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August 31, 2018

Mark Hendrickson  
Financial Advisor  
1404 Alban Avenue  
Tallahassee, FL 32301

RE: Sweetwater Villas - Series 2017  
Replacement of Developer Entity

Dear Mr. Hendrickson:

The Housing Finance Authority of Hillsborough County (“HFAHC”) requested that AmeriNat® (“AmeriNat”) review the request dated July 9, 2018 submitted by Blue Humphrey Street LLC (“Borrower”) for the proposed replacement of the Developer entity for Sweetwater Villas (the “Development”). Specifically, AmeriNat has been requested to determine that the new entity has the prerequisite financial strength and experience to replace the existing entity and the impact, if any, to the transaction. An analysis of the proposed change follows below.

The Borrower has requested the substitution of Blue Sky Communities, LLC (“Proposed Developer”) in place of Blue Sky Communities III, LLC (“Current Developer”) as the Developer in the transaction. This proposed change affects no other ownership entities outside of the Developer entity in the transaction. The applicable organizational documents will be amended to reflect these changes upon HFAHC approval of this request.

AmeriNat reviewed the request, performed certain due diligence, and formulated a recommendation. For purposes of this analysis, AmeriNat reviewed the following due diligence:

- Correspondence from the Borrower
- Proposed organizational charts

**Current Developer Structure and Proposed Developer Structure:**

Please see Exhibit A of this narrative for a complete illustration of the Current Developer and Proposed Developer ownership structures. The Proposed Developer indicates a small change wherein the ownership share held by Mr. Scott Macdonald increases from 5% to 10%, and the 66.5% ownership share previously held by Weedon Enterprises II LLC is replaced by Weedon Enterprises LLC with an ownership share of 61.5%. Ownership in the two Weedon entities is identical and will not change.

## **Recommendations**

AmeriNat's review indicates that the Proposed Developer entity change does not have a materially adverse impact on the transaction. Further, its ownership structure is otherwise largely identical to the Current Developer previously approved by HFAHC and/or their Board of Directors. Accordingly, AmeriNat recommends approval of the replacement of the Developer entity as previously outlined subject to the following:

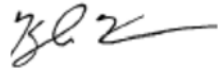
1. Receipt of the applicable organizational documents memorializing the requested ownership changes referenced herein, and the execution of any and all assumption documents HFAHC deems necessary to effectuate said changes.
2. Prepayment of any required compliance monitoring fees, as applicable.
3. Payment of any outstanding arrearages to HFAHC, its Legal Counsel, Servicer or any Agent or Assignee of HFAHC for past due issues applicable to the Development Team (Borrower or Developer or Principal, Affiliate or Financial Beneficiary, as described in Rule Chapters 67-21.003 (11) and 67-48.0075 (5) F.A.C., of a Borrower or a Developer), if applicable.
4. Satisfactory resolution of any outstanding HFAHC noncompliance and/or past due items, if applicable.
5. Payment of all costs and fees to HFAHC, its counsel and servicer associated with the ownership transfers, if applicable.
6. Review and approval of all loan documents consistent with the terms outlined above by HFAHC, its legal counsel and servicer.
7. Confirmation of approval of the transfers of ownership interests by all other lenders, if applicable.
8. Consent of the Equity Provider as deemed applicable.
9. Any other requirement of HFAHC, its legal counsel and servicer.

Mr. Mark Hendrickson  
Sweetwater Villas  
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Page 3 of 4

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Please do not hesitate to contact me if you need further assistance.

Sincerely,

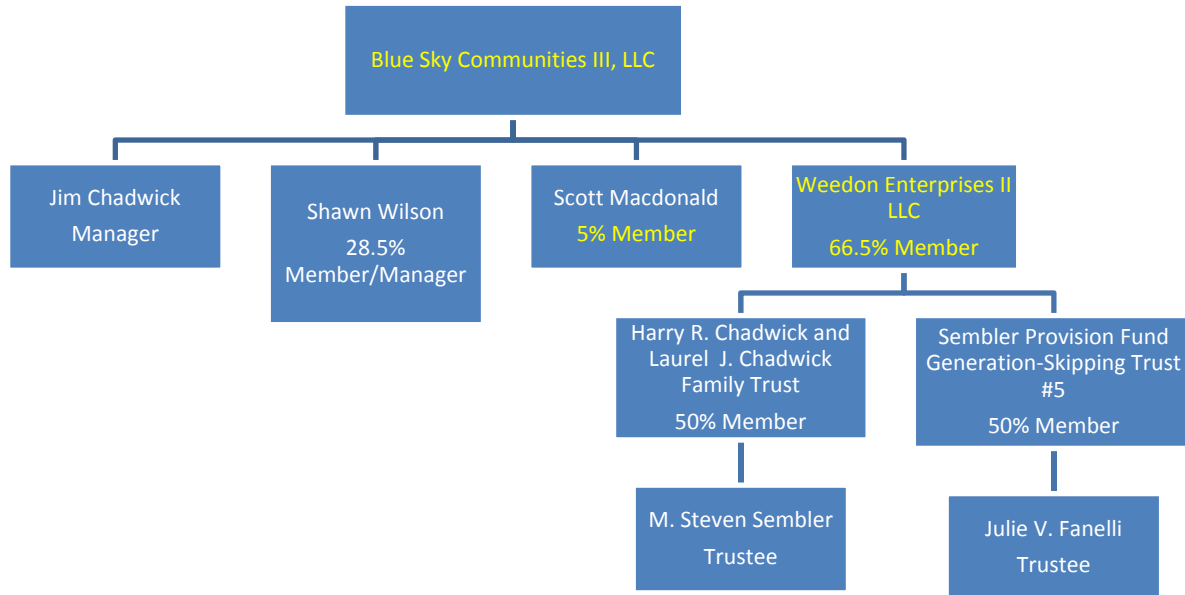
A handwritten signature in black ink, appearing to read 'K. Kuenn', with a long horizontal flourish extending to the right.

Kyle Kuenn  
Senior Credit Underwriter

### Exhibit A

Please note: proposed changes are highlighted in yellow.

#### Current Developer Ownership Structure



#### Proposed Developer Ownership Structure

