

RESOLUTION NO. 07-16

A RESOLUTION OF THE CAPITAL TRUST AGENCY EXPRESSING ITS INTENT TO ISSUE ONE OR MORE SERIES OF CAPITAL TRUST AGENCY REVENUE BONDS, EITHER TAXABLE OR TAX-EXEMPT, OR BOTH, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$45,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING, INCLUDING THROUGH REIMBURSEMENT, THE COSTS OF THE HEREIN DESCRIBED PROJECT AND PAYING CERTAIN BOND ISSUANCE COSTS; AND APPROVING AND AUTHORIZING OTHER ACTIONS IN CONNECTION THEREWITH.

WHEREAS, Tuscan Gardens of Palm Coast Properties, LLC, a Florida limited liability company, or one or more of its affiliates (as applicable, the "Borrower"), has represented that the Borrower, acting for itself or through its affiliates, plans to develop, own and operate a senior living facility in Palm Coast, Flagler County, Florida; and

WHEREAS, the Capital Trust Agency (the "Agency") is a Florida nonprofit corporation and public agency of the State of Florida (the "State"), organized and existing under the provisions of Chapter 163, Part I, and Chapter 159, Part II, Florida Statutes; Ordinance No. 5-97, as amended, of the City of Gulf Breeze, Florida, Ordinance No. 2-00, as amended, of the Town of Century, Florida, Chapter 617, Florida Statutes, and other applicable provisions of law (collectively the "Act"), and is empowered pursuant to the Act to issue revenue bonds for the purpose of providing funds to finance or refinance all or any part of the cost of any project (as defined in the Act); and

WHEREAS, the Borrower has requested the Agency to issue its revenue bonds in an aggregate principal amount of not to exceed \$45,000,000 (the "Bonds") in one or more series, either taxable or tax-exempt, or both, and loan the proceeds thereof to the Borrower for the purpose of: (i) financing or refinancing, including through reimbursement, the acquisition, construction, development, installation and equipping of a senior living facility described in Schedule I, attached hereto, which, by this reference thereto, is incorporated herein (collectively, the "Senior Living Facility"), to provide housing for the elderly; and (ii) paying certain costs of issuing the Bonds; and

WHEREAS, subject to final approval of the Agency prior to such issuance, the Agency desires to issue the Bonds and desires to authorize certain officers to take certain actions in preparation for the marketing, sale and issuance of such Bonds; and

WHEREAS, it is the Agency's intent that this Resolution constitute an "official intent" within the meaning of Treasury Regulations Section 1.150-2 for the Agency to declare its intent to use proceeds of the Bonds to reimburse prior capital expenditures of the Borrower in connection with financing the Senior Living Facility.

NOW, THEREFORE, BE IT RESOLVED by the governing board of the Agency that:

necessary for the Senior Living Facility, including operation, repair and maintenance thereof and on account of any increase in population or other circumstances resulting therefrom;

- (iv) adequate provision will be made in the financing documents for the operation, repair and maintenance of the Senior Living Facility at the expense of the Borrower and in the financing documents for the payment by the Borrower of certain fees and expenses incurred in connection with the issuance of the Bonds, and the loan repayments under one or more loan agreements sufficient to pay the principal of, premium, if any, and interest on the Bonds herein authorized;
- (v) the Senior Living Facility constitutes a "project" within the meaning of the Act; and
- (vi) all or a portion of the Senior Living Facility: (a) will be operated exclusively for the elderly, and (b) any Bonds designated as tax-exempt bonds will be issued pursuant to the applicable provisions of the Code.

**Section 6.** Nothing herein shall obligate the Agency to issue the Bonds if, at any time prior to the sale thereof by the Agency to the purchaser or underwriter thereof, the Agency shall determine that it is not in the public interest or the interest of the Agency to proceed with the issuance of the Bonds for any reason whatsoever, including, without limitation, the marketing plan for the sale of the Bonds to investors.

**Section 7.** It is the intention of the Agency to issue the Bonds pursuant to the Act to create a financing program to make loans to assist in financing or refinancing projects meeting the criteria set forth in the Act, which loans shall mature not later than the final maturity of the applicable series of the Bonds. The amounts to be held in any reserve fund, any loan fund, amounts to be received from the repayment of principal of and interest on the loans, the income to be derived from the investment thereof and any other available moneys under the financing program for the Senior Living Facility is expected to be sufficient to pay the debt service on the Bonds for such Senior Living Facility.

**Section 8.** The Executive Director of the Agency is hereby authorized to execute the Agency's letter or letters addressed to the Borrower in substantially the form attached to this Resolution as Exhibit A, which by this reference thereto, is incorporated herein, with such changes therein, whether made prior to the execution thereof or thereafter, as shall be approved from time to time by the officer executing the same on behalf of the Agency.

**Section 9.** The Agency hereby authorizes Bond Counsel and the attorney for the Agency to take all necessary action to validate the Bonds under Chapter 75, Florida Statutes, if such action shall be deemed necessary or appropriate by such counsel. The appropriate officials of the Agency are hereby authorized to provide such assistance, take such action, and execute and deliver on behalf of the Agency such documents or instruments as may be necessary or required in connection with any validation of the Bonds or satisfaction of any conditions therefor. Notwithstanding the foregoing, the Agency acknowledges that it has validated bonds for affordable housing purposes, some of which validated bonds may be allocated to the Bonds.

Section 10. This Resolution shall take effect immediately upon its adoption.

Adopted on May 3, 2016.



CAPITAL TRUST AGENCY

By: *J. Tom Reese*  
Its: Chairman

ATTEST:

By: *[Signature]*  
Its: Secretary

CERTIFICATE OF SECRETARY

I, Robert F. Cleveland, Secretary of Capital Trust Agency, Santa Rosa County, Florida, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 07-16 and supporting exhibits as the same were duly adopted and passed at a public meeting of the Board of Directors of the Capital Trust Agency on the 3<sup>rd</sup> day of May, 2016, and as the same appears on record in my office.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 3<sup>rd</sup> day of May, 2016.

CAPITAL TRUST AGENCY




By:   
Its: Secretary

EXHIBIT A

[FORM OF LETTER]

[CTA Letterhead]

\_\_\_\_\_, 2016

Tuscan Gardens of Palm Coast Properties, LLC  
189 South Orange Avenue, Suite 1650  
Orlando, Florida 32801

Re: Proposed acquisition, construction, development, installation and equipping by Tuscan Gardens of Palm Coast Properties, LLC (the "Borrower") of a senior living facility described in Schedule I to Resolution No. 07-16 of the Capital Trust Agency (the "Senior Living Facility") and the financing or refinancing thereof, including through reimbursement, and financing certain bond issuance costs, with revenue bonds issued by the Capital Trust Agency

Gentlemen:

Based upon recent discussions with representatives of the Borrower, it is the understanding of the officials and representatives of the Capital Trust Agency (the "Agency"), that: (i) the Borrower is currently undertaking the above-referenced Senior Living Facility to be known as Tuscan Gardens at Palm Coast Senior Housing Project, a portion of the cost of which will be financed or refinanced, including through reimbursement, with revenue bonds of the Agency in an aggregate principal amount of not to exceed \$45,000,000; (ii) the acquisition and construction thereof by the Borrower will serve the senior living community, provide safe, decent and accessible living facilities for the elderly, improve living conditions and provide employment in the community where the Senior Living Facility will be located, and (iii) the willingness of the Agency to issue and sell its revenue bonds for the purpose of financing or refinancing, including through reimbursement, the Senior Living Facility are important factors under consideration by the Borrower in determining the extent of the feasibility of the Senior Living Facility.

The Agency has determined that the Agency's issuance of its bonds to assist the Borrower by financing or refinancing, including through reimbursement, such Senior Living Facility will promote the public purposes for which the Agency was created, will enable the Borrower to serve a public purpose by providing needed senior housing and increasing the bargaining power of the Borrower to obtain favorable financing for its development programs, and will promote and advance the economic prosperity, living conditions and the general welfare of the State of Florida (the "State") and its people. Neither this letter nor the inducement resolution constitutes final authorization to issue the bonds. Final approval will be in the form of an authorizing resolution that must be approved upon receipt of the finalized

plan of finance and substantially complete bond and offering documents acceptable to the Agency.

Accordingly, in order to induce the Borrower to incur expenses for the initiation of such Senior Living Facility and its financing or refinancing, the Agency hereby makes the following proposal:

1. The Agency will, subject to the requirements of applicable law and financial feasibility, issue its revenue bonds in one or more series or installments, either taxable or tax-exempt, of both, totaling in the aggregate principal amount of not to exceed \$45,000,000 (the "Bonds") for the purpose of: (i) paying, financing or refinancing, including through reimbursement, the cost of the Senior Living Facility, and (ii) paying certain costs of issuing the Bonds, subject to the final approval of the terms and conditions thereof by the Agency. The Bonds will be secured by the revenues of such Senior Living Facility, and will be issued in one or more series, either taxable or tax-exempt, or both, in such aggregate principal amount, mature at such times, bear interest at such rates and be subject to such other terms and have such security as shall be agreed upon between the Agency and the Borrower.

2. The Agency and the Borrower will enter one or more loan agreements (the "Agreement") which shall provide for the loan of the proceeds from the sale of the Bonds to the Borrower, for the acquisition, construction, development, furnishing and equipping of the Senior Living Facility (including eligible reimbursement to the Borrower for costs of the Senior Living Facility incurred prior to the delivery of the Agreement) and repayment of such loan by the Borrower. The installment payments to be made by the Borrower in repayment of the loan pursuant to the Agreement shall be pledged to the payment of the principal of, interest on and redemption premium, if any, applicable to the Bonds and the fees and expenses of the trustee. The loan installments shall be fully sufficient to pay the cost of the Senior Living Facility, the cost and expenses of financing or refinancing the same and the fees and expenses of the Borrower, the trustee and the Agency related thereto.

3. The Agency will cooperate in the prompt preparation of the Agreement and the necessary resolutions for the authorization and sale of the Bonds and, to the extent the Bonds are not allocated to any series of Bonds already validated, will promptly proceed with validation of the Bonds in the appropriate Circuit Court, pursuant to the provisions of Chapter 75, Florida Statutes, if, in the opinion of Bond Counsel for the Agency or the Agency's attorneys, such validation proceedings are necessary or desirable.

4. Upon delivery of the Bonds, the provisions of this proposal and the agreement resulting from its acceptance by the Borrower shall have no further effect, and in the event of any inconsistency between the terms of this proposal and the terms of the Agreement in the form in which it shall be finally approved by resolution of the Agency, the provisions of the Agreement as so approved shall control.

5. Upon acceptance by the Borrower, the Agency shall keep open and outstanding this commitment and inducement to the Borrower for a reasonable time so long as the Borrower shall be proceeding with appropriate efforts toward conclusion of any arrangements necessary to the financing or refinancing of the Senior Living Facility, including through reimbursement; provided, however, if for any reason (other than that which shall be the fault of the Agency) the Bonds are not delivered to the purchaser or purchasers thereof by May 1, 2017, then the provisions of this proposal and the agreement resulting from its acceptance by

the Borrower may be cancelled at any time thereafter, at the option of the Agency and without notice to the Borrower, by resolution of the Agency, duly adopted. In such event, or in the event of its earlier cancellation by agreement between the Borrower and the Agency, neither party shall have any rights against the other and no third party shall have any rights against either party except:

(a) the Borrower and its members will pay to the Agency the amount of all expenses which shall have been incurred by the Agency in connection with the Senior Living Facility;

(b) the Borrower will assume and be responsible for all contracts entered into by the Agency at the request of the Borrower in connection with the Senior Living Facility; and

(c) the Borrower and its members will pay the out-of-pocket expenses of officials and representatives of the Agency and counsel for the Agency incurred in connection with the financing or refinancing of the Senior Living Facility and will pay counsel for the Agency, Burr & Forman, LLP, Bond Counsel for the Agency, and Bryant Miller Olive P.A., special counsel to the Agency, a reasonable retainer and legal fees for legal services related to the issuance of the Bonds or the financing or refinancing of the Senior Living Facility, whether or not the financing or refinancing actually closes.

6. The Borrower shall have responsibility to arrange for the purchase of the Bonds by investors or an underwriter acceptable to the Agency and the payment of all costs of issuing the Bonds, and such Bonds shall only be offered and marketed in accordance with the applicable securities laws and such offering limitations as may be approved by the Agency.

7. The Agency shall not be obligated to pay any of the Bonds or the interest thereon from any funds of the Agency derived from any source other than the Agreement, and each Bond shall contain a statement to that effect upon its face. The Agency shall not be required to incur any expense with respect to the Senior Living Facility or the Bonds unless requested to do so by the Borrower, in which event the Borrower hereby agrees to reimburse the full amount of such expense to the Agency; and the Agency may require payment to it of such amount as a prerequisite to its incurring any such expense. The Borrower, in accepting this proposal, hereby agrees to pay the annual fees of the Agency and agrees to indemnify and defend the Agency and its officials, employees, attorneys and agents and the members of the governing board of the Agency, and hold the Agency and its officials, employees, attorneys and agents and the members of the governing board of the Agency, harmless against any and all claims, losses, liabilities or damages to property or any injury or death of any person or persons occurring in connection with the acquisition, construction, developing, furnishing, equipping and operation of the Senior Living Facility by or on behalf of the Borrower, or in any way growing out of or resulting from this proposal (upon its becoming an agreement if accepted) or from the issuance, sale or delivery of the Bonds, including, but not limited to all forms of negligence by the Agency and any and all liabilities arising under the Internal Revenue Code of 1986, as amended, the Securities Act of 1933, the Securities Exchange Act of 1934 or any applicable securities law of the State, including, without limitation, all costs and expenses of the Agency, including reasonable attorneys' fees, incurred in the enforcement of any agreement of the Borrower herein contained or in the Agreement. Any provision hereof to the contrary notwithstanding, the obligations of the Borrower under this section or Section 8 hereof shall survive the termination of this agreement.

8. The Borrower shall comply with all requirements and pay all costs and expenses as may be required of the Borrower or the Agency pursuant to all applicable approvals by, or any interlocal agreements between, the Agency and any applicable public agencies having jurisdiction over the Senior Living Facility.

If this proposal shall be satisfactory to the Borrower, please have the acceptance statement which follows this proposal executed by the proper officers of the Borrower on behalf of itself duly authorized and provide an executed copy to the Agency, whereupon this proposal will constitute an agreement in principle with respect to the matters herein contained.

Yours very truly,

**CAPITAL TRUST AGENCY**

(SEAL)

By: \_\_\_\_\_  
Edward Gray, III  
Executive Director

[Acceptance by Borrower Follows]





## SCHEDULE I

The Senior Living Facility consists of the acquiring, constructing, developing, furnishing and equipping of a senior living facility, including related facilities, fixtures, furnishings and equipment and comprised of approximately 108 assisted living units and approximately 44 memory care units to be known as Tuscan Gardens at Palm Coast Senior Housing Project and to be located in Palm Coast, Flagler County, Florida.