Madison Square

RFA 2013-003

Submitted to:
Ken Reecy
Director of Multifamily Programs
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301
November 12th, 2013

Copy
Attachment 4
I certify from the records of this office that SGM MADISON SQUARE DEV, LLC, is a limited liability company organized under the laws of the State of Florida, filed on October 24, 2013.

The document number of this company is L13000150298.

I further certify that said company has paid all fees due this office through December 31, 2013, and its status is active.

Authentication Code: 813A00024917-102513-L13000150298-1/1

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the Twenty-fifth day of October, 2013

[Signature]
Ken Detzner
Secretary of State
## Prior General Development Experience Chart

Name of Principal with the Required Experience: John J. Frezza

Name of Developer Entity for which the above Party is a Principal: SGM Madison Square Dev, LLC

<table>
<thead>
<tr>
<th>Name of Development</th>
<th>Location (City &amp; State)</th>
<th>Affordable Housing Program that Provided Financing</th>
<th>Total Number of Units</th>
<th>Year Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Renaissance Court</td>
<td>New York, NY</td>
<td>NYC Housing Development Corporation Tax Exempt Bonds and 4% Housing Credits</td>
<td>158</td>
<td>2012</td>
</tr>
<tr>
<td>Beacon Mews</td>
<td>New York, NY</td>
<td>NYC Housing Development Corporation New Housing Opportunities Program (NHOP), Tax Exempt Bond Program, 4% Housing Credits</td>
<td>125</td>
<td>2009</td>
</tr>
<tr>
<td>The Douglass</td>
<td>New York, NY</td>
<td>NYC HPD Cornerstone Program, Tax Exempt Bonds, 4% Housing Credits</td>
<td>138</td>
<td>2004</td>
</tr>
<tr>
<td>226 &amp; 259 West 144 Street</td>
<td>New York, NY</td>
<td>NYC HPD Vacant Building Program, Housing Credits</td>
<td>108</td>
<td>2003</td>
</tr>
<tr>
<td>The Clermont Armory</td>
<td>New York, NY</td>
<td>NYC Housing Development Corporation - New Housing Opportunities Program (NHOP), Affordable Rental Housing</td>
<td>110</td>
<td>2000</td>
</tr>
<tr>
<td>Lenox 138</td>
<td>New York, NY</td>
<td>NYC HPD Vacant Building Program MN10G, 9% Housing Credits</td>
<td>54</td>
<td>1993</td>
</tr>
</tbody>
</table>
Request for Applications 2013-003
RFA 2013-003 FOR AFFORDABLE HOUSING DEVELOPMENTS
LOCATED IN BROWARD, MIAMI-DADE AND PALM BEACH COUNTIES

Heritage at Pompano Station
City of Pompano Beach, Florida

Submitted to:
Ken Reecy
Director of Multifamily Programs
Florida Housing Finance Corporation
227 North Bronough Street Suite 5000
Tallahassee, Florida 32301

Submitted by:
Heritage at Pompano Housing Partners, LP
800 North Point Parkway Suite 125
Alpharetta, Georgia 30005

Date: 11/12/2013
EXHIBIT A - ATTACHMENT 4
DEVELOPER - FLORIDA CERTIFICATE OF STATUS
DEVELOPER EXPERIENCE CHART
State of Florida
Department of State

I certify from the records of this office that NUROCK DEVELOPMENT PARTNERS INC is a Georgia corporation authorized to transact business in the State of Florida, qualified on October 1, 2013.

The document number of this corporation is F13000004273.

I further certify that said corporation has paid all fees due this office through December 31, 2013, and its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eighth day of October, 2013

[Signature]
Secretary of State

Authentication ID: CU9578207177
To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.
https://efile.sunbiz.org/certauthver.html
<table>
<thead>
<tr>
<th>Name of Development</th>
<th>Location (City and State)</th>
<th>Affordability Housing Program</th>
<th>Total Number of Units</th>
<th>Year Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vista Grande at Spring Hill FLHFC # FL 2009-208C</td>
<td>Spring Hill, FL</td>
<td>9% Tax Credit</td>
<td>90</td>
<td>2011</td>
</tr>
<tr>
<td>Town Park Crossing FHFC # FL 2009-255C</td>
<td>Davie, FL</td>
<td>9% Tax Credit</td>
<td>100</td>
<td>2011</td>
</tr>
<tr>
<td>Chapel Run</td>
<td>Decatur, GA</td>
<td>Tax Exempt Bond 4% Tax Credit</td>
<td>172</td>
<td>2005</td>
</tr>
<tr>
<td>Residences at Diamond Hill</td>
<td>Fort Worth, TX</td>
<td>9% Tax Credit</td>
<td>204</td>
<td>2006</td>
</tr>
<tr>
<td></td>
<td></td>
<td>TDBCA 2nd Mortgage Loan</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Request for Applications 2013-003

RFA 2013-003 FOR AFFORDABLE HOUSING DEVELOPMENTS
LOCATED IN BROWARD, MIAMI-DADE AND PALM BEACH COUNTIES

Heritage at Edison Heights
Miami, Florida

Submitted to:
Ken Reecy
Director of Multifamily Programs
Florida Housing Finance Corporation
227 North Bronough Street  Suite 5000
Tallahassee, Florida  32301

Submitted by:
Heritage at Edison Heights, Ltd
800 North Point Parkway  Suite 125
Alpharetta, Georgia  30005

Date: 11/12/2013
State of Florida  
Department of State

I certify from the records of this office that NUROCK DEVELOPMENT PARTNERS INC is a Georgia corporation authorized to transact business in the State of Florida, qualified on October 1, 2013.

The document number of this corporation is F13000004273.

I further certify that said corporation has paid all fees due this office through December 31, 2013, and its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eighth day of October, 2013

[Signature]
Secretary of State

Authentication ID: CU9578207177

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

https://efile.sunbiz.org/certauthver.html
PRIOR GENERAL DEVELOPMENT EXPERIENCE CHART

Name of Principal with the Required Experience: Robert G. Hoskins

Name of Developer Entity (for the proposed Development) for which the above Party is Principal: NuRock Development Partners, Inc.

<table>
<thead>
<tr>
<th>Name of Development</th>
<th>Location (City and State)</th>
<th>Affordable Housing Program that Provided Financing</th>
<th>Total Number of Units</th>
<th>Year Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vista Grand at Spring Hill</td>
<td>Spring Hill, FL</td>
<td>9% Tax Credit</td>
<td>90</td>
<td>2011</td>
</tr>
<tr>
<td>FHFC # FL 2009-208C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Park Crossing</td>
<td>Davie, FL</td>
<td>9% Tax Credit</td>
<td>100</td>
<td>2011</td>
</tr>
<tr>
<td>FHFC # FL 2009-255C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chapel Run</td>
<td>Decatur, GA</td>
<td>Tax Exempt Bond 4% Tax Credit</td>
<td>172</td>
<td>2005</td>
</tr>
<tr>
<td>Residences at Diamond Hill</td>
<td>Fort Worth, TX</td>
<td>9% Tax Credit</td>
<td>204</td>
<td>2006</td>
</tr>
<tr>
<td></td>
<td></td>
<td>TDHCA 2nd Mortgage Loan</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
RFA 2013-003

VILLAGE OF THE ARTS

COPY
State of Florida  
Department of State

I certify from the records of this office that MILTON JONES DEVELOPMENT CORPORATION is a corporation organized under the laws of the State of Florida, filed on May 18, 1988.

The document number of this corporation is M81437.

I further certify that said corporation has paid all fees due this office through December 31, 2013, that its most recent annual report/uniform business report was filed on February 26, 2013, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this is the Twenty sixth day of February, 2013

[Signature]
Secretary of State

Authentication ID: CC2519813518

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

https://efile.sunbiz.org/certauthver.html
## Prior General Development Experience Chart

**Name of Principal with the Required Experience:** Marvalette Hunter

**Name of Developer Entity (for the proposed Development) for which the above Party is a Principal:** N/A

<table>
<thead>
<tr>
<th>Name of Development</th>
<th>Location (City &amp; State)</th>
<th>Affordable Housing Program that Provided Financing</th>
<th>Total Number of Units</th>
<th>Year Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zion Village</td>
<td>Houston, Texas</td>
<td>9% LIHTC</td>
<td>50</td>
<td>2010</td>
</tr>
<tr>
<td>Olive Grove Manor d/b/a Magnolia Estates</td>
<td>Houston, Texas</td>
<td>9% LIHTC</td>
<td>160</td>
<td>2010</td>
</tr>
<tr>
<td>Dominion Square Apartments</td>
<td>Houston, Texas</td>
<td>MMRB Bonds and 4% LIHTC</td>
<td>136 units</td>
<td>2005</td>
</tr>
</tbody>
</table>
COPY #4

WISDOM VILLAGE CROSSING
615 N ANDREWS AVENUE
FORT LAUDERDALE

OWNER: WISDOM VILLAGE CROSSING, LP
DEVELOPER: TURNSTONE DEVELOPMENT CORPORATION
Attachment
State of Florida
Department of State

I certify from the records of this office that TURNSTONE DEVELOPMENT CORPORATION is an Illinois corporation authorized to transact business in the State of Florida, qualified on August 15, 2011.

The document number of this corporation is F11000003310.

I further certify that said corporation has paid all fees due this office through December 31, 2013, that its most recent annual report/uniform business report was filed on April 1, 2013, and its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this is
the First day of April, 2013

[Signature]
Secretary of State

Authentication ID: CC5079648894

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

https://osfile.sos.state.fl.us/contentserver/
### Prior General Development Experience Chart

**Name of Principal with the Required Experience:** Bill Schneider  
**Name of Developer Entity (for the proposed Development) for which the above Party is a Principal:** Turnstone Development Corporation

<table>
<thead>
<tr>
<th>Name of Development</th>
<th>Location (City &amp; State)</th>
<th>Affordable Housing Program that Provided Financing</th>
<th>Total Number of Units</th>
<th>Year Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Suburban Pads</td>
<td>County Club Hills, IL</td>
<td>Tax Credits, HOME</td>
<td>77</td>
<td>2012</td>
</tr>
<tr>
<td>Summit Senior Housing</td>
<td>Summit, IL</td>
<td>HOME, ARRA Cap. Grant</td>
<td>78</td>
<td>2012</td>
</tr>
<tr>
<td>Riverdale Senior Apartments</td>
<td>Riverdale, IL</td>
<td>HOME, ARRA Cap. Grant</td>
<td>552</td>
<td>2010</td>
</tr>
<tr>
<td>Pacesetter/Whistler Crossing</td>
<td>Riverdale, IL</td>
<td>Tax Credits, HOME</td>
<td>130</td>
<td>2009</td>
</tr>
<tr>
<td>Wisdom Village Senior</td>
<td>Calumet Park, IL</td>
<td>Tax Credits, HOME</td>
<td>70</td>
<td>2007</td>
</tr>
<tr>
<td>Poplar Creek Village</td>
<td>Hoffman Estates, IL</td>
<td>Tax Credits, HOME, IHDA Trust Fund</td>
<td>121</td>
<td>2007</td>
</tr>
</tbody>
</table>
Modello Homes
Homestead, Florida

Response to Request for Applications 2013-003
Affordable Housing Developments Located in Broward, Miami-Dade and Palm Beach Counties
Florida Housing Finance Corporation

Gorman & Company, Inc.
November 12, 2013

COPY
Ken Reecy
Director of Multifamily Programs
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301
## Attachment 4
Evidence that Developer is Qualified to do Business in FL
Prior General Development Experience Chart

<table>
<thead>
<tr>
<th>Name of Development</th>
<th>Location (City &amp; State)</th>
<th>Affordable Housing Program that Provided Financing</th>
<th>Total Number of Units</th>
<th>Year Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue Water Workforce Housing</td>
<td>Tavernier, FL</td>
<td>FHFC Housing Credits (9%), FHFC SAIL Loan</td>
<td>36</td>
<td>2011</td>
</tr>
<tr>
<td>Sherman Park Commons Senior Living Community</td>
<td>Milwaukee, WI</td>
<td>WHEDA Housing Credits (9%)</td>
<td>68</td>
<td>2012</td>
</tr>
<tr>
<td>Northside Neighborhood Initiative</td>
<td>Milwaukee, WI</td>
<td>WHEDA Housing Credits (9%), Neighborhood Stabilization Program Funds</td>
<td>40</td>
<td>2013</td>
</tr>
<tr>
<td>Northside Homeowners Initiative</td>
<td>Milwaukee, WI</td>
<td>WHEDA Housing Credits (9%), Neighborhood Stabilization Program Funds</td>
<td>40</td>
<td>2012</td>
</tr>
<tr>
<td>Lofts at McKinley</td>
<td>Phoenix, AZ</td>
<td>ADOH Housing Credits (9%), HOME Funds</td>
<td>60</td>
<td>2012</td>
</tr>
<tr>
<td>Villard Square Grandfamily</td>
<td>Milwaukee, WI</td>
<td>WHEDA Housing Credits (9%), TCAP, 1602 Exchange</td>
<td>47</td>
<td>2011</td>
</tr>
<tr>
<td>Glendale Enterprise Live-Work Lofts</td>
<td>Glendale, AZ</td>
<td>ADOH Housing Credits (9%), TCAP, Glendale HOME Funds</td>
<td>28</td>
<td>2010</td>
</tr>
<tr>
<td>Edgewood Manor Apartment Homes</td>
<td>Gulfport, MS</td>
<td>MS Home Housing Credits (4%)</td>
<td>120</td>
<td>2010</td>
</tr>
<tr>
<td>Fairbanks Flats</td>
<td>Beloit, WI</td>
<td>WHEDA Housing Credits (9%)</td>
<td>16</td>
<td>2008</td>
</tr>
<tr>
<td>Blue Ribbon Lofts</td>
<td>Milwaukee, WI</td>
<td>WHEDA Housing Credits (9%)</td>
<td>95</td>
<td>2008</td>
</tr>
<tr>
<td>Metcalfe Park</td>
<td>Milwaukee, WI</td>
<td>WHEDA Housing Credits (4%), HOME Funds, AHP Grant</td>
<td>30</td>
<td>2008</td>
</tr>
<tr>
<td>Windsor Court A</td>
<td>Milwaukee, WI</td>
<td>WHEDA Housing Credits (9%)</td>
<td>159</td>
<td>2008</td>
</tr>
<tr>
<td>Windsor Court B</td>
<td>Milwaukee, WI</td>
<td>WHEDA Housing Credits (4%), HOME Funds</td>
<td>80</td>
<td>2008</td>
</tr>
<tr>
<td>Gund Brewery Lofts</td>
<td>La Crosse, WI</td>
<td>WHEDA Housing Credits (9%)</td>
<td>86</td>
<td>2007</td>
</tr>
<tr>
<td>State at Main</td>
<td>Racine, WI</td>
<td>WHEDA Housing Credits (9%)</td>
<td>84</td>
<td>2007</td>
</tr>
<tr>
<td>Avalon Madison Village</td>
<td>Madison, WI</td>
<td>WHEDA Housing Credits (9%)</td>
<td>104</td>
<td>2006</td>
</tr>
</tbody>
</table>
State of Florida
Department of State

I certify from the records of this office that GORMAN & COMPANY, INC. is a Wisconsin corporation authorized to transact business in the State of Florida, qualified on January 30, 2008.

The document number of this corporation is F08000000446.

I further certify that said corporation has paid all fees due this office through December 31, 2013, that its most recent annual report/uniform business report was filed on April 19, 2013, and its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fifth day of November, 2013

[Signature]
Secretary of State

Authentication ID: CU5622734645
To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

https://efile.sunbiz.org/certauthver.html
United States of America  
State of Wisconsin  

DEPARTMENT OF FINANCIAL INSTITUTIONS  
Division of Corporate & Consumer Services

To All to Whom These Presents Shall Come, Greeting:

I, PAUL M. HOLZEM, Administrator of the Division of Corporate and Consumer Services, Department of Financial Institutions, do hereby certify that

GORMAN & COMPANY, INC.

is a domestic corporation or a domestic limited liability company organized under the laws of this state and that its date of incorporation or organization is April 11, 1984.

I further certify that said corporation or limited liability company has, within its most recently completed report year, filed an annual report required under ss. 180.1622, 180.1921, 181.1622 or 183.0120 Wis. Stats., and that it has not filed articles of dissolution.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Department on November 4, 2013.

PAUL M. HOLZEM, Administrator  
Division of Corporate and Consumer Services  
Department of Financial Institutions

Effective July 1, 1996, the Department of Financial Institutions assumed the functions previously performed by the Corporations Division of the Secretary of State and is the successor custodian of corporate records formerly held by the Secretary of State.

DFI/Corp/33

validate the authenticity of this certificate
Visit this web address: http://www.wdfi.org/apps/cca/verify/
Enter this code: 123456-5BCDAFAA