

OFFICE of the CITY ATTORNEY  
Charles V. Peppler, City Attorney

VIA EMAIL  
September 13, 2022

Mr. Andrew Rothfeder  
Red Feather Developers, LLC  
321 N. Devilliers St., Suite 103  
Pensacola, Florida 32501  
andrew@rothfeder.com

Re: 150 S. Baylen Street

Dear Andrew:

The purpose of this letter is to confirm that the Community Redevelopment Agency of the City and your company are in agreement that Red Feather Developers, LLC has title to the subject property pursuant to a special warranty deed given by Studer Properties, LLP.

The special warranty deed transferring the subject property from the CRA to Studer Properties includes a number of conditions and restrictions that must be satisfied before clear title is conveyed ("the Special Warranty Deed", which is recorded in the official records of Escambia County at book 7770, page 1928). The first of those conditions, the plan submittal deadline, has been met insofar as the plans were submitted and approved at the CRA's regular meeting on October 5, 2020. Further, at the CRA meeting on September 12, 2022, the CRA approved an extension of the construction **commencement deadline to March 31, 2023.**

The Special Warranty Deed describes two bases for the repurchase period: one based on the plan submittal deadline, and one based on the construction commencement deadline. Because the deadline for the plan submission was met, the only remaining basis is the construction commencement deadline. Using the commencement deadline, as above, the **repurchase period deadline** expires at midnight on **September 27, 2023** (March 31, 2023 + 180 days).

Before the CRA can repurchase the property, it must provide written notice of its intent to repurchase within a 60-day period. Again, the notice period is based on either the plan submittal deadline or the construction commencement deadline. Using the commencement deadline, the **written notice period deadline** is midnight on **May 30, 2023** (March 31, 2023 + 60 days).

The remaining conditions and deadlines described in the Special Warranty Deed remain in effect. This letter does not nullify or void any of these conditions, restrictions, or deadlines in the Special Warranty Deed.

The CRA requests that Red Feather Developers, LLC, sign this letter and return it to the undersigned no later than **September 30, 2022**. By signing, Red Feather Developers, LLC acknowledges that it understands that it has received conveyance of the property located at 150 S. Baylen Street, subject to all conditions and restrictions in the Special Warranty Deed, including but not limited to those contingencies and conditions described above.

If you have any questions, please contact Victoria D'Angelo, Asst. CRA Manager, or me.

Sincerely,

Charles V. Peppler  
*City Attorney*

CVP/kb

Cc:  
Teniade Broughton, CRA Chairperson  
Victoria D'Angelo, Asst. CRA Manager

Acknowledgment:

We, Andrew Rothfeder, and \_\_\_\_\_, as managers of Red Feather Developers, LLC, do hereby acknowledge and agree that, Red Feather Developers purchased the property at 150 S. Baylen Street, and is subject to all of the contingencies and conditions described in the Special

Warranty Deed, including but not limited to, the contingencies, restrictions, and the deadlines described above.

RED FEATHER DEVELOPERS, LLC

\_\_\_\_\_  
Date

\_\_\_\_\_  
Andrew Rothfeder, Manager

\_\_\_\_\_  
Date

\_\_\_\_\_  
\_\_\_\_\_, Manager