



NOTICE OF INTENT TO TRANSFER OWNERSHIP, TO CHANGE OWNER NAME OR STATUS

Notice to be completed prior to transfer of title, change in partnership name, corporate name or status.

Requested documentation from page 2 to be supplied after closing.

Project Name: _____ ("Project")

Award Year: _____

Agency Project #: _____ See Attached Exhibit Request Date: _____, 20____

- Legal name of project owner or ownership entity to whom credits were allocated:

- Legal name of current project owner or ownership entity (if different from above):

- Current Owner Federal Tax ID #: _____
- Contact Person Name _____
- Contact Phone # _____ Contact Email _____
- Effective Date of Change: _____, 20____ (Actual or Proposed? _____)

Indicate Type of Change:

_____ Change in Owner Name/Status (Entity Type)

_____ Transfer of Partnership Interest

_____ Sale of Property

☒ Other – Provide Explanation:

Transferring the managing member (Lyle D. Gardner) and additional members interest (Timothy G. Morgan) over to LIHTC Managers, LLC.

Does the Project have an NCHFA Loan? _____ If so what is the source? _____

Is the Project in the nonprofit set-aside? _____ If so (or if the Owner is uncertain) please list the tax-exempt status of proposed members/partners: _____

New or Updated Owner's Information:

Ownership Entity LIHTC Managers, LLC
Tax ID# 45-2908483
Address 7706 Six Forks Road
Raleigh, NC 27615

Contact Person Timothy G. Morgan
Contact Title Member - Manager
Telephone # 919-848-2041
Fax # 919-848-0455
Email Address tim@eccmgt.com

The execution and delivery of this form has been duly authorized by all necessary corporate action and, to the best of Borrower's knowledge, will not cause a default under or conflict with any other agreement. Owner understands and agrees that the changes described herein must:

- 1) comply with the applicable Qualified Allocation Plan and
- 2) not materially change the experience level described in the Project application under which credits were awarded, unless variations from either or both are approved by NCHFA (which approval is granted by execution of this form).

Transferring Owner/Partner:

N/A, a North Carolina
limited liability company / partnership

By N/A, its
managing member / general partner

New Owner/Partner:

LIHTC Managers, a North Carolina
limited liability company / partnership

By Timothy G. Morgan, its
managing member / general partner

By: [Signature]
Name: Lyle D. Gardner
Title: Managing Member
Date: September 1, 2019

By: [Signature]
Name: Timothy G. Morgan
Title: Additional Member
Date: September 1, 2019

By: [Signature]
Name: Timothy G. Morgan
Title: Member-Manager
Date: September 1, 2019

Please provide the following documentation (Attach all that apply):

For transfer of ownership and for change in partnership name/status

Amended or new partnership agreement; or
Articles of Incorporation and By-Laws; or
LP/LLC Organizational Documents of the new ownership entity; and
Certificate of Good Standing from the NC Secretary of State no older than 90 days from the date of this notice, if applicable;

Additional submissions for transfer of ownership

Assignment and assumption agreement
Purchase agreement
Recorded contract for deed or warranty deed transferring the benefits and burdens of ownership of the buildings to the purchaser; or title policy indicating ownership
Closing statement showing the sources and uses of funding
Resolutions from both the original borrower and the new entity concerning the transfer and assumption of debt
Request for approval of management company, if applicable
Required Fee: A \$250 transfer fee for Tax Credit only or a \$500 transfer fee when transferring an Agency loan to new Ownership Entity.

Agency Approval Authorized:

This will be executed by the authorized person from NCHFA once completed form is received, along with required pre-closing documentation and appropriate fees:

[Signature]
Date: Sept 11, 2019

EXHIBIT

Project Name	Agency Project Number	Legal Name of Ownership Entity	Current Owner Tax ID	Agency Loan
Ashley Ridge	9001137	Ashley Ridge Housing Associates, LLC	56-2275923	Yes
Auburn Trace	9001148	Auburn Trace Housing Associates, LLC	20-3332687	Yes
Auburn Trace Phase II	9107155	Auburn Trace Development Associates, LLC	27-3278817	Yes
Auburn Spring	9001147	Auburn Spring Housing Associates, LLC	20-3332625	Yes
Autumn Trace	9001145	Autumn Trace Housing Associates, LLC	56-2079849	Yes
Autumn Spring	9102516	Autumn Spring Housing Associates, LLC	26-3291889	Yes
Beaufort Manor	9001140	Beaufort Manor Housing Associates, LLC	20-0229555	Yes
Beaufort Manor Phase II	9001150	Beaufort Manor Development Associates, LLC	20-5271930	Yes
Berkeley Spring	9001136	Berkeley Spring Housing Associates, LLC	56-2273820	Yes
Cedar Spring	9001146	Cedar Spring Housing Associates, LLC	20-2001878	Yes
Mingo Village	9002733	Mingo Creek Housing Associates, LLC	26-0854708	Yes
Powell Spring	9104486	Powell Spring Housing Associates, LLC	27-0705092	Yes
Paladin Village	9001130	Paladin Village Associates, LLC	56-2174304	Yes
Sandy Ridge	9102514	Sandy Ridge Housing Associates, LLC	26-3291783	Yes
Silver Spring	9001131	Silver Spring Housing Associates, LLC	56-2181577	Yes
Village of New Hope	9001141	New Hope Village Associates, LLC	20-0229582	Yes
Weatherstone Spring	9001138	Weatherstone Spring Housing Associates, LLC	56-2277695	Yes
Windsor Spring	9001139	Windsor Spring Housing Associates, LLC	75-3082101	Yes