

From: Rodriguez, George [<mailto:george.rodriguez@bracewell.com>]

Sent: Tuesday, September 19, 2017 12:49 PM

To: Bill Bilyeu <bbilyeu@co.collin.tx.us>

Subject: FW: TX Collin Apartments - Savannah at Gateway

Bill,

The attached document is for approval by the Board of Directors of the Collin County Housing Finance Corporation (the "HFC") at its meeting on September 25.

In summary, TX Collin Apartments, LP, the borrower (the "Borrower") of the Collin County Housing Finance Corporation Multifamily Housing Revenue Bonds (Villas at Plano Gateway Senior Living) Series 2014 (the "Bonds"), intends to refinance the Bonds in a conventional financing and pay off the Bonds. Even though the Bonds will be paid, certain requirements imposed by the Internal Revenue Code of 1986, as amended, will continue to apply to the project (the "Project") financed with proceeds of the Bonds through the end of the "qualified project period" (in general, this period end 15 years after the date on which 50% of the units are occupied). These requirements are contained in a Regulatory Agreement and Declaration of Restrictive Covenants that will remain in effect until the end of the qualified project period.

In connection with the refinancing, the Borrower intends to transfer fee title to the land (the "Land") on which the Project is located (but not the improvements) to either Garland Housing Finance Corporation or Plano Housing Authority (in any event, the "Governmental Entity"), which will ground lease the land back to the Borrower for a term of 99 years. In addition, prior to or contemporaneous with the refinancing, the Governmental Entity will become the sole owner of a new general partner (the "General Partner") of the Borrower. This structure is being used to exempt the Project from ad valorem taxation.

Under the Regulatory Agreement, the HFC's consent is required in order for the proposed transfer of the Land to be effective. The attached document includes the HFC's consent, as well as certain related certifications, representations and agreements of the Borrower, the Governmental Entity and the General Partner. While the attached document reflects Garland Housing Finance Corporation, if Plano Housing Authority becomes the Governmental Entity, the document will be revised accordingly.

The HFC will receive a fee of \$1,000 for the consent, which I have requested be sent directly to you.

Please let me know if you have any questions,

Regards,
George Rodriguez