

ATTACHMENT A

SITE MAP

5725 | 9
SCALE 1" = 60'

1995

REVISED
7-30-59
731119
3405512 10101-05
56110100201-05

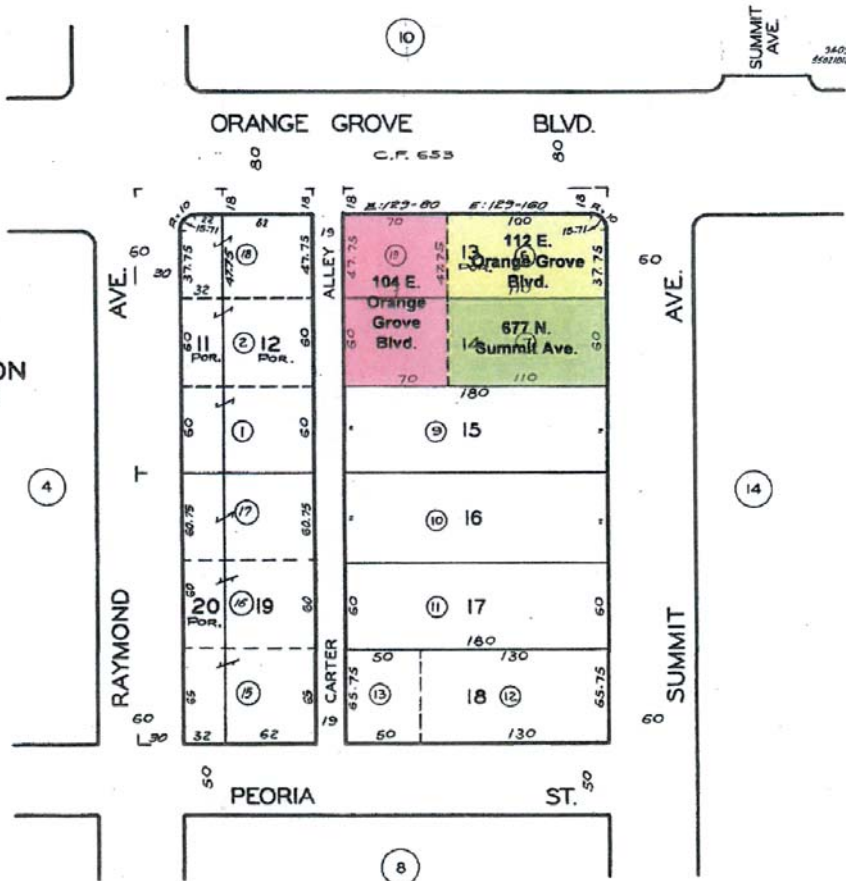
**MILLER & CARTER'S SUBDIVISION
OF PART OF BLOCK U OF THE
PAINTER & BALL TRACT.**

M. R. 10-20



CODE
7498

FOR PREV. ASSMT. SEE:
5725-9



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

ATTACHMENT B

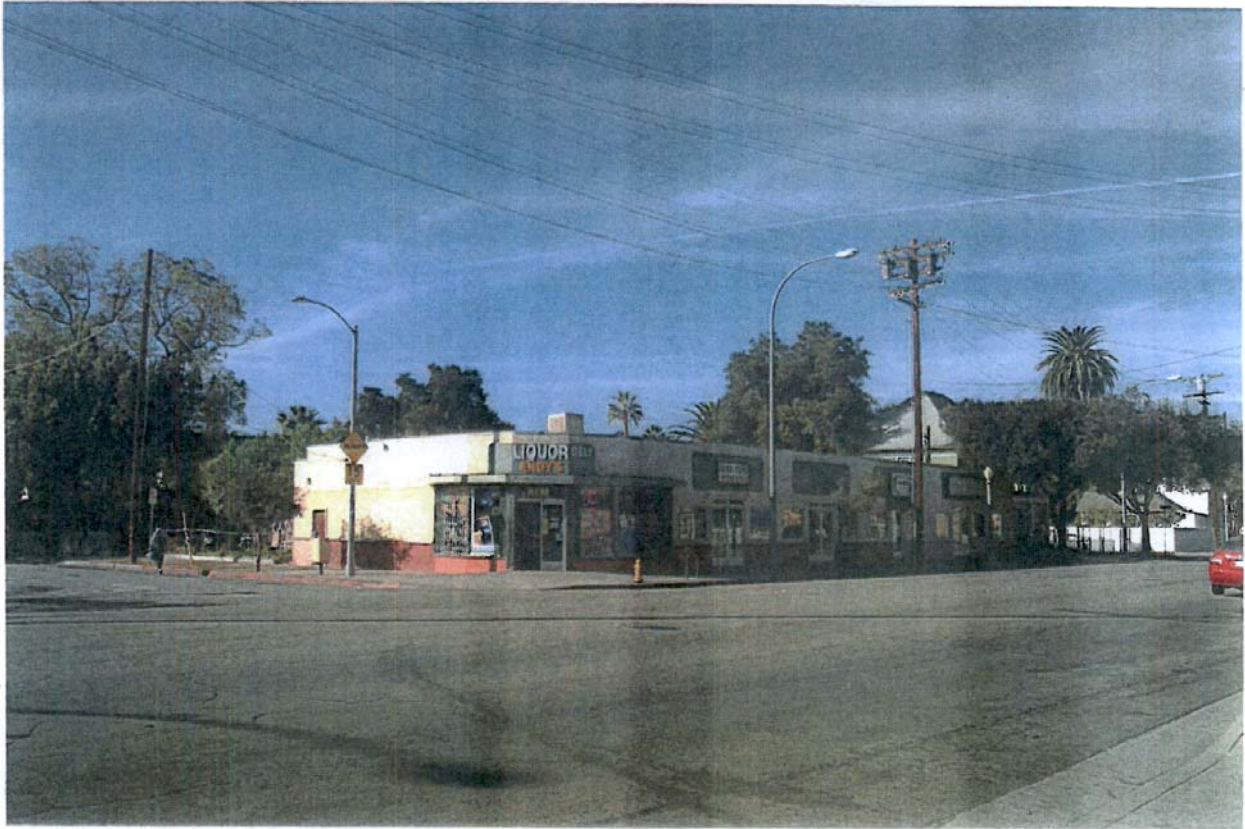
SITE PHOTOS

104 E. ORANGE GROVE BLVD.





112 E. ORANGE GROVE BLVD.







677 N. SUMMIT AVE.





ATTACHMENT C

PROJECT PLANS



SUMMIT GROVE
 88 S. SUMMIT GROVE BLVD.
 TAMPA, FL 33610

FINAL DESIGN REVIEW
 BY: [Signature]
 20 NOVEMBER 2015

KEYNOTES

- 1. CHECK ALL UTILITY TRENCHES
- 2. CHECK ALL UTILITY LINES
- 3. CHECK ALL ERECTION
- 4. CHECK ALL POWER POLES
- 5. CHECK ALL FENCE WALLS
- 6. CHECK ALL DRIVEWAYS
- 7. CHECK ALL DRIVEWAYS
- 8. CHECK ALL DRIVEWAYS
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- 100. CHECK ALL DRIVEWAYS

NOTES:
 1. SEE ARCHITECTURE FOR FINISHES
 2. SEE ELECTRICAL SYMBOLS FOR FINISHES

PRELIMINARY

100% FINAL CONSTRUCTION

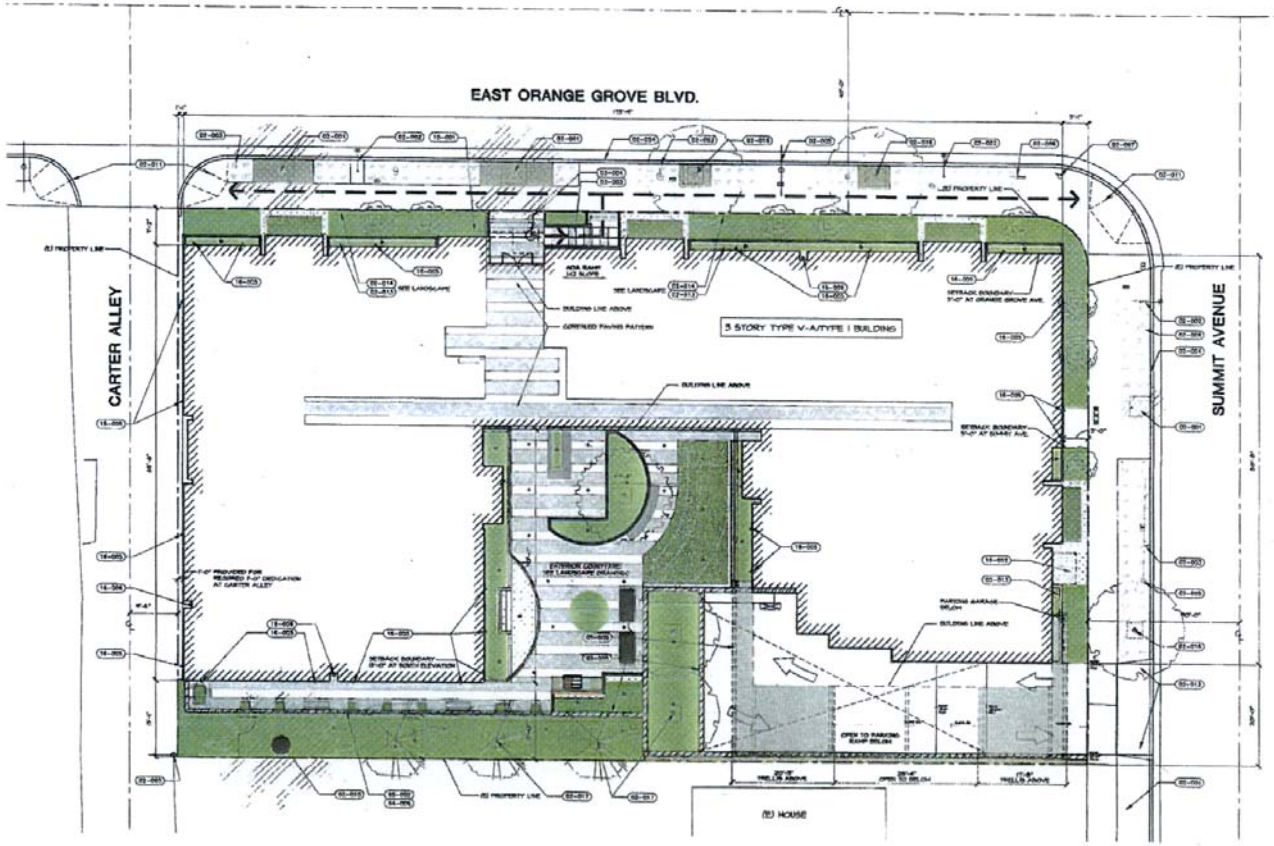
SITE PLAN

PROJECT NO. [Number]
 SHEET NO. [Number]



SCALE: 1/8"=1'-0"

A-02





FINAL DESIGN REVIEW
NO DATE REVIEW
20 NOVEMBER 2008

KEYNOTES

10-000 WALKWAYS

PRELIMINARY

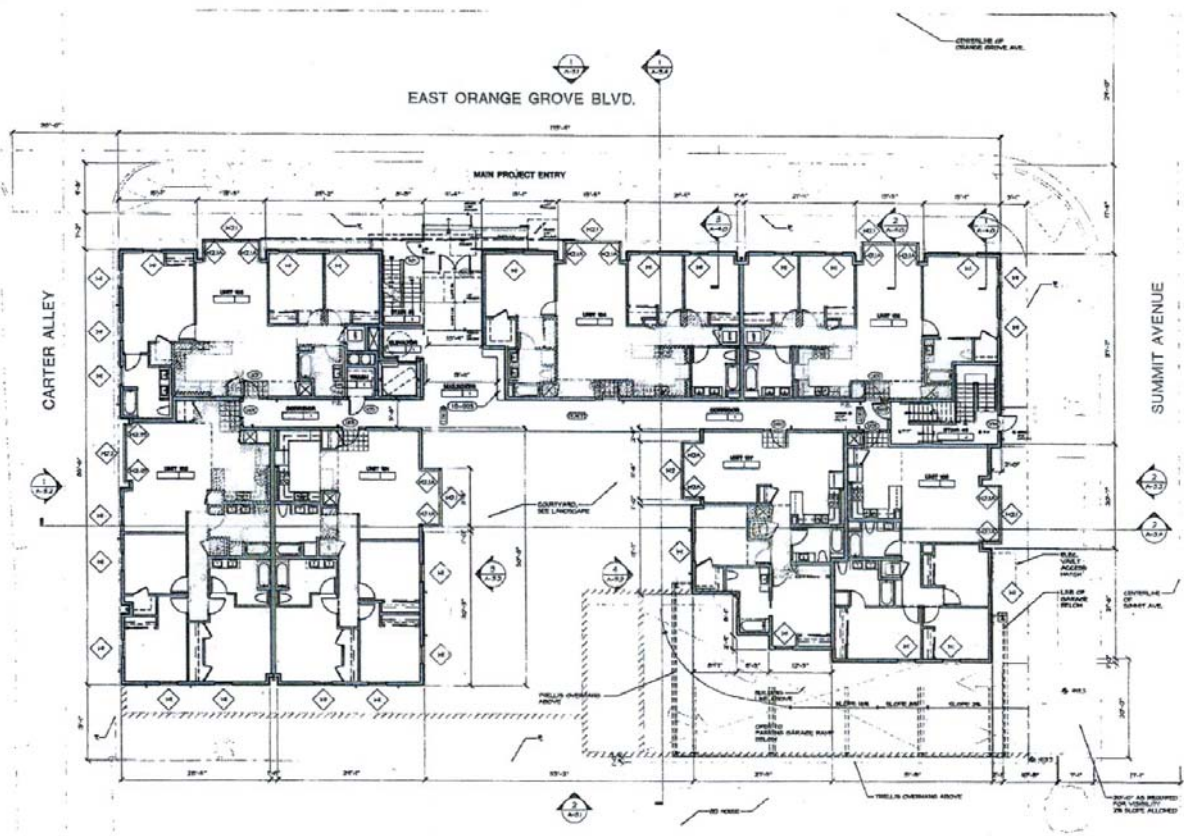
NOT FOR CONSTRUCTION
GROUND
FLOOR PLAN

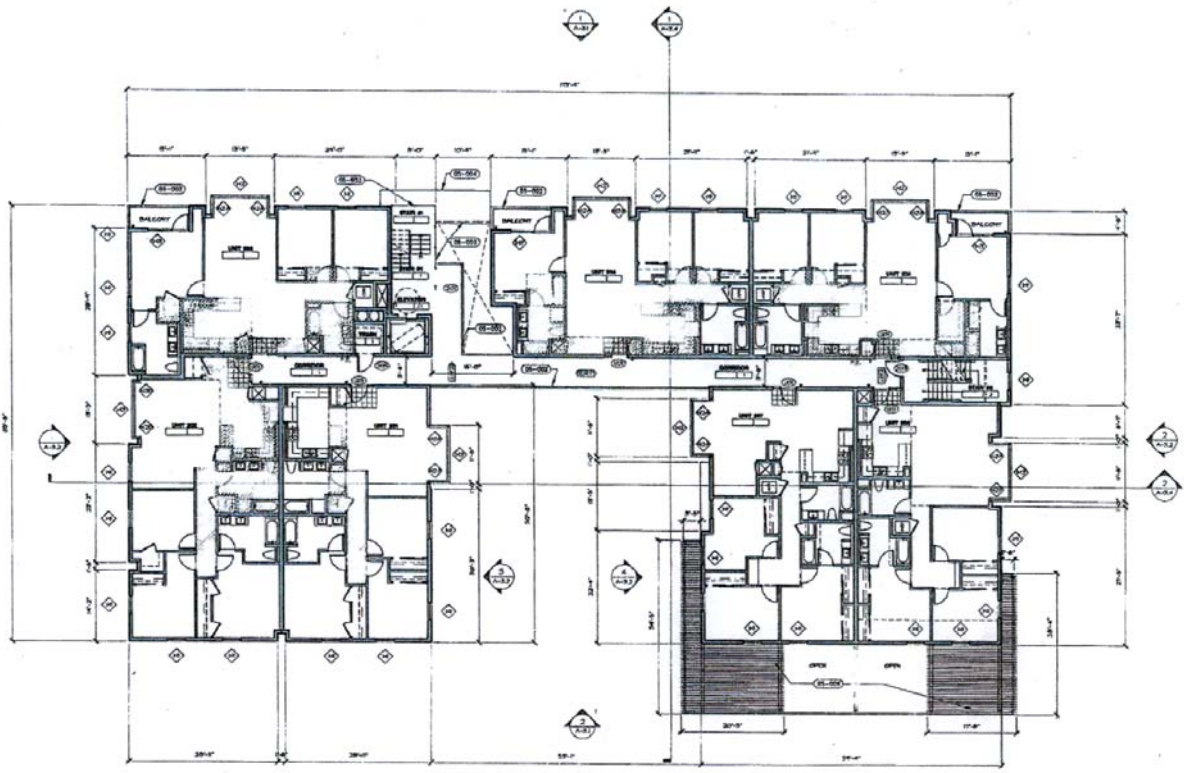
DESIGN TEAM
MARCUS & MARY

PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 45862
MARCUS & MARY



PROJECT NO.
1007
SHEET NO.
A-2.1
SCALE 1/8" = 1'-0"





SUMMIT GROVE
 100 S. JENSEN AVENUE, SUITE 100
 SAN ANTONIO, TX 78216

FINAL DESIGN REVIEW
 20 NOVEMBER 2008

KEYNOTES
 05-005 4" X 4" DOUBLE ENDLITE POLYCARBONATE METAL
 PANELS
 05-006 4" X 4" DOUBLE ENDLITE POLYCARBONATE METAL
 PANELS
 05-007 4" X 4" DOUBLE ENDLITE POLYCARBONATE METAL
 PANELS

PRELIMINARY
 NOT FOR CONSTRUCTION
**SECOND
 FLOOR PLAN**



SCALE: 1/8" = 1'-0"
A-2.2



FINAL DESIGN REVIEW
 11/23/2016
 25 NOVEMBER 2016

KEYNOTES

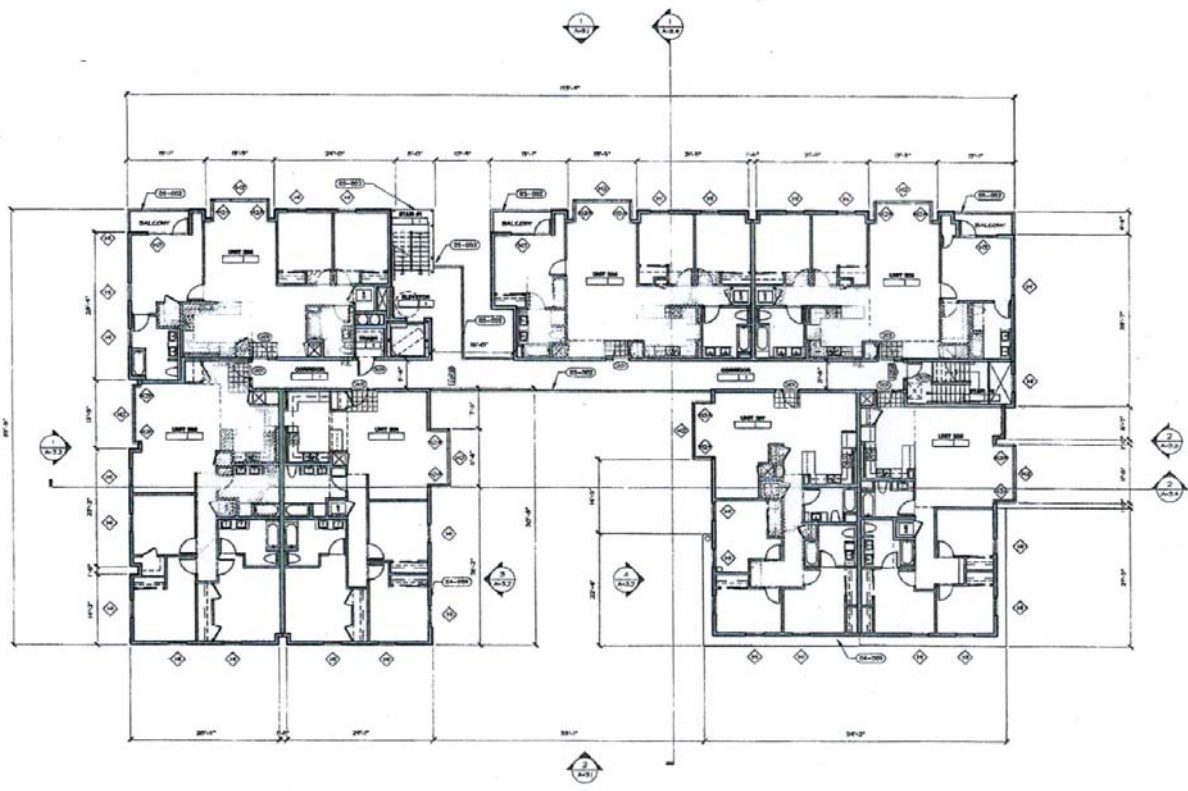
04-006 30" C. PANELS;
 04-007 24" C. PANELS; 1/2" SLOTTED STEEL DECK;
 04-008 24" C. PANELS;
 04-009 24" C. PANELS.

PRELIMINARY
 NOT FOR CONSTRUCTION

DATE: 11/23/2016
THIRD
FLOOR PLAN



PROJECT NO: 1107
 SHEET NO: **A-23**
 SCALE: 1/8" = 1'-0"



ATTACHMENT D

PROJECT RENDERINGS









ATTACHMENT E

SUMMIT GROVE PROJECT BUDGET

HARD COSTS

Garage	\$1,050,000
New Construction	\$5,519,475
Demolition/Site Improvements	\$60,000
Landscape	\$0
Contingency	\$400,000
Subtotal	\$7,029,475

SOFT COSTS

Architecture & Engineering	\$632,653
Accounting	\$5,000
Property/Liability Insurance	\$7,500
Wrap/Builders Risk Insurance	\$220,500
Land Acquisition Title & Escrow	\$7,500
Homebuyers Title/Escrow/Closing	\$31,500
Due Diligence	\$25,000
Legal Fees	\$50,000
Consultants	\$75,000
City Permits & Fees	\$418,974
Property Taxes - Construction Period	\$37,400
Property Taxes - Inventory Period	\$72,018
Seller Concession	\$31,500
Marketing	\$50,000
Public Art Fee	\$45,000
Sales Commission	\$173,031
Miscellaneous Expense	\$35,000
Post-Completion Costs	\$52,500
Contingency	\$168,624
Subtotal	\$2,138,700

FINANCING

Construction Period Interest	\$97,704
Inventory Period Interest	\$94,103
Construction Loan Points	\$24,006
Predevelopment Period Interest	\$20,881
Short-Term Bridge Loan	\$8,875
Leveraged Loan Interest	\$177,752
Leveraged Loan Points	\$17,004
Construction Holdback	\$180,000
Subtotal	\$620,325

ADMINISTRATION

General & Administration	\$270,000
Developer Fee	\$840,000
Subtotal	\$1,110,000

DIRECT DEVELOPMENT COST	\$10,898,500
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LAND	\$1,700,000
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TOTAL DEVELOPMENT COST	\$12,598,500
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less: Costs Paid from Sales Proceeds	(\$454,653)
less: Developer Fee	(\$840,000)

TOTAL COSTS TO BE FINANCED	\$11,303,847
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ATTACHMENT F-1

**SOURCES AND USES OF
DEVELOPMENT PHASE FINANCING**

	Amount
Uses of Funds:	
Total Development Cost	\$12,598,500
less Costs paid from Sales Proceeds	(\$454,653)
less Developer Fee	(\$840,000)
Development Costs to be Financed	\$11,303,847
Sources of Development Financing:	
HHP Equity*	\$2,115,000
HHP-Summit LLC Equity*	\$675,000
Pasadena Inclusionary Funds	\$185,733
Pasadena HOME Funds	\$1,114,267
NMTC Net Equity	\$1,745,800
Construction Loan(s)	\$5,468,047
Total	\$11,303,847

*Includes \$2,765,000 off-site Inclusionary housing funds
from Ambassador transaction

ATTACHMENT F-2

**SOURCES AND USES OF
PERMANENT FINANCING**

Sources of Permanent Funds	Amount
Sales period funds	\$5,947,700
less costs paid from unit sales proceeds	(\$454,653)
Calhome homebuyer loan assistance funds	\$840,000
Total	\$6,333,047
Uses of Permanent Funds:	
Repay Conventional Construction Loan	(\$3,200,797)
Repay Leveraged Construction Loan	(2,267,250)
Repay HHP Equity	(\$25,000)
Total	\$840,000
Less: Developer Fee	(\$840,000)
Surplus (Deficit)	\$0

Homebuyer Subordinate Purchase Financing	Amount
City HOP Loans (3rd trust deed lien)	\$1,300,000
HHP/City "Inclusionary" Loans (4th trust deed)	\$4,382,250
Total	\$5,682,250

ATTACHMENT G

HOMEBUYER PURCHASE FINANCING STRUCTURE

**Typical Low Income Unit (3 bedrooms)
Income Limit for 4-person family = \$68,300**

Purchase Funding Source	Amount	
Buyer 5% down payment	\$12,128	
Mortgage (1 st TD)	\$230,372	
	\$242,500	Affordable sales price
		<i>Affordable housing costs = \$1,707/month</i>
Calhome loan (2 nd TD)	\$60,000	30-yr term, 3.00% interest, full-term deferral
City HOP loan (3 rd TD)	\$92,857	45-yr term, 1.50% interest, deferred 30 yrs
HHP/City Lien (4 th TD)	\$188,959	45-yr term, no interest, full-term deferral
	\$584,316	Total Contract Price

**Typical Moderate Income Unit (3 bedrooms)
Income Limit for 4-person family = \$83,000**

Purchase Funding Source	Amount	
Buyer 5% down payment	\$17,137	
Mortgage (1 st TD)	\$325,563	
	\$342,700	Affordable sales price
		<i>Affordable housing costs = \$2,282/month</i>
HHP/City Lien (2 nd TD)	\$248,118	45-yr term, no interest, full-term deferral
	\$590,818	Total Contract Price