



INVITATION TO BID

Tallahassee Lenders Consortium

Sealed bids from qualified contractors for furnishing all materials, equipment, labor, incidentals, and services for the new construction of one (1) single-family detached house and three (3) two-unit duplex style attached houses located in Tallahassee, Florida (**7 units and 3 floor plans**):

<u>Site</u>	<u>Type House</u>	<u>Units</u>
919 Griffin Street	2 - Duplexes	4
317 Ridge Road	1 - Duplex	2
407 Shoreline Drive	1 - Single Family	1

Bids will be due/received until the **Bid Closing at 2:00PM EST, on Tuesday, April 4, 2023** at the Tallahassee Lenders Consortium, Inc. located at 224 Office Plaza Drive, Tallahassee, Florida 32301 or by email to Pamela Greene at pgreene@tallahasseeenders.org. No bids will be received after the closing date and time set forth. The bid opening will be conducted on **Tuesday, April 4, 2023 at 2:10PM EST**.

Complete Bid Package, Bid/Contract Documents, Dates, Locations, and further information will be available on **Thursday, March 16, 2023 after 12PM EST**, and can be obtained on the main page of the TLC website, www.tallahasseeenders.org, under the heading "Builder."

An optional pre-bid meeting will be held on **Wednesday, March 22, 2020 at 10:00AM EST at 919 Griffin Street, Tallahassee, Florida (corner of Griffin and Birmingham streets)**. In the event of rain, the pre-bid meeting will be held at the UF/IFAS Leon County Extension at 615 Paul Russell Road, Tallahassee, FL 32301. You are welcome to visit the sites prior to the pre-bid meeting.

If you have questions, contact Tallahassee Lenders' Consortium development staff: Felisa Barnes at fbarnes@tallahasseeenders.org or (850) 756-7707; or Bobby Tedder at btedder@tallahasseeenders.org or (850) 756-7699. **All questions are due by 5:00PM EST, Monday, March 27, 2023. Responses to questions will be emailed on Wednesday, March 29, 2023.**



EXHIBIT A

Bid Package Information Form

Projects: 919 Griffin Street
317 Ridge Road
407 Shoreline Drive

Sealed Bids Due Date: **Tuesday, April 4, 2023**, no later than **2:00PM EST**

Bid Package Contents/Documents:

Exhibit A Package Information Form (page 1 of 1)

Exhibit B Griffin Street, Ridge Road, and Shoreline Drive Bid Proposal Forms
(3 pages)

Exhibit C Construction Plans, Site Plans, and Surveys (15 pages)

Exhibit D Specifications and Allowances (page 1 of 1)

Exhibit E Sample Construction Contract and Payment Schedule (5 pages)



EXHIBIT B
TALLAHASSEE LENDERS CONSORTIUM

BID PROPOSAL FORM

PROJECT: 919 Griffin Street, Tallahassee, Florida

To: Tallahassee Lenders Consortium (hereinafter called the Agency):

The undersigned bidder hereby offers, in the amount stated below, to furnish all labor, materials, tools, equipment, apparatuses, facilities, transportation, debris removal, incidentals, and permits for the construction of Project identified and hereby agrees to enter into contract for this Project if this offer is accepted by the Agency.

TOTAL AMOUNT OF BID: \$ _____
(Use figures only)

The above amount is to be stated in figures only and is the total sum/amount of bid for the entire contract work including all applicable permits, fees, taxes and incidentals. Any alteration, additions, deletions or changes must be clearly documented and identified on an addendum from the agency and initialed by the bidder. The bidder agrees that if there are any discrepancies or questions in the figures, the Agency will use the lower figure despite the bidder's intent. **The Agency reserves the right to reject any and/or all bids, to advertise for new bids, to waive any informality or irregularities, and to use criteria including, but not limited to cost, past performance, and qualifications in the evaluation and award of the bid.** The Agency does not discriminate on the basis of race, color, religion, sex, age, national origin, or disability. The Agency reserves the right to accept any proposal/bid deemed to be in the best interest of the agency.

PLEASE ACKNOWLEDGE ANY **ADDENDUMS**. SPECIFY THE NUMBER OF EACH ADDENDUM YOU HAVE RECEIVED ON THE LINE BELOW.

The bid includes and is subject to the provisions of the Construction Bid Information Form, Instruction to Bidders, bid package documents and specifications, and the contract/agreement between the Agency and the Contractor, and the bidder agrees that failure to comply with the conditions thereof shall be basis for rejection of this bid.

Required bid documents to be submitted: completed Bid Proposal Form(s) and all completed Project Addendums.

All required Bid Documents are to be submitted in a 9"x 12" sealed envelope and deliver to the Tallahassee Lenders Consortium, Inc. located at 224 Office Plaza Drive, Tallahassee, Florida 32301, or emailed to Pamela Greene at pgreene@tallahasseelenders.org no later than **2:00PM EST on Tuesday, April 4, 2023**, or it will be rejected.

The time period for completion of the overall project shall be **(150) calendar days** from the construction start date as stated on the Notice to Proceed. Liquidated damages shall be **(\$50.00)** for each calendar day completion is delayed beyond the time prescribed for the project.

Name of Firm: _____ License #: _____

Name of Contractor: _____ Title: _____

Signature of Contractor: _____ Date: _____



EXHIBIT B
TALLAHASSEE LENDERS CONSORTIUM

BID PROPOSAL FORM

PROJECT: 317 Ridge Road, Tallahassee, Florida

To: Tallahassee Lenders Consortium (hereinafter called the Agency):

The undersigned bidder hereby offers, in the amount stated below, to furnish all labor, materials, tools, equipment, apparatuses, facilities, transportation, debris removal, incidentals, and permits for the construction of Project identified and hereby agrees to enter into contract for this Project if this offer is accepted by the Agency.

TOTAL AMOUNT OF BID: \$ _____
(Use figures only)

The above amount is to be stated in figures only and is the total sum/amount of bid for the entire contract work including all applicable permits, fees, taxes and incidentals. Any alteration, additions, deletions or changes must be clearly documented and identified on an addendum from the agency and initialed by the bidder. The bidder agrees that if there are any discrepancies or questions in the figures, the Agency will use the lower figure despite the bidder's intent. **The Agency reserves the right to reject any and/or all bids, to advertise for new bids, to waive any informality or irregularities, and to use criteria including, but not limited to cost, past performance, and qualifications in the evaluation and award of the bid.** The Agency does not discriminate on the basis of race, color, religion, sex, age, national origin, or disability. The Agency reserves the right to accept any proposal/bid deemed to be in the best interest of the agency.

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Required bid documents to be submitted: completed Bid Proposal Form(s) and all completed Project Addendums.

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The time period for completion of the overall project shall be **(150) calendar days** from the construction start date as stated on the Notice to Proceed. Liquidated damages shall be **(\$50.00)** for each calendar day completion is delayed beyond the time prescribed for the project.

Name of Firm: _____ License #: _____

Name of Contractor: _____ Title: _____

Signature of Contractor: _____ Date: _____



EXHIBIT B
TALLAHASSEE LENDERS CONSORTIUM

BID PROPOSAL FORM

PROJECT: 407 Shoreline Drive, Tallahassee, Florida

To: Tallahassee Lenders Consortium (hereinafter called the Agency):

The undersigned bidder hereby offers, in the amount stated below, to furnish all labor, materials, tools, equipment, apparatuses, facilities, transportation, debris removal, incidentals, and permits for the construction of Project identified and hereby agrees to enter into contract for this Project if this offer is accepted by the Agency.

TOTAL AMOUNT OF BID: \$ _____
(Use figures only)

The above amount is to be stated in figures only and is the total sum/amount of bid for the entire contract work including all applicable permits, fees, taxes and incidentals. Any alteration, additions, deletions or changes must be clearly documented and identified on an addendum from the agency and initialed by the bidder. The bidder agrees that if there are any discrepancies or questions in the figures, the Agency will use the lower figure despite the bidder's intent. **The Agency reserves the right to reject any and/or all bids, to advertise for new bids, to waive any informality or irregularities, and to use criteria including, but not limited to cost, past performance, and qualifications in the evaluation and award of the bid.** The Agency does not discriminate on the basis of race, color, religion, sex, age, national origin, or disability. The Agency reserves the right to accept any proposal/bid deemed to be in the best interest of the agency.

PLEASE ACKNOWLEDGE ANY **ADDENDUMS**. SPECIFY THE NUMBER OF EACH ADDENDUM YOU HAVE RECEIVED ON THE LINE BELOW.

The bid includes and is subject to the provisions of the Construction Bid Information Form, Instruction to Bidders, bid package documents and specifications, and the contract/agreement between the Agency and the Contractor, and the bidder agrees that failure to comply with the conditions thereof shall be basis for rejection of this bid.

Required bid documents to be submitted: completed Bid Proposal Form(s) and all completed Project Addendums.

All required Bid Documents are to be submitted in a 9"x 12" sealed envelope and deliver to the Tallahassee Lenders Consortium, Inc. located at 224 Office Plaza Drive, Tallahassee, Florida 32301, or emailed to Pamela Greene at pgreene@tallahassee lenders.org no later than **2:00PM EST on Tuesday, April 4, 2023**, or it will be rejected.

The time period for completion of the overall project shall be **(150) calendar days** from the construction start date as stated on the Notice to Proceed. Liquidated damages shall be **(\$50.00)** for each calendar day completion is delayed beyond the time prescribed for the project.

Name of Firm: _____ License #: _____

Name of Contractor: _____ Title: _____

Signature of Contractor: _____ Date: _____

EXHIBIT C

New Home Construction Location, House Type, and House Plan Number

Address	# of Lots	Combined Lot Size	Type House	House Plan Number	Exhibit
919 Griffin Street	4	0.34	1 – 3B/2B Duplex and 1 – 2B/2B Duplex	NDG491 and NDG489	C
317 Ridge Road	2	0.34	1 – 3B/2B Duplex	NDG491	C
407 Shoreline	1	0.27	1 – Single-Family Detached 3B/2B	1035	C

Note: Each House Plans is provided in its own separate ZIP or PDF file.

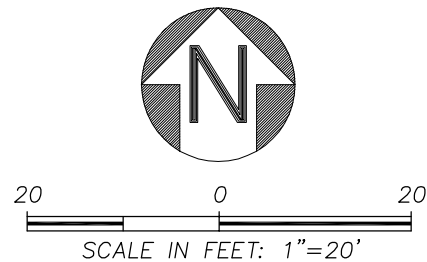
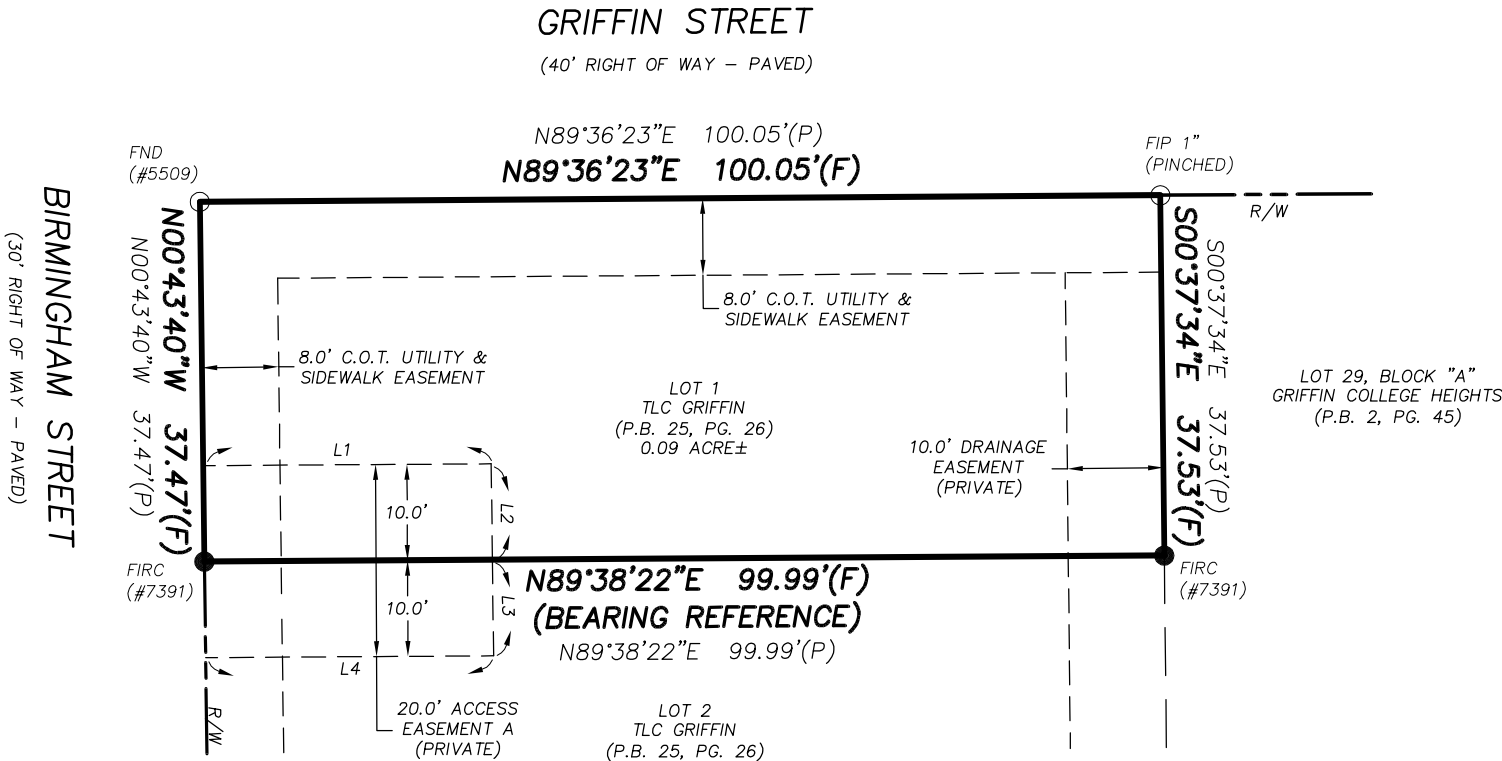


EXHIBIT C

BOUNDARY SURVEY
FOR
LOT 1
TLC GRIFFIN
(PLAT BOOK 25, PG. 26)
LEON COUNTY, FLORIDA



CERTIFIED TO:
TALLAHASSEE LENDERS CONSORTIUM, INC.

LEGAL DESCRIPTION:
LOT 1, TLC GRIFFIN, PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS ARE REFERENCE TO THE SOUTH BOUNDARY (N89°38'22"E) OF LOT 1, TLC GRIFFIN, PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

2. ALL DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE SHOWN.

3. ONLY THOSE IMPROVEMENTS SHOWN HEREON IN SURVEY HAVE BEEN LOCATED.

4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED EXCEPT AS SHOWN AND NOTED HEREIN, THIS MAP OF SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWINGS THAT MAY BE APPLICABLE TO THE SUBJECT PROPERTY, EASEMENTS, EXCEPT THOSE THAT WERE VISIBLE AT THE TIME OF SURVEY DATE & THOSE KNOWN BY THE SURVEYOR, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING AND OTHER LAND USE REGULATIONS AND OTHER MATTERS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Steven K. Odom
Professional Surveyor and Mapper
Certificate No. 6412

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00	N89° 38' 22"E
L2	10.00	S0° 43' 40"E
L3	10.00	S0° 43' 40"E
L4	30.00	S89° 38' 22"W

SCALE:	1"=20'	PROJECT NO:	21514
FIELD BOOK:	N/A	SURVEY DATE:	N/A
CADD NO.:	21514-LOT1	ISSUE DATE:	02/03/23
DRAWN BY:	JND	REVISION 1:	
CHECKED BY:	SKO	REVISION 2:	

ODOM SURVEYING & MAPPING, LLC
LICENSED BUSINESS NO. 7391
181 FOX RUN CIRCLE
CRAWFORDVILLE, FL. 32327
PHONE: (850) 926-7068
EMAIL: ODOM6412@GMAIL.COM
WEBPAGE: ODOMSURVEYING.COM

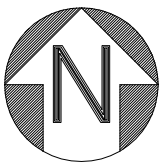
ABBREVIATIONS

(C) = CALCULATED MEASUREMENT
CH: = CHORD
(F) = FIELD MEASUREMENT
F.F.E. = FINISH FLOOR ELEVATION
FCM = FOUND CONCRETE MONUMENT
FIRC = FOUND IRON ROD AND CAP
ID. = IDENTIFICATION
L: = ARC LENGTH
LB = LICENSE BUSINESS
N/F = OWNER NOW OR FORMERLY
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P.R.M. = PERMANENT REFERENCE MONUMENT
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R/W = RIGHT OF WAY

SYMBOLS

AC = AIR CONDITIONER
C = CLEANOUT
E = ELECTRIC TRANSFORMER
E = ELECTRIC RISER
F = FIRE HYDRANT
T = TELEPHONE PEDESTAL
W = WATER METER

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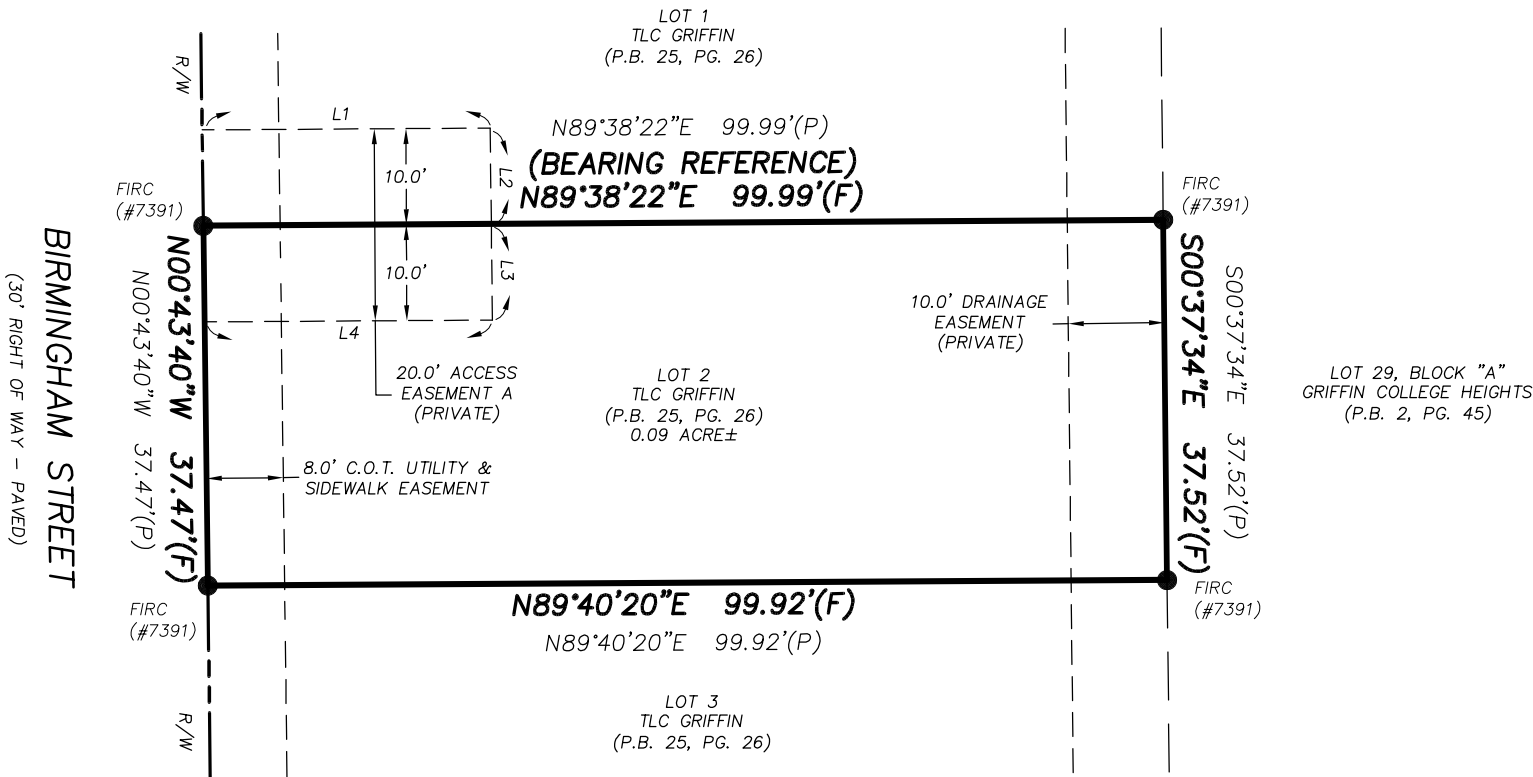


20 0 20
SCALE IN FEET: 1"=20'

EXHIBIT C

BOUNDARY SURVEY

FOR
LOT 2
TLC GRIFFIN
(PLAT BOOK 25, PG. 26)
LEON COUNTY, FLORIDA



CERTIFIED TO:
TALLAHASSEE LENDERS CONSORTIUM, INC.

LEGAL DESCRIPTION:
LOT 2, TLC GRIFFIN, PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BEARINGS ARE REFERENCE TO THE NORTH BOUNDARY (N89°38'22"E) OF LOT 2, TLC GRIFFIN, PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
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SURVEYOR'S CERTIFICATE:
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Steven K. Odom
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LINE TABLE		
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L1	30.00	N89° 38' 22"E
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L3	10.00	S0° 43' 40"E
L4	30.00	S89° 38' 22"W

SCALE:	1"=20'	PROJECT NO:	21514
FIELD BOOK:	N/A	SURVEY DATE:	N/A
CADD NO.:	21514-LOT2	ISSUE DATE:	02/03/23
DRAWN BY:	JND	REVISION 1:	
CHECKED BY:	SKO	REVISION 2:	

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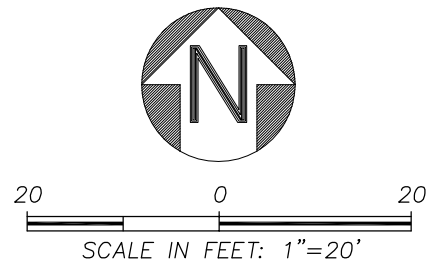
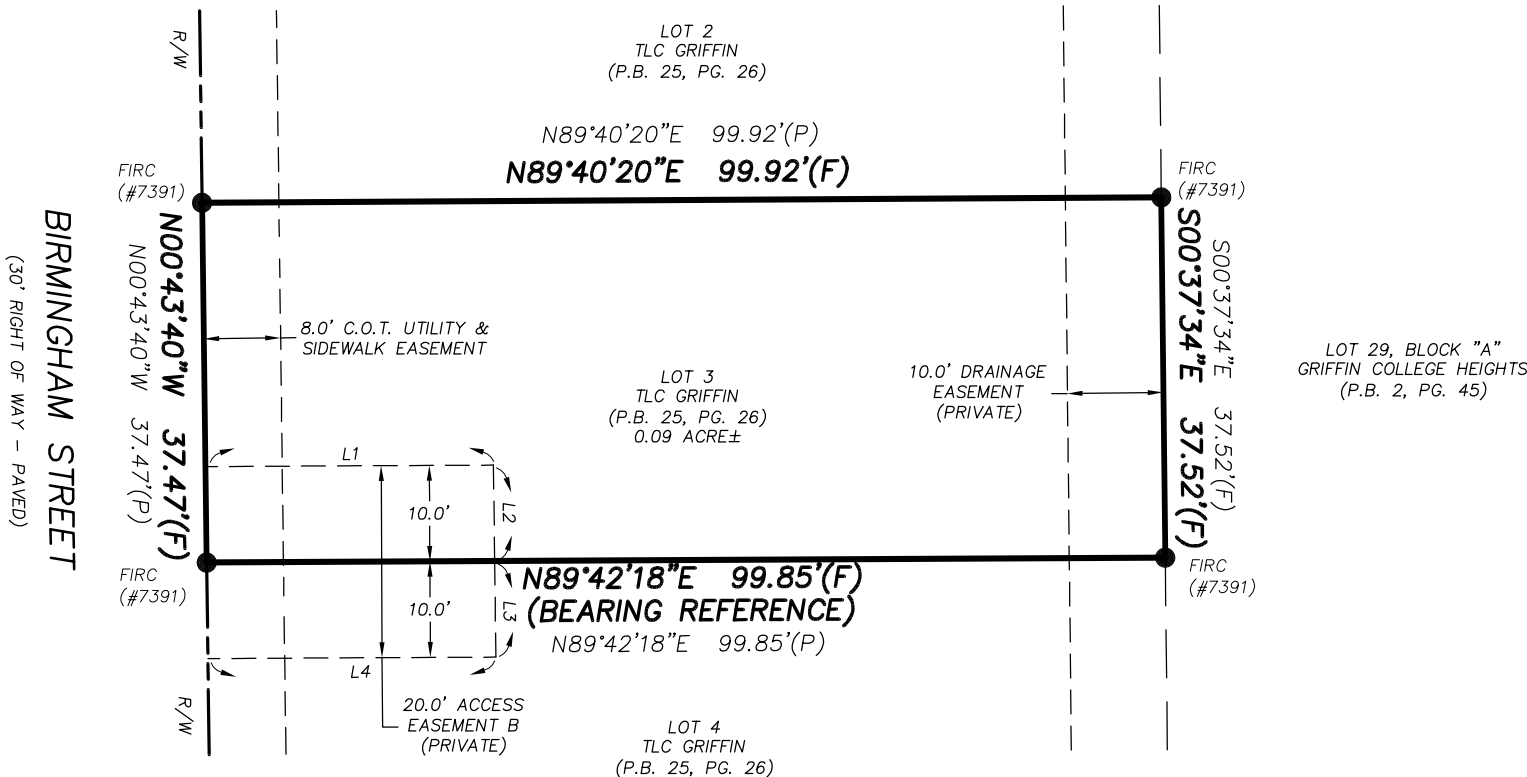


EXHIBIT C

BOUNDARY SURVEY
FOR
LOT 3
TLC GRIFFIN
(PLAT BOOK 25, PG. 26)
LEON COUNTY, FLORIDA



CERTIFIED TO:
TALLAHASSEE LENDERS CONSORTIUM, INC.

LEGAL DESCRIPTION:
LOT 3, TLC GRIFFIN, PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BEARINGS ARE REFERENCE TO THE SOUTH BOUNDARY (N89°42'18"E) OF LOT 3, TLC GRIFFIN, PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
- ALL DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE SHOWN.
- ONLY THOSE IMPROVEMENTS SHOWN HEREON IN SURVEY HAVE BEEN LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED EXCEPT AS SHOWN AND NOTED HEREIN, THIS MAP OF SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWINGS THAT MAY BE APPLICABLE TO THE SUBJECT PROPERTY, EASEMENTS, EXCEPT THOSE THAT WERE VISIBLE AT THE TIME OF SURVEY DATE & THOSE KNOWN BY THE SURVEYOR, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING AND OTHER LAND USE REGULATIONS AND OTHER MATTERS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Steven K. Odom
Professional Surveyor and Mapper
Certificate No. 6412

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L4	30.00	S89° 42' 18"W

SCALE:	1"=20'	PROJECT NO:	21514
FIELD BOOK:	N/A	SURVEY DATE:	N/A
CADD NO.:	21514-LOT3	ISSUE DATE:	02/03/23
DRAWN BY:	JND	REVISION 1:	
CHECKED BY:	SKO	REVISION 2:	

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LICENSED BUSINESS NO. 7391
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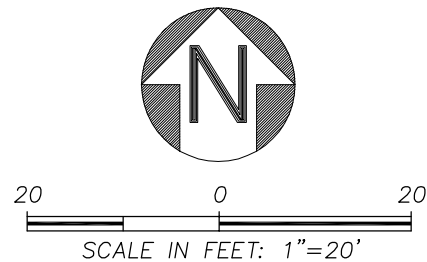
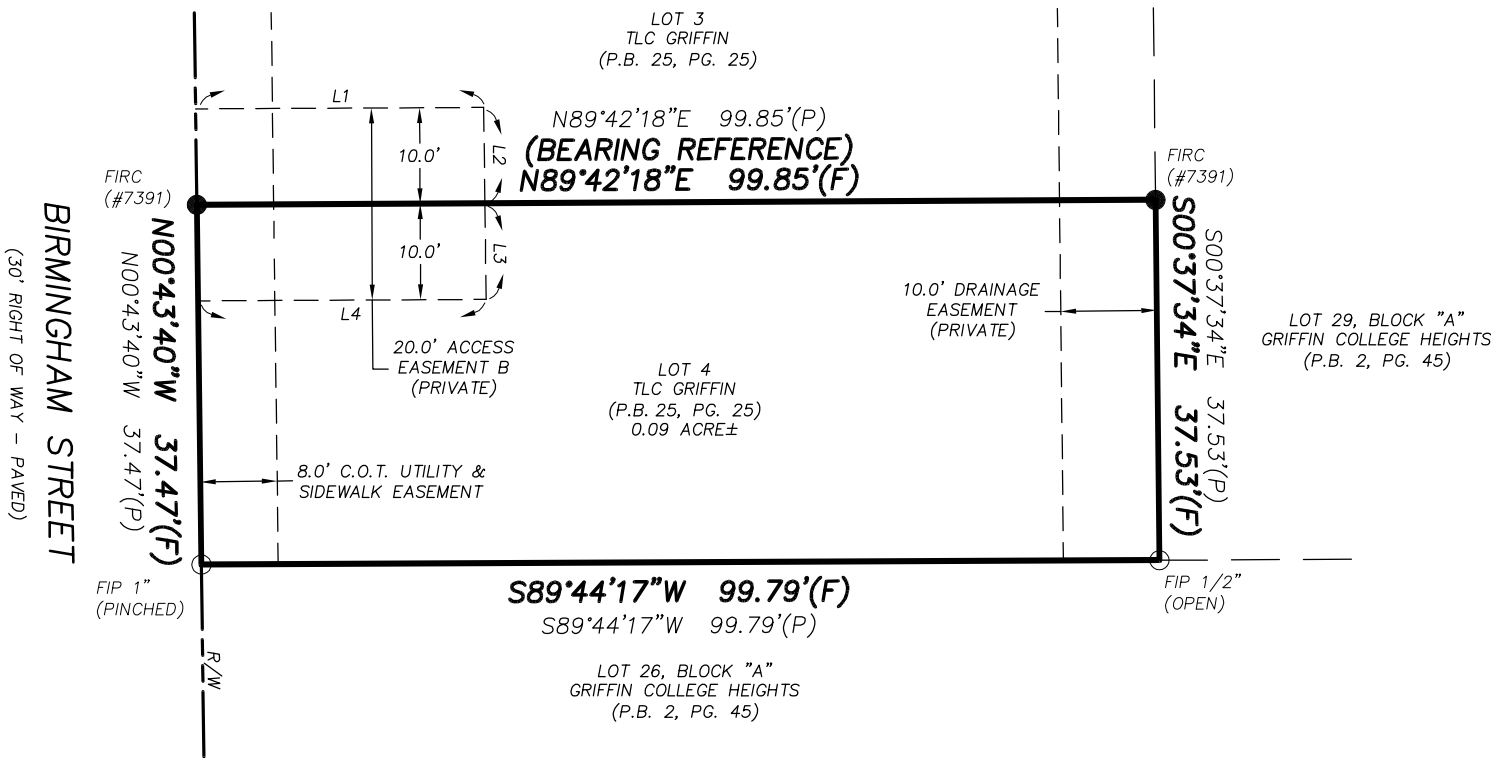


EXHIBIT C

BOUNDARY SURVEY
FOR
LOT 4
TLC GRIFFIN
(PLAT BOOK 25, PG. 26)
LEON COUNTY, FLORIDA



CERTIFIED TO:
TALLAHASSEE LENDERS CONSORTIUM, INC.

LEGAL DESCRIPTION:
LOT 4, TLC GRIFFIN, PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BEARINGS ARE REFERENCE TO THE NORTH BOUNDARY (N89°42'18"E) OF LOT 4, TLC GRIFFIN, PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 26, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
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Steven K. Odom
Professional Surveyor and Mapper
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SCALE:	1"=20'	PROJECT NO:	21514
FIELD BOOK:	N/A	SURVEY DATE:	N/A
CADD NO.:	21514-LOT4	ISSUE DATE:	02/03/23
DRAWN BY:	JND	REVISION 1:	
CHECKED BY:	SKO	REVISION 2:	

ABBREVIATIONS

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(P) = PLAT MEASUREMENT
PG. = PAGE
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R: = RADIUS
R/W = RIGHT OF WAY

SYMBOLS

AC = AIR CONDITIONER
C = CLEANOUT
E = ELECTRIC TRANSFORMER
E = ELECTRIC RISER
F = FIRE HYDRANT
T = TELEPHONE PEDESTAL
W = WATER METER

ODOM SURVEYING & MAPPING, LLC
LICENSED BUSINESS NO. 7391
181 FOX RUN CIRCLE
CRAWFORDVILLE, FL. 32327
PHONE: (850) 926-7068
EMAIL: ODOM6412@GMAIL.COM
WEBPAGE: ODOMSURVEYING.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

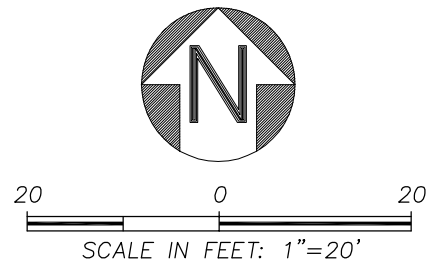
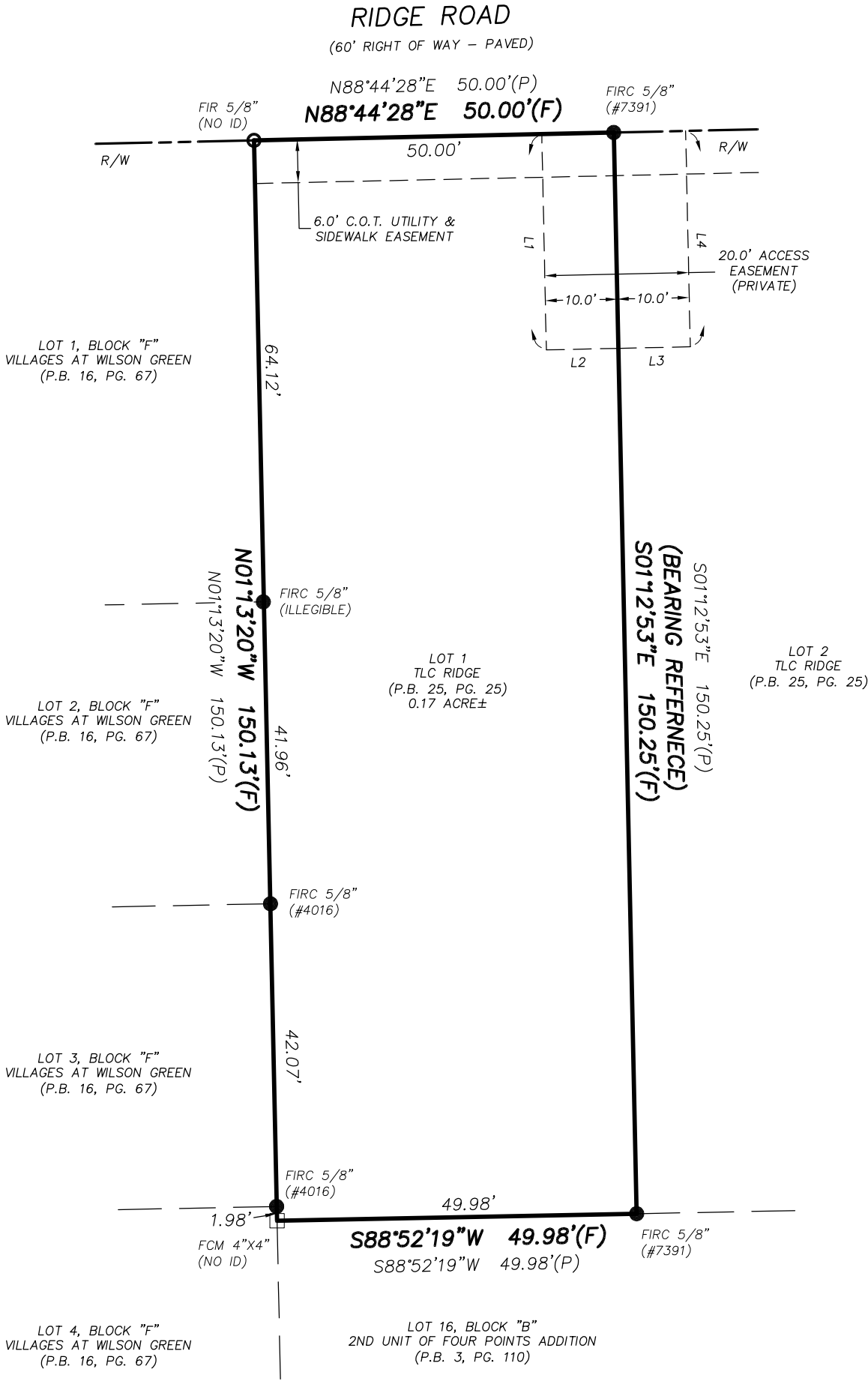


EXHIBIT C

BOUNDARY SURVEY
FOR
LOT 1
TLC RIDGE
(PLAT BOOK 25, PG. 25)
LEON COUNTY, FLORIDA



CERTIFIED TO:
TALLAHASSEE LENDERS CONSORTIUM, INC.

LEGAL DESCRIPTION:
LOT 1, TLC RIDGE, PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 25, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BEARINGS ARE REFERENCE TO THE EAST BOUNDARY (S01°12'53"E) OF LOT 1, TLC RIDGE, PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 25, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
- ALL DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE SHOWN.
- ONLY THOSE IMPROVEMENTS SHOWN HEREON IN SURVEY HAVE BEEN LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED EXCEPT AS SHOWN AND NOTED HEREIN, THIS MAP OF SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWINGS THAT MAY BE APPLICABLE TO THE SUBJECT PROPERTY, EASEMENTS, EXCEPT THOSE THAT WERE VISIBLE AT THE TIME OF SURVEY DATE & THOSE KNOWN BY THE SURVEYOR, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING AND OTHER LAND USE REGULATIONS AND OTHER MATTERS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Steven K. Odom
Professional Surveyor and Mapper
Certificate No. 6412

ABBREVIATIONS

(C) = CALCULATED MEASUREMENT
CH: = CHORD
(F) = FIELD MEASUREMENT
F.F.E. = FINISH FLOOR ELEVATION
FCM = FOUND CONCRETE MONUMENT
FIRC = FOUND IRON ROD AND CAP
ID. = IDENTIFICATION
L: = ARC LENGTH
LB = LICENSE BUSINESS
N/F = OWNER NOW OR FORMERLY
No. = NUMBER
ORB = OFFICIAL RECORD BOOK
(P) = PLAT MEASUREMENT
PG. = PAGE
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
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P.T. = POINT OF TANGENCY
R: = RADIUS
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SYMBOLS

AC = AIR CONDITIONER
C = CLEANOUT
E = ELECTRIC TRANSFORMER
ER = ELECTRIC RISER
FH = FIRE HYDRANT
TP = TELEPHONE PEDESTAL
WM = WATER METER

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00	S01° 12' 53"E
L2	10.00	N88° 44' 28"E
L3	10.00	N88° 44' 28"E
L4	30.00	N01° 12' 53"W

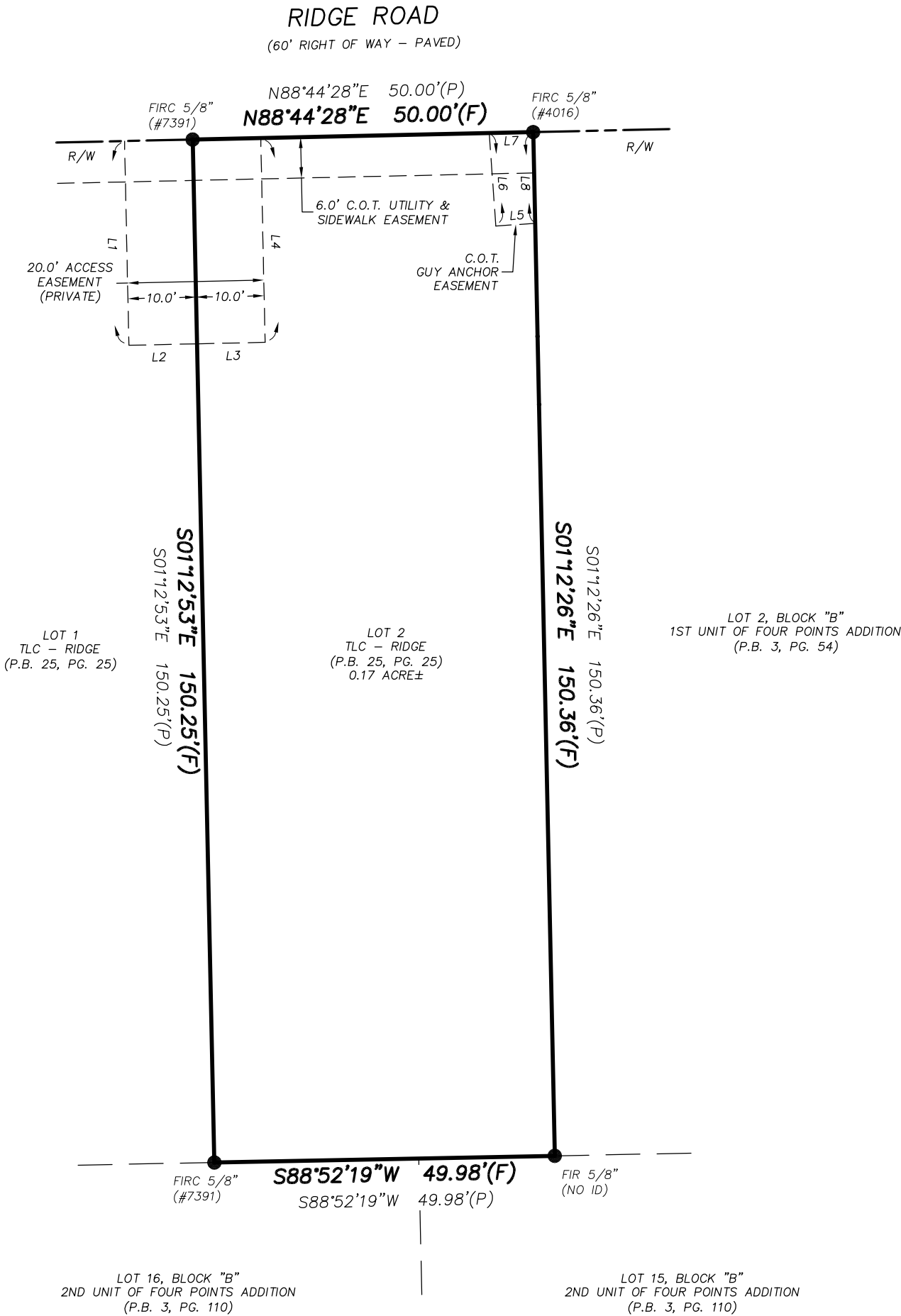
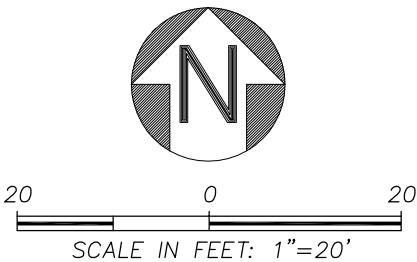
SCALE:	1"=20'	PROJECT NO:	21512
FIELD BOOK:	N/A	SURVEY DATE:	N/A
CADD NO.:	21512-LOT1	ISSUE DATE:	02/03/23
DRAWN BY:	JND	REVISION 1:	
CHECKED BY:	SKO	REVISION 2:	

ODOM SURVEYING & MAPPING, LLC
LICENSED BUSINESS NO. 7391
181 FOX RUN CIRCLE
CRAWFORDVILLE, FL. 32327
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WEBPAGE: ODOMSURVEYING.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY

FOR
LOT 2
TLC RIDGE
(PLAT BOOK 25, PG. 25)
LEON COUNTY, FLORIDA



CERTIFIED TO:
TALLAHASSEE LENDERS CONSORTIUM, INC.

LEGAL DESCRIPTION:
LOT 2, TLC RIDGE, PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 25, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS ARE REFERENCE TO THE WEST BOUNDARY (S01°12'53"E) OF LOT 2, TLC RIDGE, PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 25, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

2. ALL DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE SHOWN.

3. ONLY THOSE IMPROVEMENTS SHOWN HEREON IN SURVEY HAVE BEEN LOCATED.

4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED EXCEPT AS SHOWN AND NOTED HEREIN, THIS MAP OF SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWINGS THAT MAY BE APPLICABLE TO THE SUBJECT PROPERTY, EASEMENTS, EXCEPT THOSE THAT WERE VISIBLE AT THE TIME OF SURVEY DATE & THOSE KNOWN BY THE SURVEYOR, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING AND OTHER LAND USE REGULATIONS AND OTHER MATTERS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Steven K. Odom
Professional Surveyor and Mapper
Certificate No. 6412

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00	S01° 12' 53"E
L2	10.00	N88° 44' 28"E
L3	10.00	N88° 44' 28"E
L4	30.00	N01° 12' 53"W
L5	5.78	S85° 59' 13"W
L6	13.70	N4° 00' 47"W
L7	6.45	N88° 44' 28"E
L8	13.41	S1° 12' 26"E

SCALE:	1"=20'	PROJECT NO:	21512
FIELD BOOK:	N/A	SURVEY DATE:	N/A
CADD NO.:	21512-LOT2	ISSUE DATE:	02/03/23
DRAWN BY:	JND	REVISION 1:	
CHECKED BY:	SKO	REVISION 2:	

ODOM SURVEYING & MAPPING, LLC
LICENSED BUSINESS NO. 7391
181 FOX RUN CIRCLE
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ABBREVIATIONS

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SYMBOLS

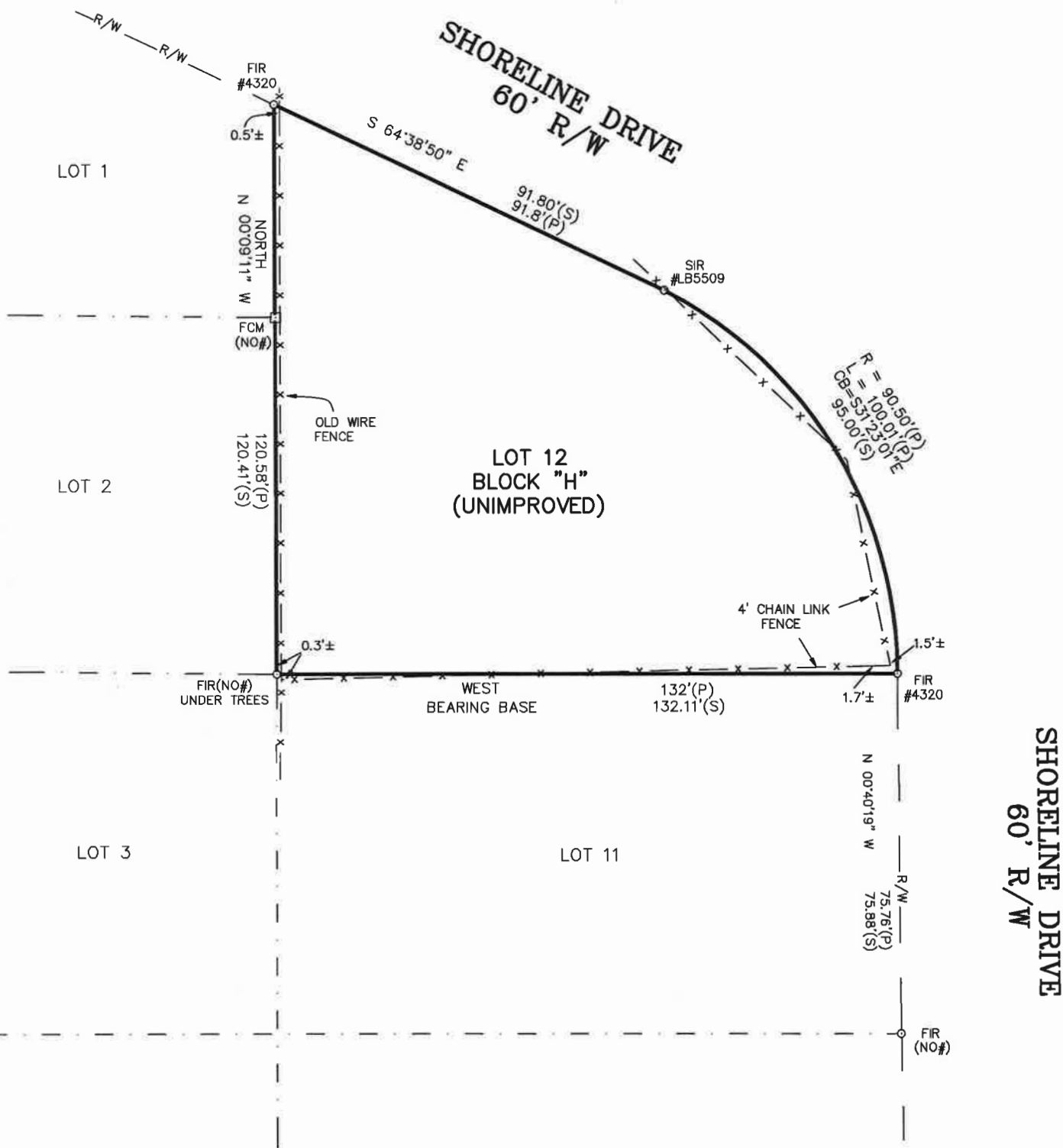
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:
1) TALLAHASSEE LENDERS CONSORTIUM
2) C/O LEN HARDY
3) NORTH FLORIDA TITLE COMPANY
4) FIRST AMERICAN TITLE INSURANCE CO.

ADDRESS:
407 SHORELINE DRIVE
TALLAHASSEE, FLORIDA

SCALE ~ 1" = 30'
NORTH
BASE
SOUTHERLY BOUNDARY OF
LOT 12, BLOCK "H", AS PER
RECORD PLAT



LEGEND: (GENERAL)
FN/C - FOUND NAIL & CAP
SN/C - SET NAIL & CAP #B5509
PRM - PERMANENT REFERENCE MONUMENT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT

NOTE: UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP NOT DETERMINED BY THIS SURVEY.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.

This property lies in zone "X" as determined by the Flood Insurance Rate Maps for LEON County, Florida on Map Number 1201440294 F
Dated: 8/18/09

LEGEND < GENERAL >
F.C.M. = FOUND CONCRETE MONUMENT
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.C.M. = SET 4" X 4" CONC. MONUMENT W/ CAP #4016
S.I.R. = SET IRON ROD WITH CAP #5509 (5/8" ROD)
(P) = PLAT DISTANCE AND/OR BEARING
(S) = SURVEY DISTANCE AND/OR BEARING
(D) = DEED DISTANCE AND/OR BEARING
(C) = CALCULATED DISTANCE AND/OR BEARING

LEGEND < BEARINGS >
N = NORTH
S = SOUTH
E = EAST
W = WEST
° = DEGREES
' = MINUTES
" = SECONDS

LEGEND < CURVES >
Δ = DELTA ANGLE
R = RADIUS
L = CURVE LENGTH
CL = CHORD LENGTH
CB = CHORD BEARING
R/W = RIGHT OF WAY

LEGEND < DISTANCES >
ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD
' = FEET

GARY G. ALLEN Registered Land Surveyor, Inc. Tallahassee, Florida 32311 4101 Apalachee Parkway Phone: (850)-877-0541	
DESCRIPTION: BOUNDARY SURVEY OF: LOT 12, BLOCK "H" LAKEWOOD UNIT NO. 5	
DRAWN BY: C.N.	
SEC. 18 TWP 1-SOUTH RNG 1-EAST RECORDED IN PLAT BOOK 3 DATE OF SURVEY 10/2/2020 PAGE 233, IN LEON COUNTY, FLORIDA FIELD BOOK 920 PAGE 39 SCALE 1" = 30' JOB No. 20-873 FILE No. 20-873.DWG	
I hereby certify that this survey meets the minimum technical standards as established by chapter 5J-17.051 of the Florida Administrative Code. Gary G. Allen GARY G. ALLEN, P.S.M. Professional Surveyor and Mapper Florida Registration No. 4016 DATE: 10/09/2020	
"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID."	



EXHIBIT C
Alpha Geotechnical and Testing Services, Inc.
Certificate of Authorization 00007967
4778-A Woodlane Circle
Tallahassee, FL 32303
(850) 514-4171 Fax: 514-4173 www.alpha-geotech.com

Report of Soil Borings

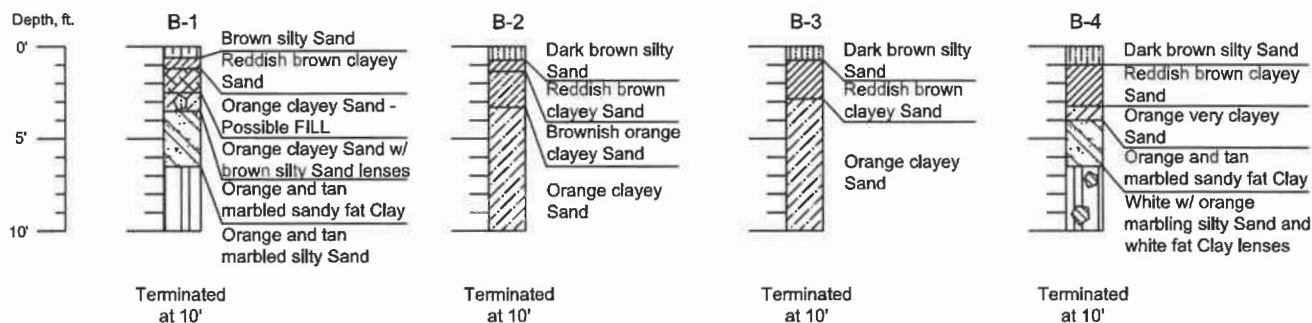
Client: Tallahassee Lenders Consortium (Attn: Len Hardy), 224 Office Plaza Drive, Tallahassee, FL 32301

Project: New duplex residence (north) at 919 Griffin Street, Tallahassee, FL

File No.: 21-4727

Date Reported: January 11, 2021

Date Drilled: January 5, 2021



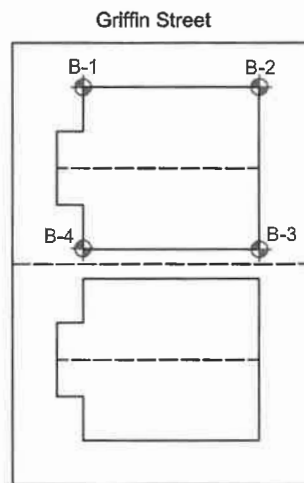
NOTES: 1) Groundwater was not encountered in any of the borings on the date performed (1/5/21).
2) Borings performed by C. Wilson and J. Ekberg in accord with ASTM D 1452.

Evaluation

Problematic fat clay and suspect manmade fill was encountered in the borings. The fat clay has a **slight to moderate propensity to shrink and swell** as its moisture condition varies (such as during droughts or extended, heavy rain periods). **Therefore, a specially stiffened foundation system will need to be implemented to mitigate potential differential settlement.** Alternatively, the building could be moved away from the clay, but additional confirmation borings to determine the extent of the problematic soils would be necessary.

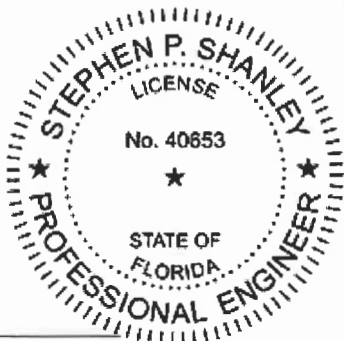
The approximate building corners and thereby the boring locations were determined by Alpha Geotechnical personnel based on site plan provided by client. It should be understood that this is a limited exploration and does not address possible sinkhole activity on the site. Samples returned to the laboratory will be disposed of after sixty days.

Location Map



0 30 60
Scale, ft
(approximate)

Drawing source:
Gary Allen Land
Surveyor, Inc.



This form has been digitally signed and sealed by Stephen P. Shanley, PE on the date below. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Stephen P. Shanley, PE
FL #40653

Stephen P
Shanley

Digitally signed by Stephen P Shanley
DN: cn=US, o=Alpha Geotechnical and
Testing Services,
ou=A01427E00000164CCE1C29D000093B4
, c=Stephen P Shanley
Date: 2021.01.11 08:12:56 -05'00'

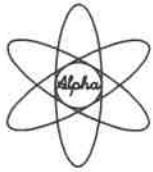


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 4778-A Woodlane Circle
 Tallahassee, FL 32303
 (850) 514-4171 Fax: 514-4173 www.alpha-geotech.com

Report of Soil Borings

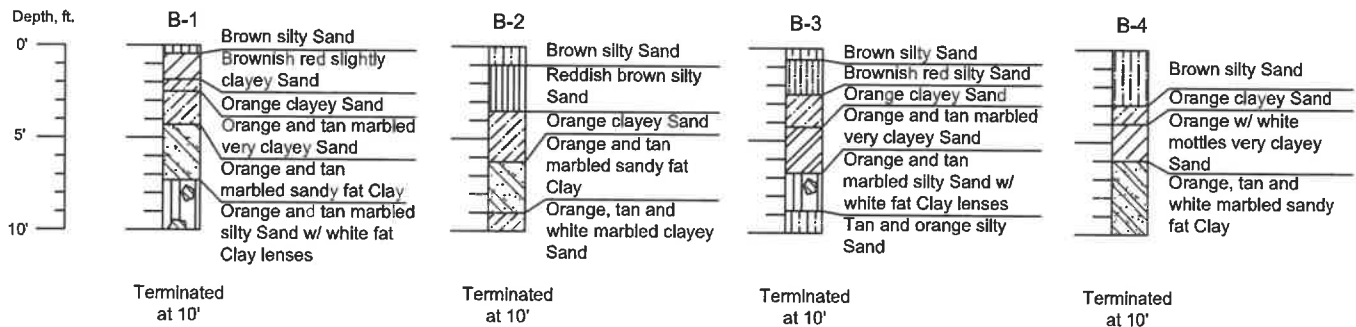
Client: Tallahassee Lenders Consortium (Attn: Len Hardy), 224 Office Plaza Drive, Tallahassee, FL 32301

Project: New duplex residence (south) at 919 Griffin Street, Tallahassee, FL

File No.: 21-4727

Date Reported: January 11, 2021

Date Drilled: January 5, 2021



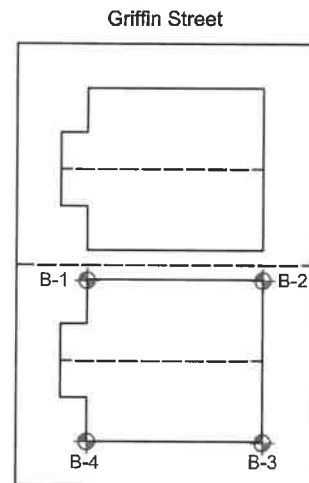
NOTES: 1) Groundwater was not encountered in any of the borings on the date performed (1/5/21).
 2) Borings performed by C. Wilson and J. Ekberg in accord with ASTM D 1452.

Evaluation

Problematic fat clay was encountered in the borings. This clay has a **slight to moderate propensity to shrink and swell** as its moisture condition varies (such as during droughts or extended, heavy rain periods). **Therefore, a specially stiffened foundation system will need to be implemented to mitigate potential differential settlement.** Alternatively, the building could be moved away from the clay, but additional confirmation borings to determine the extent of the problematic soils would be necessary.

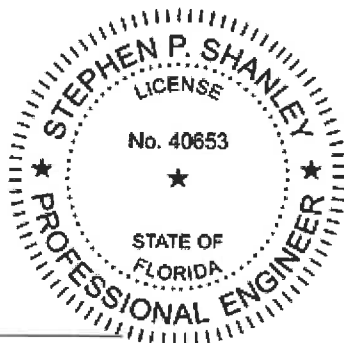
The approximate building corners and thereby the boring locations were determined by Alpha Geotechnical personnel based on site plan provided by client. It should be understood that this is a limited exploration and does not address possible sinkhole activity on the site. Samples returned to the laboratory will be disposed of after sixty days.

Location Map



0 30 60
 Scale, ft
 (approximate)

Drawing source:
 Gary Allen Land
 Surveyor, Inc.



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Stephen P. Shanley, PE
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Stephen P
 Shanley

Digitally signed by Stephen P Shanley
 DN: c=US, o=Alpha Geotechnical and
 Testing Services,
 ou=A01427E00000164CCE1C29D000093
 B4, cn=Stephen P Shanley
 Date: 2021.01.11 08:14:09 -05'00'



Alpha Geotechnical and Testing Services, Inc.

Certificate of Authorization 00007967

4778-A Woodlane Circle

Tallahassee, FL 32303

(850) 514-4171 Fax: 514-4173 www.alpha-geotech.com

Report of Soil Borings

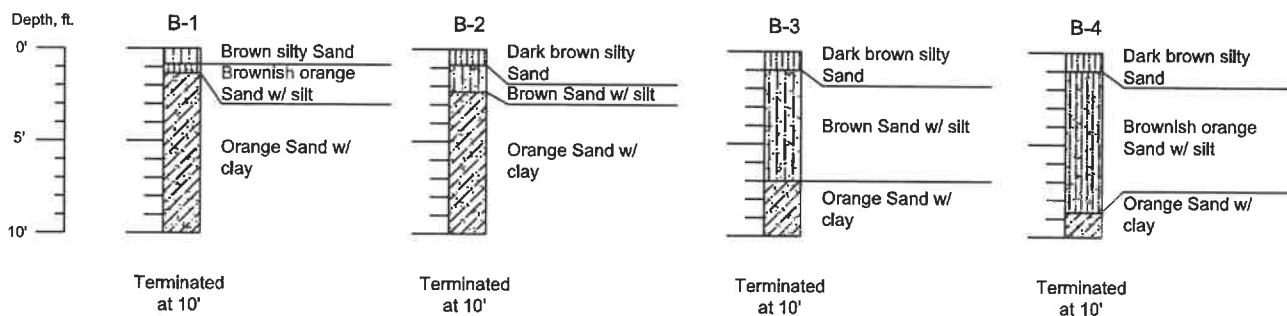
Client: Tallahassee Lenders Consortium (Attn: Len Hardy), 224 Office Plaza Drive, Tallahassee, FL 32301

Project: New duplex residence at Lot 1B Ridge Road, Tallahassee, FL

File No.: 21-4726

Date Reported: January 11, 2021

Date Drilled: January 4, 2021

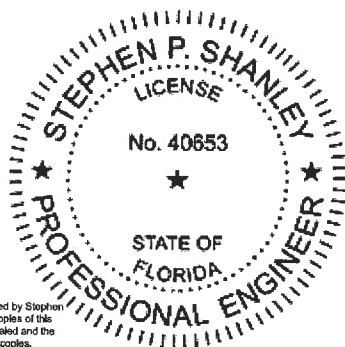


NOTES: 1) Groundwater was not encountered in any of the borings on the date performed (1/4/21).
2) Borings performed by G. Carter and K. Rodriguez in accord with ASTM D 1452.

Evaluation

No problematic fat clay (locally referred to as "pipe clay") or organic rich soils were encountered in the borings. **A typical shallow spread footing foundation system should perform satisfactorily.** Nevertheless, it should be understood that during construction, differing subsurface conditions could become evident between or away from our borings. If this occurs, we should be provided the opportunity to re-evaluate the findings.

The approximate building corners and thereby the boring locations were determined by Alpha Geotechnical personnel based on site plan provided by client. It should be understood that this is a limited exploration and does not address possible sinkhole activity on the site. Samples returned to the laboratory will be disposed of after sixty days.



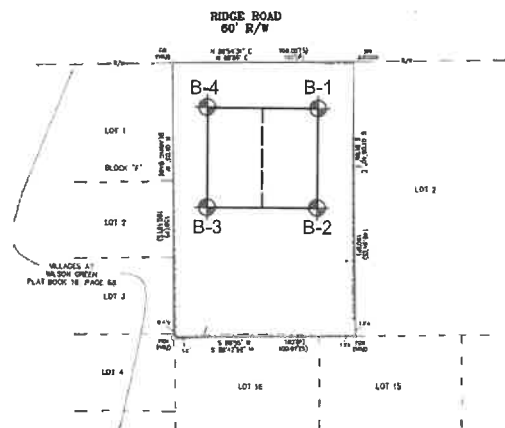
This item has been digitally signed and sealed by Stephen P. Shanley, PE on the date below. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Stephen P. Shanley, PE
FL #40653

Stephen P
Shanley

Digitally signed by Stephen P Shanley
DN: cn=US, o=Alpha Geotechnical and Testing Services,
ou=A01427E00000164CCE1C29D000093B4,
cn=Stephen P Shanley
Date: 2021.01.11 08:15:04 -05'00'

Location Map



0 50 100
Scale, ft
(approximate)

Drawing source:
Gary Allen Land
Surveyor, Inc.

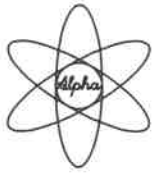


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Report of Soil Borings

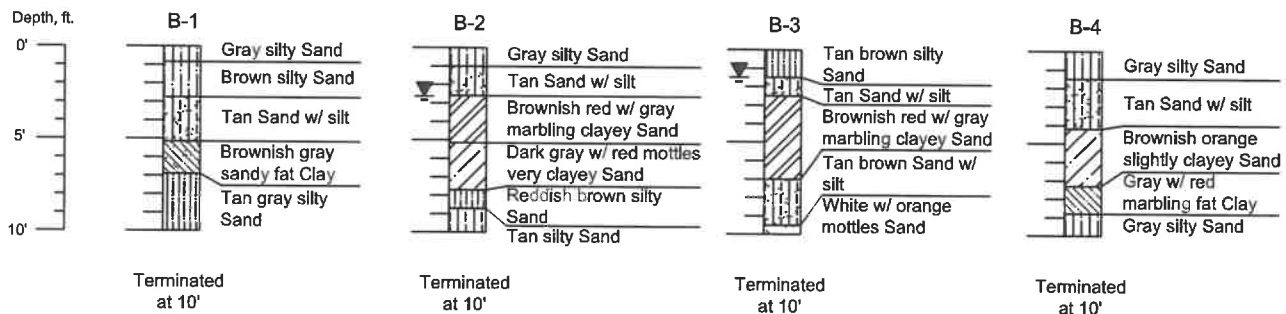
Client: Tallahassee Lenders Consortium (Attn: Len Hardy), 224 Office Plaza Drive, Tallahassee, FL 32301

Project: New duplex residence at Lot 12H Shoreline Drive, Tallahassee, FL

File No.: 21-4725

Date Reported: January 11, 2021

Date Drilled: January 4, 2021

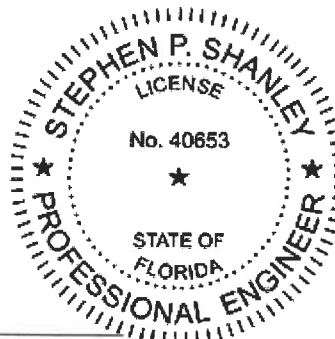


NOTES: 1) Groundwater encountered in two borings on the date performed (1/4/21) shown as ▼ symbol on profiles.
2) Borings performed by G. Carter and K. Rodriguez in accord with ASTM D 1452.

Evaluation

Problematic fat clay was encountered in two of the borings. This clay has a **slight to moderate propensity to shrink and swell** as its moisture condition varies (such as during droughts or extended, heavy rain periods). **Therefore, a specially stiffened foundation system will need to be implemented to mitigate potential differential settlement.** Alternatively, the building could be moved away from the clay, but additional confirmation borings to determine the extent of the problematic soils would be necessary.

The approximate building corners and thereby the boring locations were determined by Alpha Geotechnical personnel based on site plan provided by client. It should be understood that this is a limited exploration and does not address possible sinkhole activity on the site. Samples returned to the laboratory will be disposed of after sixty days.



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Stephen P. Shanley, PE
FL #40653

Stephen P
Shanley

Digitally signed by Stephen P. Shanley
DN: cn=US, o=Alpha Geotechnical and Testing Services,
ou=A01427E00000164CCE1C29D00009384,
cn=Stephen P. Shanley
Date: 2021.01.11 08:11:43 -0500

Location Map

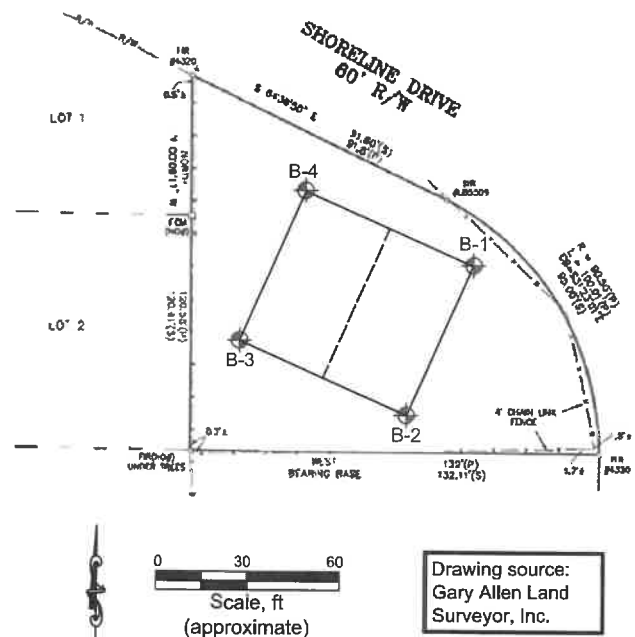




EXHIBIT D

Specifications and Allowances

1. Roof: 30-Year Architectural Shingle (GAF Timberline HDZ, or approved equivalent)
 2. Siding: Vinyl Dutch Lap (Ply Gem Performance Collection, or approved equivalent)
 3. Cornice/Fascia/Soffit: Vinyl
 4. Windows: Pella Therma Star Single Hung (or approved equivalent)
 5. Exterior Doors: Therma-Tru Fiberglass with Lite (or approved equivalent)
 - ~~6. Overhead Garage Door: Pella Traditional with Auto Opener (or approved equivalent)~~
 7. HVAC: Heat Pump Split System (performance based)
 8. Concrete Driveway: 10' x 20'
 - ~~9. Concrete Patio: 15' x 15'~~
 10. Dry Wall Finish: Veneer Plaster, Smooth Finish
 11. Paint: Interior (Prime and 1 Coat) and Exterior (Prime and 2 Coats);
Subcontractor shall not proceed with each coat of paint until the previous coat has been inspected.
 12. The following allowance sums are for **materials only**. Installations, labor, and incidentals costs are included in Total Bid Sum:
 - a. Electrical lighting fixtures and/or ceiling fans: \$1,700
 - a. Plumbing fixtures and trim for the two bathrooms and kitchen (Delta or approved equivalent) (Ceramic tile shower/tub hop-ups cost to be included in total bid sum): \$3,000
 - b. Kitchen cabinets, counter tops, bath vanity's, medicine cabinets: \$5,800
 - c. Flooring (baths and kitchen porcelain tile, balance of house or luxury vinyl plank click lock): \$4,000
 - d. Energy star appliances: (Contractor must submit the Cut Sheet for all appliances) \$3,500
 - e. Window coverings: \$500
- Site preparation (clear, grade, fill) for placement of monolithic slab foundation: \$1,000



EXHIBIT E

Tallahassee Lenders' Consortium, Inc. Construction Contract

This Construction Contract, made and executed this _____th day of _____ **2023**, by and between Tallahassee Lenders' Consortium, Inc. (hereinafter referred to as "Owner"), whose mailing address is 224 Office Plaza Drive, Tallahassee, Florida 32301, and _____, hereinafter referred to as "Contractor"), whose mailing address is _____, and whose License Number is _____, which parties for good and valuable consideration each to the other, the receipt and sufficiency of which is conclusively acknowledged, do hereby agree as follows:

- 1) Description of Property and Work to be performed: Beginning on _____ **2023**, Contractor agrees to provide new construction on Owner's real property located at _____, in **Leon** County, Florida, in accordance with the Scope of Work signed and dated by Contractor and Owner on the _____th day of _____ **2023**, which is attached hereto and is a part of this agreement. The legal description of the subject property is Lot(s) _____, Block _____, _____ subdivision (or attach if a metes and bounds legal description is used.).
- 2) Payment for Services: In exchange for the services Owner will pay compensation to Contractor. The contracted fixed price for the services to be provided per the Scope of Work is **\$00,000.00.**
- 3) Payments to Contractor: Payments will be made according to the attached draw schedule. Draw Schedule must include timeline for draws. At such times as Contractor completes each of the items set forth on the Draw Schedule, Contractor shall submit a written draw request to Owner for an amount equal to the percentage of the Contract Price applicable to each item of construction completed. No "Front Loading" shall be allowed; sufficient funds must be remaining in budget to complete all remaining work. *****Please note, City funds are being used to rehab this property, and the City reserves the right, and will conduct inspections before approving any draws.** Contractor must provide the Owner with lien releases from each person who has served a Notice to Owner. Contractor must supply evidence of approved inspections for all available inspections. Owner will have five (5) working days to review and approve the draw request and supporting documentation provided by the Contractor and to perform a site inspection, if necessary. If documentation is approved, payment will be made within five (5) working days following approval of the draw request.
- 4) Contractor agrees to pay for all materials and work performed on the property. Contractor will execute an affidavit at the conclusion of construction and before

final payment that indicates payment in full for all materials and work and agrees to waive any right to lien the property.

- 5) **Inspection of Work:** All materials and workmanship will be subject to inspection, examination, and test, by the Owner's Representative, who will have the right to reject defective material and workmanship or require its correction.
- 6) **Cleanup of Property:** The Contractor shall keep the premises free from accumulation of waste material and rubbish and at the completion of the work shall remove from the premises all rubbish, implements and surplus materials and leave the building and sidewalk area's broom-clean on a daily basis. Final detail/move-in cleaning to be completed at completion of project.
- 7) **Final Payment:** Final payment is expected on or before 15 days after the certificate of completion is given from Leon County Building Department, and after a satisfactory Owner's final walk-through. Contractor shall provide Owner with all warranties available for work completed prior to final payment being issued.
- 8) **Confidentiality:** Contractor will not at any time or in any manner, either directly or indirectly, use for the personal benefit of Contractor, or divulge, disclose, or communicate in any manner, any information that is proprietary to the Owner. Contractor will protect such information and treat it as strictly confidential. This provision will continue to be effective after the termination of this contract.
- 9) **Warranty:** Contractor warrants that all materials will be new materials, unless otherwise specifically agreed upon or disclosed. Contractor shall provide its services and meet its obligation under this contract in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in Contractor's community and regions, and will provide a standard of care equal to, or superior to care used by service providers similar to Contractor on similar projects. All of Contractor's work will meet local building code. Contractor will warrant the Scope of Work for this home for a total of 12 months (1 year) from the date of the certificate of completion.
- 10) **Entire Agreement:** This contract contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this contract. This contract supersedes any prior written or oral agreements between the parties.
- 11) **Severability:** If any provision of this contract will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

- 12)Amendment: This contract may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.
- 13)Governing Law: This contract shall be construed in accordance with the laws of the State of Florida.
- 14)Notice: Any notice or communication required or permitted under this contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.
- 15)Assignment: Neither party may assign or transfer this contract without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.
- 16)Time of Completion: Contractor shall apply for **Building Permit** within **10 days** of date of fully executed contract, and provide Owner with receipt of permit application. Permit will be placed onsite immediately upon receipt. The work as identified in the attached **Scope of Work** will be completed within **150 Calendar days** from date of received building permit.
- 17)Material and color selections: Contractor shall provide samples to Owner within 21 days of fully executed contract. Owner will submit color and material selections within 10 days of receipt of samples.
- 18)Insurance: Prior to starting work, the Contractor will furnish satisfactory evidence of insurance obtained from a responsible insurer who is at least rated "A" by Best's Insurance Guide, including General Public Liability, Builder's Risk (if new construction), Automobile Liability, and Worker's Compensation for any and all operations on the Owner's property, covering the Contractor, the Contractor's employees and the Contractor's leased employees. The Contractor is also responsible for ensuring that all of its Subcontractors maintain Worker's Compensation Insurance for the Subcontractor, its employees and/or leased employees. All minimums of limits for insurance are listed on the chart below. All insurance for the Contractor and Subcontractors must reflect the Tallahassee Lenders' Consortium as an additional insured and must remain in effect during the term of the contract.

General Liability	
Each Occurrence	\$1,000,000.00
General Aggregate	\$2,000,000.00
Automobile Liability	
Combined Single Limit	\$500,000.00
Worker's Compensation – Statutory Requirements	
E.L. Each Accident	\$100,000.00
E.L. Disease – Each Employee	\$100,000.00



E. L. Disease – Policy Limit	\$500,000.00
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- 19)Indemnification: Contractor shall defend, indemnify and hold harmless the Tallahassee Lenders’ Consortium and its directors, officers, employees, agents, affiliates, and customers from and against all allegations, claims, actions, suite, demands, damages, liabilities, obligations, losses, settlements, judgments, costs and expenses (including attorney’s fees and costs) which arise out of, relate to, or result in any act or omission of Contractor.
- 20)Scope of Work: See attachment. Full, entire scope of work shall be filed under the building permit. Contractor will be responsible for securing all licenses and permits associated with this contract. Included in the Scope of Work will be a listing of Allowances and Selection of Finish Materials.
- 21)Change Orders: Change Orders: As soon as Contractor is aware of unforeseen situations or problems that require a change order, Contractor shall notify the Owner of the need for a change order, and provide pictures of all items that substantiate the change order such as site issues, owner changes and requests, force majeure, or strikes and verifiable material shortages or delays. **All changes** in materials, products, quantities or work performed must be first submitted to the owner in writing using a change order form, and must include materials, products, quantities, work description, and amount per line item (regardless if change is free of charge). When Change Orders substantially change, alter, or deviate, from the work write-up they shall be filed under the existing building permit and a copy will be placed on job site with the building permit immediately following Owner and Contractor signature. Contractor will provide owner 5 calendar days to approve and provide notice to proceed on the respective change orders.
- 22)Compliance with Section 3: Contractor agrees to and will, to the greatest extent feasible, seek to recruit, train, and employ Section 3 residents, and businesses, for this contracted work. Contractor acknowledges **“Attachment A – TLC Construction and Rehabilitation Contract, Section 3.”**
- 23)Days: A day is defined as a calendar.

Tallahassee Lenders’ Consortium, Inc.

(Contractor)

Karen Miller, Executive Director

Contractor Signature

Date

Contractor Printed Name

EXHIBIT E

Construction Loan Inspection/Disbursement Record “A”

ITEMS COMPLETED	%	1ST	2ND	3RD	4TH	5TH	6TH	7TH	Comments
1. Clear Lot-Rough Grade	1								
2. Footing	2								
3. Rough. Plumbing	4								
4. Fnd-Frame FL/Slab	5								
5. O.S.Studs-Shtg/C.B.-Lintel	11								
6. I.S. Studs	2								
7. Roof Framing	6								
8. Roof Sheeting-Felt	3								
9. 2nd Rough Plumbing (Tub	2								
10. Rough Electric	4								
11. Duct Work	4								
12. O.S. Wind & Door Frames	1								
13. Windows	2								
14. Ext. Trim	1								
15. O.S. Doors (inc. SGD's)	1								
16. Finish Roof	2								
17. Sliding/Veneer/Stucco	5								
18. Wall Insulation	1								
19. D.W../Plaster-Rough.	3								
20. D.W./Plaster-Fin.	3								
21. Fire Pl. None-Pay after #20	2								
22. Bath Tile	2								
23.Furnace-A.H.	1								
24.I.S. Trim Panel-Doors	4								
25. Cabinets/Vanities	4								
26. Int. Ext. Prime	1								
27. Painting Complete	2								
28. Plumbing. Fixtures & Trim	2								
29. Elec. Fixtures & Trim	2								
30. Ceiling Insulation	2								
31. Fin. Flooring or covering	4								
32. Ext Conc-Dr/walks/stoops	1								
33. Appliances	2								
34. Fin. Grade, Grass, L.S.	2								
35. A.C. Trim-Condenser	2								
36. Misc-Disburse 1% @ 50%	4								
37. 1% @ 75%, 2% Clean Up									
38. % Complete	10								
39. Pool-Concrete %									
40. Pool-Completed %									
TOTAL	10								

Inspections: #1 #2 #3 #4 #5 #6 #7 #8

Request								
Insp.								
Inspector								

Builder

Loan No.

Inspector

Legal

Description:

Phone No

Model

Cost/Contract \$

Property Address

Mtg. \$

Key