

Gardens of Anna

Collin County Housing Finance Corporation

Application 10/6/2020





October 6, 2020

Collin County Housing Finance Corporation
c/o Timothy Earl Nelson
2700 Via Fortuna (Building 2); Suite 410
Austin, TX 78746

RE: Application for Bond Inducement for 185 units of independent senior living located at NWC of Florence and Finley Avenue, City of Anna, Collin County, Texas

Dear Mr. Nelson:

Enclosed in our application for bond financing for our 185-unit independent senior living community in Anna, Texas. Comprised of 1 and 2 bedrooms, Gardens of Anna will be a Class A constructed community designed in a distinctly upscale aesthetic with an amenity package that rivals the best senior housing in North Texas. This high-quality senior housing will intentionally be situated to serve seniors of all incomes including the many seniors living on fixed incomes. Thank you in advance for your attention to the materials and please let me know if you have any questions.

Class A Construction

1. High percentage of masonry on the exterior
2. Articulation and variation of materials in the elevations in order to create architectural interest. Not flat walls along the exterior elevations
3. Upgraded cabinetry in the units
4. Vinyl Plank (wood look) flooring instead of carpet in the units living and dining rooms
5. Upgraded and high-end look unit fixtures

Resort Style Amenity Package

1. Resort Style Pool
2. Furnished fitness center
3. Business center
4. Fully appointed clubhouse with community room and coffee bar
5. Gazebo and pergolas with sitting areas and BBQ grills
6. Arts & Crafts Room
7. Raised Planter Beds
8. Onsite social coordinator

Sincerely,

Ryan Combs
JPI
600 E Las Colinas Blvd.
Suite 1800
Irving, TX 75039
Ryan.combs@jpi.com
512-983-0422

COLLIN COUNTY HOUSING FINANCE CORPORATION

APPLICATION FOR FINANCING

The undersigned, duly authorized representative of ANNA SENIOR LIVING, LP (the "Applicant"), hereby applies to the Collin County Housing Finance Corporation (the "Corporation") for project financing pursuant to the Texas Housing Finance Corporations Act, as amended, Chapter 394, Local Government Code, and in accordance with the Issuer's Local Regulations for Receiving and Approving Applications for Financing Multi-Family Residential Rental Development Projects (the "Regulations"). In connection therewith, I hereby declare, represent, and warrant as follows:

1. The Applicant intends to own, construct, or rehabilitate, and operate a multi-family residential rental development (the "Project") to be located within Collin County, Texas, and desires that the Corporation issue obligations to provide financing for such residential development in accordance with the Regulations.

2. The Applicant has received and reviewed the Regulations in effect on the date hereof and hereby agrees to comply with all terms and provisions of the Regulations.

3. The Applicant submits herewith this Application and the Residential Development Financing Questionnaire (the "Questionnaire") to the Financial Advisor with a copy to Bond Counsel. The Questionnaire has been completed to the best of our ability, and the information contained therein and on any attachments thereto is true and correct and represents a reasonably comprehensive outline of the Project for which this Application for Financing is made.

4. The Applicant submits herewith the \$7,500 nonrefundable fee to the Corporation, the \$2,000 nonrefundable review fee to the Financial Advisor, the \$2,000 nonrefundable Bond Counsel review fee, and the \$3,000 escrow deposit for Bond Counsel's expenses, all as required by the Regulations.

5. The Applicant shall advise the Corporation in writing of any material changes in the information contained in the Application or submitted in connection therewith within five (5) days from the date the Applicant or any officer or representative of the Applicant first has knowledge of such changes.

The Applicant requests that the Board of Directors of the Collin County Housing Finance Corporation grant preliminary approval of this Application for Financing.

As an inducement to the Corporation and to Collin County, Texas, to accept, review, and favorably consider and approve the Application and to issue the obligations therein contemplated, and whether or not all or any part thereof are ever actually approved or issued by the Corporation, the Applicant hereby irrevocably agrees that it will (a) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of obligations issued by the Corporation, and (b) at all times indemnify and hold harmless the Corporation and the members and officers of its Board of Directors, Collin County, Texas, and the members and officers of its governing body, and the Financial Consultant and Bond Counsel against all losses, costs, damages, expenses, and liabilities of whatsoever nature or kind (including but not limited to attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of, or related to the acceptance, consideration, and approval or disapproval of such Application or the issuance, offering, sale, or delivery of any such obligations, or the design, construction, installation, operation, use, occupancy, maintenance, or ownership of the Project.

It is understood and agreed that this indemnity agreement shall be continuing and shall survive and continue to be effective after any approval or disapproval of the Application and the issuance or failure to issue any such obligations and the construction and operation of the Project. It is also understood that additional indemnity agreements may be required by you from the Applicant or others, such as guarantors, prior to the final approval of such Application.

The undersigned, both in his individual and representative capacities, does hereby upon his or her oath swear or affirm that all information contained in the Application and submitted in connection therewith is true, accurate and complete. Witness my hand this October 2, 2020.

Anna Senior Housing, LP
(Name of Applicant/Owner)

Presently Estimated
Amount of Project Financing
Requested:

\$ 25,000,000.00

By: Payton Mayson
Authorized Officer or
Representative

Title: Authorized Representative

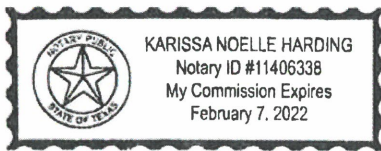
STATE OF TEXAS

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COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Payson Mayer, EVP of Kaha Senior Housing LP, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same in the capacity and for the purposes and consideration therein expressed and, who, upon his or her oath, did swear or affirm that all information contained in the Application referred to above and submitted in connection therewith is true, accurate and complete.

2020 GIVEN UNDER MY HAND AND SEAL OF OFFICE on this October 2.



Karissa Noelle Harding
Notary Public in and for the State of Texas

My Commission Expires: 2/7/2022