

**CERTIFICATE OF MAYOR OF  
CITY OF PLANO, TEXAS**

The undersigned Mayor of the City of Plano, Texas (the “**City**”) hereby certifies as follows with respect to the proposed tax-exempt financing (the “**Financing**”) by Plano Public Facility Corporation (the “**Corporation**”), which will involve the issuance of tax-exempt obligations in one or more series by the Corporation for the purpose of lending the proceeds thereof to K Avenue Lofts LLC, a Texas limited liability company (the “**Borrower**”), in the maximum principal amount of \$5,000,000, for the purpose of financing the cost of the acquisition, construction, and equipping of a residential rental project to be known as the K Avenue Lofts (the “**Project**”), which will be located at approximately 2505 K Avenue and 1005 E. Park Boulevard, Plano, Texas 75074:

1. This certificate is based upon the Minutes of Public Hearing attached hereto as **Exhibit A** relating to the public hearing conducted on April 24, 2023 by the duly appointed hearing officer in accordance with the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”);

2. For purposes of the approval requirements of Section 147(f) of the Code, in my capacity as Mayor, the highest ranking elected executive of the City, I hereby approve the issuance of the Financing and the facilities that are to be financed with the proceeds of the Financing as described in the Minutes of Public Hearing, including the Affidavit of Publication attached thereto; and

3. As the highest ranking elected executive of the City, in my capacity as Mayor, I further certify that the foregoing approval also constitutes approval by the City of the financing of the Project for the Borrower as described above; provided, however, THAT THIS APPROVAL IS NOT TO BE CONSTRUED AS (I) A REPRESENTATION OR WARRANTY BY THE CITY, THE MAYOR OF THE CITY, THE STATE OF TEXAS OR ANY OTHER AGENCY, INSTRUMENTALITY OR POLITICAL SUBDIVISION OF THE STATE OF TEXAS THAT THE FINANCING WILL BE PAID OR THAT ANY OBLIGATIONS ASSUMED BY ANY OF THE PARTIES UNDER THE INSTRUMENTS DELIVERED IN CONNECTION WITH THE FINANCING WILL IN FACT BE PERFORMED; (II) A PLEDGE OF FAITH AND CREDIT OF THE CITY OR THE STATE OF TEXAS OR ANY AGENCY, INSTRUMENTALITY OR POLITICAL SUBDIVISION OF THE STATE OF TEXAS OR THE CITY; OR (III) A REPRESENTATION OR WARRANTY BY THE CITY CONCERNING THE VALIDITY OF THE EXISTENCE OF THE BORROWER OR THE VALIDITY OF THE FINANCING.

EXECUTED as of \_\_\_\_\_, 2023.

\_\_\_\_\_  
John B. Muns, Mayor  
City of Plano, Texas

**EXHIBIT “A”**  
**Minutes of Public Hearing**  
(See Attached)

## MINUTES OF PUBLIC HEARING

Re: Multifamily Housing Revenue Bonds  
(K Avenue Lofts) Series 2021

The undersigned Hearing Officer of the Plano Public Facility Corporation (the "Issuer") called the public hearing to order at 10:00 a.m. on Monday, April 24, 2023, at the offices of Issuer, 1740 G Ave., Plano, Texas 75074, regarding the issuance of the above-described Bonds.

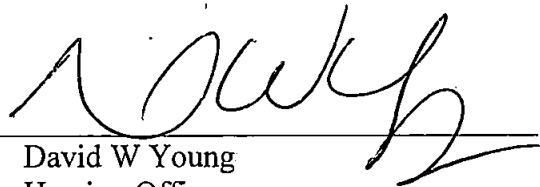
The Hearing Officer declared that the public hearing, required under Section 147(f) of the Internal Revenue Code of 1986, was open for purposes of discussing the Bonds, the proceeds of which will be loaned to K Avenue Lofts LLC (the "Borrower"), to finance a portion of the costs of the acquisition, constructing and equipping of a multifamily rental housing community containing 226 units and to be located at approximately 2505 K Avenue and 1005 E. Park Boulevard, Plano, Texas 75704. The proposed multifamily rental housing community will be initially owned and operated by the Borrower.

The required notice of the public hearing for the Project was published in the *Plano Star Courier*, being a newspaper of general circulation in the specific location of the Project and in the jurisdiction in which the public hearing was held, as set forth in the affidavit of publication attached hereto as Exhibit A.

No comments were made by the general public at the public hearing with respect to the Project.

After sufficient time was given for all present to make their comments with respect to the Bonds and the Project, the Hearing Officer declared the Public Hearing closed.

Dated as of April 24, 2023.



David W Young  
Hearing Officer

Plano HA APR24/23 AM105818

# STAR LOCAL MEDIA

Plano Star Courier, Celina Record, Internet

## AFFIDAVIT OF LEGAL NOTICE

I, Nick Souders, Business Manager of the Plano Star Courier, Celina Record, Internet a newspaper printed in the English language in Collin County, State of Texas, do hereby certify that this notice was Published in the Plano Star Courier, Celina Record, Internet on the following dates, to-wit

Plano Star Courier	04/16/23	04/16/23	1
Celina Record	04/17/23	04/17/23	1
Internet	04/16/23	04/16/23	1

LEGAL: K AVENUE LOFTS TEERA NOTICE

\$121.28

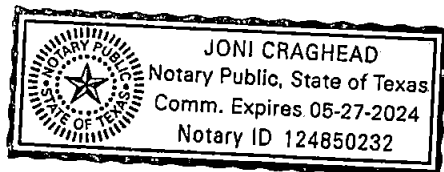
(Description)

(Cost)

Business Manager of the Plano Star Courier, Celina Record, Internet

Subscribed and sworn on this

19 day of April, 2023



*Joni Craghead*

Notary Public, State of Texas

# STAR LOCAL MEDIA

www.starlocalmedia.com  
3501 E. Plano Parkway, #200, Plano, TX 75074

Classified (972) 422-SELL  
Recruitment: (972) 578-WORK  
Legals: (972) 398-4416

Name: DAVE YOUNG  
Company: PLANO HOUSING AUTHORITY  
Address: 1740 AVE G  
PLANO, TX 75074  
Account ID: 45300  
Account #:   
Telephone: (972) 423-4928  
Fax: (972) 516-0251  
E-mail: dyoung@planoha.org  
SIC code:

Run dates: 04/16/23 to 04/17/23  
Class: 1710  
Ad ID: 1065948  
Ad Taker: JCraghead  
Sales Person: 005  
Inserts: 3  
Words: 416  
Lines: 48  
Columns: 3  
Depth (Inches): 5.5

Publications: Plano Star Courier, Celina Record, Internet

Payments:	Method	Card Type	Name on Card	Last 4 Digits	Expire Date	Check Number	Amount Paid
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Net: \$121.28

Paid Amount: - \$0.00

Amount Due: \$121.28

## LEGAL NOTICE

### NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held by **Plano Public Facility Corporation** (the "Issuer"), a nonprofit public facility corporation created by the Plano Housing Authority (the "Authority"), on **Monday, April 24, 2023**, at 10:00 a.m., at the offices of the Issuer, 1740 G Ave., Plano, Texas 75074, with respect to an issue of multifamily housing revenue bonds (the "Bonds") to be issued by the Issuer in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$5,000,000. The proceeds of the Bonds will be loaned to K Avenue Lofts LLC (or a related person or affiliate thereof) (the "Borrower"), to finance a portion of the costs of the acquisition and construction of a multifamily residential rental development to be known as **K Avenue Lofts** (the "Development"), containing approximately 226 units and located at approximately 2505 K Avenue and 1005 E. Park Boulevard, Plano, Texas 75074.

The Bonds will be issued pursuant to the provisions of the Texas Public Facility Corporations Act, Local Government Code, Chapter 303, Vernon's Texas Code, as amended (the "Act"). The Bonds are expected to be issued as "exempt facility bonds" for a qualified residential rental project pursuant to Section 142(a)(7) and (d) of the Internal Revenue Code of 1986, as amended (the "Code"). The initial legal owner of the Development (and a leasehold interest in the Development site) will be the Borrower identified above.

All interested persons are invited to attend such public hearing or submit comments in writing to express their views with respect to the Development and the issuance of the Bonds. Questions or requests for additional information may be directed to Mr. Dave Young, Plano Housing Authority, 1740 G Ave., Plano, Texas 75074 or (972) 423-4928 x200 or [dyoung@planoha.org](mailto:dyoung@planoha.org).

Persons who intend to appear at the hearing and express their views are invited to contact Mr. Young in writing or by telephone in advance of the hearing. **Any interested persons unable to attend the hearing are encouraged to submit their views in writing to Mr. Young at the address above prior to the date scheduled for the hearing.**

This notice is published, and the above-described hearing is to be held, in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the exclusion from gross income for federal income tax purposes of the interest on the Bonds, other than any