501
IBRAHIM FARIS S	1164 SHADY LN	GULF BREEZE	FL	32561
GRANDBERRY JAMES	1421 NORTH U ST	PENSACOLA	FL	32505-6463
WEST DEJOKTA J	2001 BRILL RD APT F6	MOBILE	AL	36605
LINDA MICHELLE	458 CREEK VIEW CT	MCDONOUGH	GA	30252
STEGALL ROSEVELEST	920 NORTH J ST	PENSACOLA	FL	32501
TADROS REMA	336 S MONROE ST	BALTIMORE	MD	21223
MCNEAL RITA M	920 NORTH Q ST	PENSACOLA	FL	32505
AJ ADNIL LIVING TRUST	38 S BLUE ANGEL PKWY	PENSACOLA	FL	32506
BELL JELLIA VERONICA	8170 POND VALLEY DR	PENSACOLA	FL	32506
BOARD OF COUNTY COMMISSIONERS	221 PALAFOX PL STE 420	PENSACOLA	FL	32502
ANDREWS STEFON	921 NORTH L ST	PENSACOLA	FL	32501
PETROLANE GAS SERVICE LTD	PO BOX 798	VALLEY FORGE	PA	19482

WALKER GEORGE III	1720 W FAIRFIELD DR STE 310A	PENSACOLA	FL	32501
WALKER MARY JANE	923 NORTH V ST	PENSACOLA	FL	32505
WEST DEJOKTA J	2001 BRILL RD APT F6	MOBILE	AL	36605
JM TRUST INVESTMENTS LLC	4655 WOODBINE RD	PACE	FL	32571
JOSEY BERTHA V	912 MEDFORD AVE	PENSACOLA	FL	32505
PENSACOLA CITY OF	PO BOX 12910	PENSACOLA	FL	32521
KYLE JOSEPH V	1306 N 8TH AVE	PENSACOLA	FL	32503
G M OF PENSACOLA INC	701 N DE VILLIERS ST	PENSACOLA	FL	32501
COOK EARLINE B 1/12	31783 GRAFTON RD	LILLIAN	AL	36549-4512
REALTY CONNEXION DISCOUNT REAL ESTATE CORP THE	21879 TOWN PLACE DR	BOCA RATON	FL	33433
COMMUNITIES INC	80 W LUCERNE AVE	ORLANDO	FL	32801

Sign In Sheet

Name:

MEDITH REEVES

Address:

221 Palafox, Suite 200

Appendix A

Prior General Development Experience Chart

Name of Principal, which must be a natural person, with the required experience:
Donald Paxton

Name of Developer Entity (For the proposed Development) for which the above individual is a Principal: BD Beneficial Development

Name of Development	Location (City & State)	Affordable Housing Program that Provided Financing (e.g., Housing Credits, Tax Exempt Bonds, HOME, SAIL etc.)	Total Number of Units	Year Completed
Summerset Apartments	Zephyrhills, FL	Housing Credit	96	2016
Metro South	South Miami, FL	Housing Credit	91	2016
Lulav Square Apartments	Miami Beach, FL	Housing Credit	140	2015
Olive Grove	Ormond Beach, FL	Housing Credit	88	2012
Pine Berry	Clearwater, FL	Housing Credit	85	2011
Banyan Senior Apartments	Port Richey, FL	Housing Credit	96	2010
Royal Palms Senior Apartments	Titusville, FL	Housing Credit	96	2009
Oak Meadows	Cocoa, FL	Housing Credit	120	2009
Englewood Senior Apartments	Pensacola, FL	Housing Credit	92	2009
Laurel Oaks Seniors	Okeechobee, FL	Housing Credit	80	2008
Maple Crest	Fort Myers, FL	Housing Credit	120	2008
Pines at Warrington	Pensacola, FL	Housing Credit	160	2008
Oaks at Stone Fountain	Tampa, FL	Housing Credit	80	2008
Pebble Hill Estates	Marianna, FL	Housing Credit	80	2008
The Palms at Lake Tulane	Avon Park, FL	Housing Credit	80	2007

Appendix B

Prior General Management Experience Chart

Name of Management Company or Principal with the Management Company with the Required Experience: American Management Services East LLC doing business as Pinnacle

Name of Development	Location (City & State)	Currently Managing or Formerly Managed	Length of Time (Number of Years)	Total Number of Units
Summerset Apartments	Zephyrhills, FL	Currently Managing	1	96
Metro South	South Miami, FL	Currently Managing	1	91
Lulav Square Apartments	Miami Beach, FL	Currently Managing	2	140
Olive Grove	Ormond Beach, FL	Currently Managing	5	88
Pine Berry	Clearwater, FL	Currently Managing	6	85
Banyan Senior Apartments	Port Richey, FL	Currently Managing	7	96
Royal Palms Senior Apartments	Titusville, FL	Currently Managing	8	96
Oak Meadows	Cocoa, FL	Currently Managing	8	120
Englewood Senior Apartments	Pensacola, FL	Currently Managing	8	92
Laurel Oaks Seniors	Okeechobee, FL	Currently Managing	9	80
Maple Crest	Fort Myers, FL	Currently Managing	9	120
Pines at Warrington	Pensacola, FL	Currently Managing	9	160
Oaks at Stone Fountain	Tampa, FL	Currently Managing	9	80
Pebble Hill Estates	Marianna, FL	Currently Managing	9	80
The Palms at Lake Tulane	Avon Park, FL	Currently Managing	10	80

Design Compatibility

Appendix C

Hayden Place Apartments located at 1201 N P St is located in the Brownsville Redevelopment area. The intent of the area is to enhance the character undergoing revitalization, support existing commercial corridors, and protect the unique and historic character of the Brownsville.

The Brownsville Overlay District spells out certain criteria new development needs to meet. Our Proposed development plans to meet these ideas.

Things such as the natural features of the tree lined boundary of the site will be kept in tact to create a border between the development site and the single-family houses to the north as well as the homes to the west of the site. This along with creating a bigger setback between those areas will help with the privacy to the adjacent properties and transition of the building.

The design of our 4-story development will provide high quality design details that contribute not only to the long-term value of the project, but to the neighborhood character as well. Exterior walls of the building can provide visual interest to passersby. Ground Floor windows, recesses, projections or other details visible from the streets can add to the vibrancy. Design features such as: Parking located in the rear of the building, sidewalks next to the building, design elements such as awnings and balconies, vary roof lines, façade break-up, both vertically and horizontally with building materials, different building materials.

Buildings that are compatible with adjacent neighborhoods and good transitions between developments can help create pedestrian access to other development and increase walkability while helping to create a more continuity between developments. The added design of balconies, porches and windows allow visibility to entry-ways and public spaces which can add security. Also, appropriate lighting along the building and parking area will help with crime prevention. Building design along with our Management companies willingness to engage with the residents an have an impact on being aware and looking out for not only one another, but for the community as a whole.

As part of the planning process, Beneficial and its team of consultants will facilitate a planning charette for the community and stakeholders. This community outreach will help create and support a feasible plan that represents the community. The physical planning is needed to establish a cohesive vision for development, and to identify and find solutions to infrastructure issues (utilities, roadways and access, etc.). The public and political process is needed to ensure that the public, local agencies and departments, planning commissions, and other entities are "on the same page" with a clear definition of what they want in terms of development.

Appendix D

Beneficial Communities will commit to using a local engineer and sub-contractors for its proposed development Hayden Place Apartments.

**MERRILL
PARKER
SHAW, INC.
SURVEYING**

Phone: (850) 478-4923 • Fax: (850) 478-4924
4928 N. Davis Hwy. • Pensacola, FL 32503



October 24, 2018

Ken Bowron
Beneficial Community Partners
1990 Main St. Suite 750
Sarasota, FL 34236

RE: Hayden Place Apartments

Merrill Parker Shaw has had the pleasure of working with Beneficial Communities in the past on a proposed development in Escambia County located off W. Park Place and W. Fairfield Dr.

We would be pleased to work with you once again on their proposed 90 unit development called Hayden Place Apartments located at 1201 N P St in Escambia County. Merrill Parker Shaw is a Surveyor and Civil Engineer located locally in Pensacola Florida that does work throughout the area.

Sincerely,

A handwritten signature in cursive script, appearing to read "Andrew E. Starkey", written over a horizontal line.

Andrew E Starkey, P.L.S.

Appendix E

Beneficial Communities will commit to work with local organizations such as the Salvation Army which is located next door to the proposed development and the Veteran Group Gulf Coast Veterans Advocacy Council.

Local Community Benefits

The 3.7-acre site located at 1201 N P St remains largely vacant with a single dilapidated building roughly 10,000 sq ft in size. Typically, undeveloped sites can pose a threat to public safety as well as attract trash and debris. Vacant and abandoned properties require amounts of public maintenance and funds in addition to securing the building against criminal activity.

Revitalizing vacant properties can present expanding communities with much needed assets to accommodate increases in growth. They can also help attract people to move back to the neighborhood. Building newer developments in a redevelopment neighborhood can create a revitalization effect. This has the ability to draw more homebuyers to the area as well.

The Brownsville area is in need of these type of developments. The last redevelopment plan done by the CRA showed that out of 2500 plus homes in the Brownsville CRA District, 27% are either poor or in dilapidated condition. 51 % are in fair condition and 8.7% are in good while only 0.31% are considered in excellent condition. only 2% of the properties in this CRA district have the size and ability to develop a project such as this. The public private cost to the community is exponential.

Some programs that the development can avail to the surrounding neighborhood include:

- Annual Garage Sales
- Neighborhood BBQs
- Encourage a community word of mouth so kids always know someone is watching out for them
- Production of a community newsletter to keep everyone informed of what is going on in the community
- Community Garden
- Organizing block party's
- Neighborhood Watch Program
- A Neighborhood directory for individuals who have certain companies ie. Plumbing, electrician, handy person, lawn service, daycare, etc... This can encourage neighbors to keep everything local.

Another area this development not only helps reduce public cost, but also helps in the well being of individuals and families is our desire to help not only disabled veterans, but homeless veterans. According to the 2017 Annual Housing Assessment Report, Florida has the second largest population of homeless Veterans in the country (2,817), exceeded only by California. This proposed housing will include a preference for Veterans in an effort to reduce this overall number. It has been shown that Veterans living with other Veterans, in proximity to needed

services that are tailored to the specific and unique needs of Veterans has a remarkable success rate regarding remaining in permanent housing and moving forward with education, employment and life enrichment activities. This is the model of housing and services that is being emulated here.

By providing stable housing with access to peer support (other Veterans) and targeted services, Veterans have a much higher chance of remaining housed and out of the various public alternatives to housing that are frequently the domiciles of homeless Veterans (e.g. jails, mental health units in hospitals or treatment centers, homeless shelters, VA domiciliary, the streets). The concomitant costs associated with these alternatives are much higher than is the case when the Veteran is securely housed and has access to necessary medical, mental health and personal development options.

Appendix H

HAYDEN PARK TIMELINE

ACTION ITEM	DATE
FHFC Award	Mar-19
Design Completion	Aug-19
Construction Bid Award	Oct-19
Construction Loan Closing (FHFC Closing)	Nov-19
Notice to Proceed	Nov-19
Completion Construction	Dec-20
Marketing	Sep-20
Lease Up	Apr-21