

ARISTIDES MARTINEZ
P.O. BOX 846
MIAMI SPRINGS, FL 33166

April 3, 1984

Governor Louie B. Nuss
Global Research
2828 Pennsylvania Avenue, Suite 300
Washington, D.C. 20007

Re: Arama Limited
293 Units

Dear Governor:

Enclosed please find executed amended agreement between Arama Limited and its general partners and you for your records.

Also enclosed please find letter from Dade County Department of Housing and Urban Development dated 3/29/84, transmitting all the projects in the pipeline, here in Dade County and the Fact Sheets on each project which I have labeled, for our mutual reference, on the upper right hand, Project I thru Project XI.

On projects I thru III we have been told that they are already funded, or will be shortly. It would be very advantageous if you could check and verify this in Washington.

On Project II, Lihud Limited, my name appears, and I don't know why since I am not the one who signed the application, however this is Carlos Salman's project, the local Republican, and it is the one I told you I was involved with him, which I have done as per your recommendation to try to get close to him. Although with Mr. Salman you never know for sure if you are close or not. By the way he had indicated to me that these units will be funded in the next 30 days.

Project IV is the one that came in at 9 am vs. ours at 11 am, and we were told that the application was not complete by the Dade County staff only to reverse themselves later on and say that it was in fact complete. This developer has a lot of experience and we wouldn't be at all surprised that he has obtained an allocation for these units, you should verify this in Washington.

After them, Project V is ours, Arama Limited, the application was signed by Mr. Ray Borr, who is one of our partners in Arama Limited and the new signator to our agreement with you for your compensation on this project.

As you can see behind is are 6 other projects with a total of 848 units which we need you to find out if they are going to be funded and when, this information should also be available in Washington, since all of these units are coming from there.

Governor Louie B. Nunn
April 3, 1984
Page 2

We have began to assemble the other 300 units however, since all of the above 848 units are ahead, in the pipeline, of the new 300 units that we will submit, we need to establish that these will be funded or if not, how can we circumvent the fact that they are ahead of us, Washington should also have this information.

Also I believe you should INSIST that our 293 units do not come in two increments since this would make it practically imposible to finance. Our financing and adquisition is based on having the evidence of the rental subsidy on all of hte units at the same time.

Hoping to hear from you soon on the above plus:

When will funding for the 293 units take place?

Shall we proceed with the other 300 units?

Best regards

Aristides Martinez


AM/mm

Enclosure

THIS AGREEMENT, made and entered into this 25th day of January, 1984, by and between MARIO JIMNEZ, whose address is 5520 SW 8th St., Coral Gables, Florida, and ARISTIDES MARTINEZ, of 7850 N.W. 71st St., Miami, Florida, and whose mailing address is P.O. Box 846, Miami Springs, Florida 33166, jointly and individually, hereinafter referred to as First Parties, and LOUIE B. NUNN, of 201 West Vine Street, Lexington, Kentucky 40507, hereinafter referred to as Second Party,

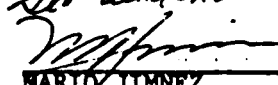
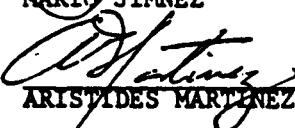
W I T N E S S E T H:

THAT WHEREAS, the First Parties are desirous of obtaining the services of Second Party as their consultant in regard to their efforts to complete 300 moderate rehabilitation units for HUD and the Second Party agrees to assist First Parties,

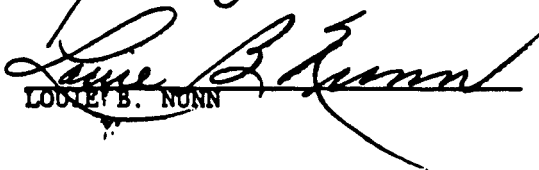
NOW, THEREFORE, for and in consideration of the mutual covenants, terms and conditions herein made, it is agreed that First Parties shall pay to Second Party the sum of One Hundred Fifty Thousand Dollars (\$150,000.00) at the time of initial closing for the commencement of said project. Said payment shall be made in cash or certified check.

WITNESS the signatures of the parties the day and year first above written.

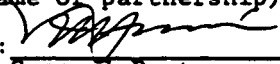
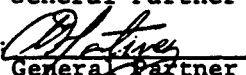

FIRST PARTIES:

see addendum

MARIO JIMNEZ

ARISTIDES MARTINEZ

SECOND PARTY:


LOUIE B. NUNN

GUARANTEED BY:

ARAMA LTD
(name of partnership)
By: 
General Partner
By: 
General Partner
By: 
General Partner

1/25/84
In event of death
or disability 1/2 of
above amount
belongs to John Mitchell
Louie B. Nunn

ADDENDUM

This addendum is part of and modifies accordingly agreement dated January 25, 1984 between Mario R. Jimenez and Aristides Martinez, hereinafter known as First Parties and Louie B. Nunn, hereinafter known as Second Party.

Fees to the Second Party by the First Parties are due and payable only at initial closing. i.e. Real Estate is acquired by First Parties and agreement for subsidy under HUD Section 8 are in place.

Qualifications of units by First Parties means that units are submitted to the local Dade County HUD Housing Authority and found by this agency to be "feasible and approvable." To which effect First Parties shall obtain letter from Dade County HUD stating the above.

Should First Parties "qualify" as defined above, in number of units and Second Party fails to obtain subsidy for the same number of units, fee shall be reduced at the rate of \$1,250.00 per unit.

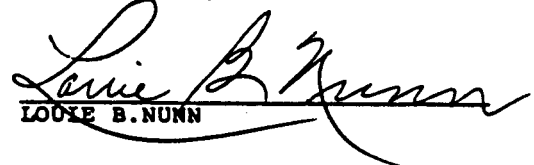
WITNESS the signatures of the parties the day and year first above written.

FIRST PARTIES:


MARIO R. JIMENEZ


ARISTIDES MARTINEZ

SECOND PARTY:


LOUIE B. NUNN

GUARANTEED BY:

ARANA LTD
(name of partnership)

By: 
General Partner

By: 
General Partner

By: 
General Partner

THIS AGREEMENT, made and entered into this 25th day of January, 1984, by and between MARIO JIMNEZ, whose address is 5520 S.W. 8th St., Coral Gables, Florida, and ARISTIDES MARTINEZ, of 7850 N. 71st Street, Miami, Florida, and whose mailing address is P.O. Box 846, Miami Springs, Florida, 33166, jointly and individually, hereinafter referred to as First Parties, and LOUIE B. NUNN, of 201 West Vine Street, Lexington, Kentucky 40507, hereinafter referred to as Second Party,

W I T N E S S E T H

THAT WHEREAS, the First Parties are desirous of obtaining the services of Second Party as their attorney in regard to their efforts to complete and manage 300 moderate rehabilitation units for HUD and Second Party agrees to serve as attorney for First Parties in this endeavor,

NOW, THEREFORE, for and in consideration of the mutual covenants, terms and conditions herein made, it is agreed that First Parties shall place in an Escrow Account at a bank designated by Second Party unless otherwise agreed upon the sum of Two Hundred Twenty-Five Thousand Dollars (\$225,000.00). Said funds shall be placed in an interest bearing account the day of initial closing of the aforementioned project and shall be paid to Second Party as may be agreed upon between the parties hereto at the time of initial closing.

In the event the project consists of more than 300 units, the Second Party shall be paid at the rate of One Thousand, Two Hundred Fifty Dollars (\$1,250.00) per unit. Should the 300 units be available and First Parties fail to qualify for the total number of units available, the fee herein shall not be reduced proportionately.

In the event the parties are unable to agree at the time of closing as to how the Escrow payments shall be made, then Second Party has the option of declaring the entire amount then due and payable.

ATTACHMENT 5c

This contract is increased by fifty (\$50,000.00) dollars on some terms and conditions
4/11/84
LAV [Signature] [Signature]

WITNESS the signatures of the parties hereto the day and year first above written.

FIRST PARTIES:

see addendum *JLM*

[Signature]
MARIO JIMNEZ

[Signature]
KRISTIDES MARTINEZ

SECOND PARTY:

[Signature]
LOUIE B. NUNN

GUARANTEED BY:

DRAMA LTD
(name of partnership)

By: *[Signature]*
General Partner

By: *[Signature]*
General Partner

By: *[Signature]*
General Partner

ADDENDUM

This addendum is part of and modifies accordingly agreement dated January 25, 1984 between Mario R. Jimenez and Aristides Martinez, hereinafter known as First Parties and Louie B. Nunn, hereinafter known as Second Party.


Fees to the Second Party by the First Parties are due and payable only at initial closing. i.e. Real Estate is acquired by First Parties and agreement for subsidy under HUD Section 8 are in place.

Qualifications of units by First Parties means that units are submitted to the local Dade County HUD Housing Authority and found by this agency to be "feasible and approvable." To which effect First Parties shall obtain letter from Dade County HUD stating the above.

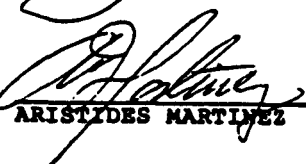
Should First Parties "qualify" as defined above, in number of units and Second Party fails to obtain subsidy for the same number of units, fee shall be reduced at the rate of \$1,250.00 per unit.

WITNESS the signatures of the parties the day and year first above written.

FIRST PARTIES:

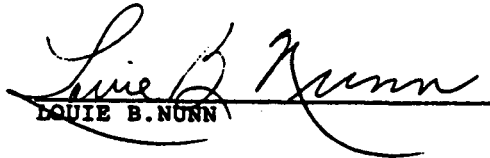


MARIO R. JIMENEZ



ARISTIDES MARTINEZ

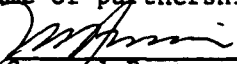
SECOND PARTY:



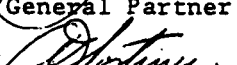
LOUIE B. NUNN

GUARANTEED BY:

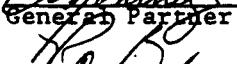
ARAMA LTD.
(Name of partnership)

By: 

General Partner

By: 

General Partner

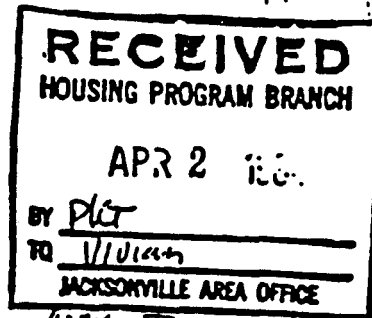
By: 

General Partner

METROPOLITAN DADE COUNTY, FLORIDA



DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT
1401 N.W. 7TH STREET
P.O. BOX 350250
MIAMI, FLORIDA 33135
(305) 547-7599



OFFICE OF THE DIRECTOR

March 29, 1984

Harry I. Sharrott, Manager
U.S. Department of Housing and Urban Development
325 West Adams Street
Jacksonville, Florida 32202

Attention: Housing Programs Branch

Dear Mr. Sharrott:

In response to circular letter Jax 84-16, I am submitting amended request for additional Section 8 Moderate Rehab units. Our original request to Jacksonville was dated February 16, 1984. Dade County H.U.D. Contract Authority for Section 8 Moderate Rehabilitation Program has been totally committed to 43 projects containing 1,344 units.

However, we understand that the Area Office will soon be receiving additional funds for this program.

As a result of our most recent request for proposals, we received submissions for nine (9) projects which we have found to be acceptable under the regulations.

The projects which are located in the City of Hialeah, City of Miami, and Dade County contain a total of 1,709 units. Particulars on the individual projects are contained on the attached fact sheet.

We are seeking approval by the Dade County Board of County Commissioners to execute AHAP's, subject to availability of funding.

All these projects are located in areas that are sorely in need of low-rent subsidized housing and no project would result in the displacement of lower income families.

ATTACHMENT 5e

Harry I. Sharrott, Manager
March 29, 1984
Page 2

Several developers have obtained financial commitments and they are prepared to close the necessary loans and commence with the rehabilitation as soon as we can provide them with an executed AMAP.

In view of the above, we are requesting that you give priority consideration to these projects as soon as you are able to make additional Section 8 Moderate Rehabilitation funds available to Dade County.

Sincerely,



Melvin J. Adams

MJA:ml
Attachment