

NEGOTIATED PAYMENTS IN LIEU OF TAXES (PILOT) AGREEMENT
BETWEEN
2521 VENTURES INVESTORS, LLC
AND
PRINCE GEORGE'S COUNTY, MARYLAND

THIS PAYMENTS IN LIEU OF TAXES (PILOT) AGREEMENT (“**AGREEMENT**”) is made this ___day of _____, 2016, by and between **2521 VENTURES INVESTORS, LLC**, a limited liability company of the State of Maryland (the “**Owner**”), and **PRINCE GEORGE'S COUNTY, MARYLAND**, a body corporate and politic (the “**County**”).

WHEREAS, the Owner proposes to acquire a certain parcel of land located at 2521 Ewing Avenue, Suitland, Prince George's County, Maryland, as more particularly described in Exhibit A that is attached hereto and herein incorporated by reference (the “**Property**”), which Property is improved by sixty-eight (68) residential units and related facilities, all sixty-eight (68) of which units are, and will continue to be, dedicated to providing housing for low to moderate income residents (the “**Improvements**”) (the Property and the Improvements being collectively referred to as the “**Project**” herein); and

WHEREAS, the acquisition of the Property and construction and equipping of the Project will be financed in part from a mortgage loan made by Love Funding Corporation insured under the United States Department of Housing and Urban Development's (“**HUD**”) 221(d)(4) program (the “**First Loan**”), proceeds of tax-exempt bonds issued by the Community Development Administration (“**CDA**”), a unit of the Division of Development Finance of the Department of Housing and Community Development of the State of Maryland, the investment of investor member equity provided in connection with Low-Income Housing Tax Credits (“**LIHTC**”) awarded by CDA, and a loan from the County under its HOME Investment Partnership Program (the “**HOME Loan**”), (the First Loan and the HOME Loan shall be collectively referred to herein as the “**Loans**”); and

WHEREAS, the Owner will operate the Project for rental housing on a limited distribution basis pursuant to certain regulatory agreements and restrictive covenant agreements and declarations between the Owner and certain parties in connection with the Owner's financing of the Project, including (i) one or more regulatory agreements between the Owner and HUD, as the same may be amended and/or restated from time to time (collectively, the “**HUD Regulatory Agreement**”) (ii) one or more regulatory agreements between the Owner and CDA, as the same may be amended and/or restated from time to time (collectively, the “**State Regulatory Agreement**”); (iii) a HOME Regulatory Agreement Declaration of Covenants and Deed of Trust between the Owner and the County, as the same may be amended and/or restated from time to time (“**County HOME Loan Agreement**”), and (iv) a Low Income Housing Tax Credit Covenant between the Owner and the CDA, as the same may be amended and/or restated from time to time (“**LIHTC Covenant**”) (the HUD Regulatory Agreement, the State Regulatory

Agreement, the County HOME Loan Agreement and the LIHTC Covenant are hereafter collectively referred to as the “**Regulatory Agreements**”); and

WHEREAS, Section 7-506.1 of the Tax-Property Article of the Annotated Code of Maryland (2012 Replacement Volume, as amended) (“**Section 7-506.1**”), provides, among other things, that real property outside of Baltimore City, may be exempt from county property tax and municipal corporation tax if (a)(2)(i) the real property is owned by a person engaged in constructing or operating housing structures or projects (which may include non-dwelling commercial and community facilities, community rooms, dining halls, and infirmaries to serve its occupants and the surrounding neighborhood, which are herein collectively referred to as “**Service Facilities**”); and (a)(2)(ii) the real property is used for a housing structure or project that is constructed or substantially rehabilitated under a federal, state or local government program that (a)(2)(ii)(1) funds construction, or insures its financing in whole or in part, or (a)(2)(ii)(2) provides interest subsidy, rent subsidy or rent supplements; and (a)(2)(iii) the owner thereof enters into an agreement with the governing body of the county and, where applicable, the municipal corporation where the real property is located, wherein such parties agree that the owner shall pay a negotiated amount in lieu of the applicable county or municipal corporation tax; and (a)(2)(iv) the owner of the real property: (a)(2)(iv)(1)(A) agrees to continue to maintain the real property as rental housing for lower income persons under the requirements of the governmental programs described in (a)(2)(ii) of this paragraph and (a)(2)(iv)(1)(B) agrees to renew any annual contributions contract or other agreement for rental subsidy or supplement, OR (a)(2)(iv)(2) enters into an agreement with the governing body of the county or municipal corporation to allow the entire property or the portion of the property which was maintained for lower income persons to remain as housing for lower income persons for a term of at least five (5) years; and

WHEREAS, the Owner hereby represents that, as of the date hereof, pursuant to the Owner’s borrowing of the HOME Loan and execution and delivery of the Regulatory Agreements, the Project qualifies under the provisions of said Section 7-506.1, supra, for an agreement for negotiated payments in lieu of the payment of Prince George’s County real property taxes for the Project; and

WHEREAS, pursuant to Resolution No. CR-_____, adopted on _____, the County Council of Prince George’s County, Maryland, approved an agreement for negotiated payments in lieu of taxes (“**PILOT**”) for the Property and the Project and authorized the County to enter into this Agreement; and

WHEREAS, the County agrees to enter into this Agreement provided that the Owner conducts and operates the Property and Project in accordance with the criteria and controls set forth in said Section 7-506.1, supra, and as governed by all applicable local, state and federal laws; and

WHEREAS, the Owner and the County, pursuant to the power and authority of Section 7-506.1, supra, have agreed upon a formula to determine the sum payable by the Owner to the County in lieu of the payment of Prince George’s County real property taxes for the Property and Project.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

In consideration of the mutual covenants, terms and agreements hereof and pursuant to the power and authority of said Section 7-506.1, supra, it is agreed as follows:

(1) This Agreement shall become effective on the date of the Execution of this Agreement (“**Effective Date**”) and the obligation to pay negotiated payments in lieu of taxes shall commence as of the established substantial completion date (“**Substantial Completion**” as defined below in paragraph 3) for the Project and shall remain effective until the Termination Date (as defined in paragraph 4 below). The payments to be made by the Owner to the County, provided for herein with respect to the Project, shall be in lieu of the payment of Prince George’s County taxes on real property under the Tax-Property Article of the Annotated Code of Maryland (2012 Replacement Volume, as amended). Such payments shall be made by the Owner in accordance with paragraphs (3) and (4) hereof and shall be accepted by the County only as long as: (i) the Project shall be owned and used for the provision of rental housing and related Service Facilities, including parking facilities, on a limited distribution basis, pursuant to the Regulatory Agreements; (ii) the Owner shall in all other respects comply with the conditions of Section 7-506.1, which authorizes the County to enter into this Agreement, and shall comply with all of its obligations under this Agreement.

(2) The intention of this Agreement is that the payments in lieu of taxes shall at no time exceed the amount of taxes otherwise payable based on the annual assessment for Prince George’s County real property taxes. The Owner expressly agrees and understands that any taxes, fees and or fines assessed by other agencies such as the State of Maryland, the Maryland National Capital Park and Planning Commission, the Washington Suburban Sanitary Commission, the Washington Suburban Transit Commission, and solid waste charges and applicable fees for Bay Restoration and Clean Water (collectively referred to as “**Other Real Estate Taxes and Fees**”) are not subject to provisions of this Agreement. The Owner shall, therefore, pay all Other Real Estate Taxes and Fees in accordance with the applicable assessment and payment requirements.

(3) Commencing from the Effective Date of this Agreement and continuing until the first full tax year from Substantial Completion of the Project (which is defined as the date the Architect issues a Certificate of Substantial Completion for the Project), in lieu of all taxes normally assessed by Prince George’s County, the Owner shall pay Prince George’s County an annual fee of \$145.00 per unit and totaling \$9,860.00 per year on September 30th of each year. The Owner shall forward a copy of the Certificate of Substantial Completion to the County’s Director of Finance and the Director of the Department of Housing and Community Development, at the addresses provided herein, within five (5) business days after issuance.

(4) Beginning with the first full tax year from Substantial Completion of the Project, the Project shall be exempt from Prince George’s County real property taxes for a period of thirty-nine (39) years, ending on the earlier of thirty-nine (39) years from Substantial Completion of the Project, or upon an occurrence of any of the events set forth in paragraph (5)(e) below (“**Termination Date**”). The intent of this Agreement being that the Owner shall receive the benefit of the PILOT commencing for a full thirty-nine (39) tax years from the first full tax year from Substantial Completion of the Project.

(5) (a) For the period from Substantial Completion of the Project and continuing until the Termination Date, in addition to the annual payment of Other Real Estate Taxes and Fees payable September 30th of each year, the Owner shall make annual payments to the County for each tax year in an amount equal to fifteen percent (15%) of the Project's prior year Surplus Cash (as such term is defined in the HUD Regulatory Agreement), which will be determined from the audited annual property income statement for such prior year. Each annual payment shall be paid by September 30th of each tax year.

(b) Beginning on the Termination Date, the Project shall no longer be subject to this Agreement and the Owner shall commence paying the regular County real property taxes.

(c) The difference between the Project amounts paid under (5)(a) above and the amounts which would otherwise have been due prior to the Termination Date, but which are being deferred under the terms of this Agreement is referred to as the "**Deferred Amount.**" The Deferred Amount shall be due and payable on the refinance, sale or transfer of the Property or when the Project ceases to be used in whole or in part for the purpose set forth in this Agreement prior to the Termination Date, unless prior written consent of the County is obtained. The provisions set forth in this paragraph shall survive termination or expiration of this Agreement.

(d) If the Property is transferred or conveyed due to a foreclosure or a deed in lieu of foreclosure, the Project shall no longer be subject to this Agreement and all real property taxes accruing thereafter shall be due and immediately payable to the County.

(e) This Agreement shall terminate upon the occurrence of any of the events set forth in (e) i. through (e) iii. below, and upon termination all payments then due under this Agreement, shall be paid to the County within sixty (60) calendar days thereof.

- i. The Property shall cease to be owned by the Owner or an event of default, as defined within the Regulatory Agreements, has been declared by the benefactor of the Regulatory Agreements and remained uncured by the Owner within the longer of sixty (60) days, or the applicable cure periods therein;
- ii. The Owner, the Property or the Project shall cease to comply with the conditions of Section 7-506.1;
- iii. The Owner shall fail to make any payment hereby required as and when due, which failure continues for ten (10) business days following Owner's receipt from the County of notice of such payment failure.

(f) The Limited Liability Company Operating Agreement of the Owner and the Regulatory Agreements shall be submitted by the Owner to the County's Director of Finance and the County's Director of the Department of Housing and Community Development, at the addresses shown below, within five (5) business days after execution.

(g) By March 31 of each tax year, the Owner shall submit to the County's Director of Finance and the County's Director of the Department of Housing and Community

Development audited financial statements, in such detail as may be required by the Director of Finance to administer this Agreement. Said financial statements shall be based on an examination of the books and records prepared in accordance with generally accepted accounting principles, and shall be certified and audited by a Certified Public Accountant registered to practice in the State of Maryland or with the registration authority of any other State.

- (h) Documents submitted to the County's should be addressed as follows:

Director
Office of Finance
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Director
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, MD. 20774

(6) (a) All taxes (as applicable) shall be due and payable by September 30th of each year. All payments under this Agreement shall be subject to the same interest rate, collection, and tax sale provisions of the Prince George's County Code as for the collection of County property taxes except as otherwise expressly set forth in this Agreement.

(b) If the Owner has not paid the amount due under this Agreement within one hundred and eighty (180) days after such payment is due, the County may, at its option, declare a default by providing notice of such default to the Owner and to the holders of all mortgages or deeds of trust. If within ten (10) business days of such notice, any payments that are owed have not been brought current by the Owner or any of the Project lenders, then the County may declare all taxes, which shall include the Deferred Amount, due as follows: the amount equal to the total Prince George's County real property taxes which would have been due from the Owner on account of the assessed value of the Improvements in the absence of this Agreement, plus all interest, if any, which shall have been charged pursuant to this Agreement, less all amounts actually paid under this Agreement. In order to enforce its rights under this Paragraph after the Owner has failed to bring its payments current within thirty (30) days of Owner receiving notice of its default, the County may renegotiate this Agreement, foreclose or seek any other remedy available at law or in equity (including proceeding to Tax Sale). Payments due under this Paragraph shall be considered a lien against the Property subordinate to the lien of the Loans and the Regulatory Agreements. The County's delay and or failure to provide notice within the time and manner stated herein shall in not limit or otherwise be deemed a waiver of its rights and remedies in law and equity.

(7) This Agreement shall be an obligation running with the Property and may be recorded in the Land Records of the County.

(8) Any document or agreement referenced hereinabove or amendments thereto,

shall be provided with appropriate recording reference by the Owner when executed and shall be attached to this Agreement by a subsequent addendum identifying such documents and agreements for purposes of this Agreement.

(9) The recitals set forth above are herein incorporated as operative provisions.

[Signature Pages Follow]

IN WITNESS WHEREOF, 2521 VENTURES INVESTORS, LLC, a Maryland limited liability company, has caused this Agreement to be signed in its name by its managing member, and PRINCE GEORGE'S COUNTY, MARYLAND has caused its name to be signed by the County Executive, or his designee representative, duly attested on this Agreement, on the day and year first hereinabove written.

2521 VENTURES INVESTORS, LLC
a Maryland limited liability company

By: 2521 Ventures, LLC
a Maryland limited liability company
its Managing Member

By: Arnold Gardens I, LLC
a Maryland limited liability company
its Managing Member

By: Gragg Cardona Partners, LLC
a Maryland limited liability company
its Managing Member

By: _____
Juan Cardona,
Managing Member

WITNESS

PRINCE GEORGE'S COUNTY, MARYLAND

By: _____
Name: Thomas M. Himler
Title: Deputy Chief Administrative Officer for
Budget, Finance and Administration

WITNESS

[Notary Blocks Follow]

STATE OF MARYLAND, CITY/COUNTY OF _____
TO WIT:

I HEREBY CERTIFY that on this ___ day of _____, 20__ before me a Notary Public of said State of Maryland the undersigned officer, personally appeared Juan Cardona, the Managing Member of Gragg Cardona Partners, LLC, a Maryland limited liability company, the Managing Member of Arnold Gardens I, LLC, a Maryland limited liability company, the Managing Member of 2521 Ventures, LLC, the Managing Member of 2521 Ventures Investors, LLC, and stated that as an officer being authorized to do so, has executed the foregoing instrument for the purposes herein contained by signing the name of 2521 Ventures Investors, LLC.

AS WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires:

STATE OF MARYLAND, COUNTY OF PRINCE GEORGE'S, TO WIT:

I HEREBY CERTIFY that on this ___ day of _____, 20__, before me, the Subscriber, a Notary Public of said State of Maryland, in and for Prince George's County aforesaid, personally appeared Thomas M. Himler, Deputy Chief Administrative Officer for Budget, Finance and Administration of Prince George's County, and he acknowledged the foregoing Agreement to be the corporate act and deed of the Deputy Chief Administrative Officer for Budget, Finance and Administration on behalf of Prince George's County, Maryland.

AS WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires:

EXHIBIT A

PROPERTY DESCRIPTION

Legal Description

All that certain lot or parcel of land, with improvements thereon, lying situate and being in Prince George's County, State of Maryland, more particularly described as follows:

Parcel "A" in the subdivision known as "ARNOLD GARDENS" as shown on a plat of subdivision entitled "PARCEL 'A', ARNOLD GARDENS", recorded among the land records of Prince George's County, Maryland, in Plat Book WWW 74 at Plat No. 80.

Property Address: 2521 – 2527 Ewing Avenue, and
2524 – 2526 Whitehall Street
Suitland, Maryland 20746