

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

573C



FROM: Successor Agency to the Redevelopment Agency

SUBMITTAL DATE:
July 5, 2012

SUBJECT: Adoption of Resolution 2012-008 to Release and Transfer of Housing Fund Assets from the Successor Agency to the Redevelopment Agency for the County of Riverside to the Housing Authority of the County of Riverside

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2012-008 to release and transfer housing fund assets from the Successor Agency to the Redevelopment Agency for the County of Riverside to the Housing Authority of the County of Riverside;

(Continued)

FORM APPROVED COUNTY COUNSEL

BY: Anita C. Willis 7-10-12

DATE: 7-10-12 Concurrence

Robert Field
Assistant County Executive Officer/EDA

**FINANCIAL
DATA**

Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD OF COMMISSIONERS AGENDA: Yes

SOURCE OF FUNDS: Successor Agency Low and Moderate Income Housing Funds, Successor Agency Housing Bond Proceeds

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: Serena Chow
Serena Chow

County Executive Office Signature

Dep't Recomm.: ☐ Consent ☐ Policy ☒

Per Exec. Ofc.: ☐ Consent ☐ Policy ☒

Prev. Agn. Ref.:

District: All

Agenda Number:

4.12

Successor Agency to the Redevelopment Agency

Adoption of Resolution 2012-008 to Release and Transfer of Housing Fund Assets from the Successor Agency to the Redevelopment Agency for the County of Riverside to the Housing Authority of the County of Riverside

July 5, 2012

Page 2

RECOMMENDED MOTION: (Continued)

2. Approve the release and transfer of Successor Agency Low & Moderate Income Housing Funds of \$9,745,695.22 to the Housing Authority of the County of Riverside as identified in the July through December 2012 Recognized Obligation Payment Schedule(ROPS), less any amounts denied by the State of California Department of Finance, subject to approval by the Oversight Board to the Successor Agency to the Redevelopment Agency for the County of Riverside;
3. Authorize the Housing Authority of the County of Riverside access to the Housing Bond Proceeds of \$34,109,269.67, held by the Bank of New York Mellon as trustee, for draw downs and reimbursement of enforceable obligations for the Successor Agency Housing Bond Proceeds as identified in the July through December 2012 ROPS, less any amounts denied by the State of California Department of Finance, subject to approval by the Oversight Board to the Successor Agency to the Redevelopment Agency for the County of Riverside; and
4. Authorize the Assistant County Executive Officer/EDA, or designee, to take all necessary steps to implement the release and transfer of Successor Agency Low and Moderate Income Housing Funds and access to Successor Agency Housing Bond Proceeds identified in the July through December 2012 ROPS to the Housing Authority of the County of Riverside.

BACKGROUND: Pursuant to Assembly Bill 1x 26, the redevelopment dissolution bill, the County of Riverside Board of Supervisors adopted Resolution No. 2012-035 on January 10, 2012, which designated the Housing Authority of the County of Riverside as the Successor Agency for the redevelopment housing function. On the same date, the Housing Authority of the County of Riverside Board of Commissioners accepted, via adoption of Resolution No. 2012-001, the responsibility for performing all activities as the successor to the redevelopment housing function. On February 1, 2012, all California redevelopment agencies were eliminated and the Housing Authority of the County of Riverside assumed all the former redevelopment housing functions previously performed by the Redevelopment Agency for the County of Riverside, including all rights, powers, assets, liabilities, duties, and obligations associated with the housing activities. On June 27, 2012, the governor signed AB 1484, legislation amending provisions of the CA Health and Safety Code as it relates to the dissolution of redevelopment agencies.

The Housing Authority of the County of Riverside (HACR), as Housing Successor, has requested the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) to release and transfer the Successor Agency Low and Moderate Income Housing Funds (LMIHF) identified in the July through December 2012 ROPS to the HACR, less any amounts denied by the State of California Department of Finance (DOF), and any previously transferred amounts, subject to approval by the Oversight Board to the Successor Agency to the Redevelopment Agency for the County of Riverside. The LMIHF amount to transfer is \$9,745,695.22, which is the amount of total outstanding obligations of \$38,975,695.22 as listed on the July to December 2012 ROPS with the source of payment of LMIHF and which is reduced by \$29,230,000.00 for four projects denied by the State DOF.

(Continued)

Successor Agency to the Redevelopment Agency

Adoption of Resolution 2012-008 to Release and Transfer of Housing Fund Assets from the Successor Agency to the Redevelopment Agency for the County of Riverside to the Housing Authority of the County of Riverside

July 5, 2012

Page 3

BACKGROUND: (Continued)

The HACR has also requested authorization for access to bond proceeds, held by the Bank of New York Mellon as trustee, for draw down of expenses related to enforceable obligations to be paid by the Successor Agency Housing Bond Proceeds as identified in the July through December 2012 ROPS to the HACR subject to approval by the Oversight Board to the Successor Agency. The HACR shall have access to \$34,109,269.67 of Housing Bond Proceeds for draw down, which is the amount of total outstanding obligations of \$44,031,769.67 as listed on the July to December 2012 ROPS with the source of payment of Bond Proceeds and which is reduced by \$9,922,500.00 for one project denied by the State DOF. Attached are the Housing LMIHF and Housing Bond Proceed sections of the July through December 2012 ROPS report with the projects denied by the State DOF highlighted in red.

County Counsel has reviewed and approved as to form. Staff recommends that the Board approve the release and transfer of Successor Agency Low and Moderate Income Housing Funds and Successor Agency Housing Bond Proceeds.

Attachments:

- Resolution Number 2012-008
- Low Mod Income Housing Funds Fiscal Analysis
- July through December 2012 ROPS

1 **BOARD OF SUPERVISORS**

SUCCESSOR AGENCY

2 **RESOLUTION NUMBER 2012-008**

3 **RESOLUTION TO RELEASE AND TRANSFER HOUSING FUND ASSETS FROM THE**
4 **SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR THE COUNTY**
5 **OF RIVERSIDE TO THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE**

6 **WHEREAS**, On June 28, 2011, Governor Brown signed AB 1X 26, the
7 Assembly Bill to dissolve redevelopment agencies throughout the State of California,
8 and AB 1X 27, the companion bill to allow redevelopment agencies to continue
9 activities after making payment to the state;

10 **WHEREAS**, on December 29, 2011, the California Supreme Court announced
11 its decision to uphold AB 1X 26 and strike down AB 1X 27, thus eliminating
12 redevelopment agencies;

13 **WHEREAS**, AB 1X 26 is codified in the California Health and Safety Code;

14 **WHEREAS**, pursuant to AB 1x 26, the County of Riverside Board of
15 Supervisors adopted Resolution No. 2012-035 on January 10, 2012, which
16 designated the Housing Authority of the County of Riverside as the Successor
17 Agency for the redevelopment housing function;

18 **WHEREAS**, on January 10, 2012, the Housing Authority of the County of
19 Riverside Board of Commissioners accepted, via adoption of Resolution No. 2012-
20 001, the responsibilities for performing all activities as the successor to the
21 redevelopment housing function;

22 **WHEREAS**, on February 1, 2012, all California redevelopment agencies were
23 eliminated and the Housing Authority of the County of Riverside assumed all the
24 former redevelopment housing functions previously performed by the Redevelopment
25 Agency for the County of Riverside, including all rights, powers, assets, liabilities,
26 duties, and obligations associated with the housing activities;

27 **WHEREAS**, on June 27, 2012, the governor signed AB 1484, legislation
28 amending provisions of the CA Health and Safety Code as it relates to the dissolution

1 of redevelopment agencies;

2 **WHEREAS**, the Housing Authority of the County of Riverside requested the
3 release and transfer of Successor Agency to the Redevelopment Agency for the
4 County of Riverside (Successor Agency) Low & Moderate Income Housing Funds
5 identified in the July through December 2012 Recognized Obligation Payment
6 Schedule(ROPS) to the Housing Authority of the County of Riverside (HACR), less
7 any amounts denied by the State of California Department of Finance(DOF), subject
8 to approval by the Oversight Board of the Successor Agency to the Redevelopment
9 Agency for the County of Riverside;

10 **WHEREAS**, the HACR is also requesting the authorization to access
11 Successor Agency Housing Bond Proceeds held by the Bank of New York Mellon as
12 trustee, for draw downs and reimbursement of enforceable obligations for the
13 Successor Agency Housing Bond Proceeds as identified in the July through
14 December 2012 ROPS, less any amounts denied by the State of California
15 Department of Finance, subject to approval by the Oversight Board to the Successor
16 Agency to the Redevelopment Agency for the County of Riverside; and

17 **WHEREAS**, the Housing Authority of the County of Riverside agrees to accept
18 the transfer of Successor Agency Low & Moderate Income Housing Funds and
19 access to Successor Agency Housing Bond Proceeds subject to approval by the
20 Oversight Board to the Successor Agency to the Redevelopment Agency for the
21 County of Riverside.

22 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND**
23 **ORDERED** by the Board of Supervisors of the County of Riverside in regular session
24 assembled on July 17, 2012, as follows:

25 1. That the Board of Supervisors hereby finds and declares that the above
26 recitals are true and correct.

27 2. That the Board of Supervisors approves the release and transfer of the
28 Successor Agency Low & Moderate Income Housing Funds of \$9,745,695.22 to the

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE: 7-10-12
ANITA C. WILLIS

1 Housing Authority of the County of Riverside as identified in the July through
2 December 2012 Recognized Obligation Payment Schedule for \$38,975,695.22, less
3 any amounts denied by the State of California Department of Finance of
4 \$29,230,000.00, subject to approval by the Oversight Board to the Successor Agency
5 to the Redevelopment Agency for the County of Riverside.

6 3. That the Board of Supervisors authorize the HACR to access
7 \$34,109,269.67 of Successor Agency Housing Bond Proceeds for draw down which
8 is the amount of total outstanding obligations of \$44,031,769.67 as identified in the
9 July through December 2012 ROPS and which is reduced by \$9,922,500.00 for one
10 project denied by the State DOF, subject to approval by the Oversight Board of the
11 Successor Agency to the Redevelopment Agency for the County of Riverside.

12 4. This resolution shall take effect five days after approval by the Oversight
13 Board, subject to California Department of Finance request for review.

14 ///
15 ///
16 ///



**Successor Agency to the Redevelopment Agency for the County of Riverside
LOW MOD INCOME HOUSING FUNDS**

June 30, 2012

	CASH	CASH WITH FISCAL AGENT	TOTAL
Unaudited Cash Balance, June 30, 2012	37,218,294.19	39,974,577.83	77,192,872.02
June Bond draw - to be received in July 2012	182,834.93	(182,834.93)	0.00
Paid TI invoices - July 2, 2012	(100.48)	0.00	(100.48)
Paid Bond invoices - July 2, 2012	0.00	(64,326.75)	(64,326.75)
Reserve for October 1, 2012 debt service	(8,445,821.58)	0.00	(8,445,821.58)
Estimated Cash Balance to transfer as of July 3, 2012 ¹	28,955,207.06	39,727,416.15	68,682,623.21

¹ Estimated balance shown above is subject to year-end reconciliation and accruals which may increase or decrease these balances.

PER July to Dec 2012 ROPS

less Mountain View Estates Mobile Home Park	38,975,695.22	44,031,769.67	
less 100 Palms Housing Project	(10,000,000.00)	(9,922,500.00)	
less Middleton St. & 66th Avenue	(10,000,000.00)		
less Mission Village Single Family Subdivision	(4,500,000.00)		
less Vista Rio Apartments/Mission Plaza	(4,730,000.00)		
Total to transfer to HACR as of July 17, 2012	9,745,695.22	34,109,269.67	

Name of Agency
Former Project Areas

County of Riverside, as Successor Agency to the Redevelopment Agency for the County of Riverside
1-1986, Jurupa Valley, L215, Mid-County and Desert Communities Project Areas

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Due May 11, 2012
CA HSC Section 34177

Project Areas (PA)	
1	1-1986 Project Area
2	Jurupa Valley Project Area
3	Mid-County Project Area
4	Desert Communities Project Area
5	1-13 Project Area

Sources of Payment	
A	Redevelopment Property Tax Fund
B	Redevelopment Property Tax Fund
C	Redevelopment Property Tax Fund
D	Redevelopment Property Tax Fund
E	Redevelopment Property Tax Fund
F	Redevelopment Property Tax Fund

FY 2012-13												
Project Name / Debt Obligation		Payee	PA	Description	Total Outstanding Debt or Obligation	Source of Payment (See Legend)	Payments by month					Total
							Jul '12	Aug '12	Sep '12	Oct '12	Nov '12	
1	Public Notice Publication Costs/Various	Various newspapers	ALL	Marketing	5,047.22	E	500.00	500.00	500.00	500.00	500.00	\$ 3,000.00
2	Weed Abatement - RDA Housing	Various contractors	ALL	Weed abatement/Property maintenance	17,055.00	E						\$ 8,500.00
3	Trees Lagoon Senior Apartments	Palm Communities	1	Development and Construction Loan	8,000,000.00	E			2,500.00	2,000.00		\$ -
4	37th St & Wallace Infill Housing Project	Riverside Hig Dev Corp	2	Single-family construction	0.00	E						\$ -
5	Mira Loma Infill Housing Project	Housing Authority	2	Single-family construction	350,000.00	E	30,000.00	64,000.00				\$ 350,000.00
6	Mustang Lane Infill Housing Project	Mustang Affordable Housing, LLC	2	Pre-development Loan & MOU	0.00	E						\$ -
7	Mustang Lane Infill Housing Project	Mary Erickson Community Housing	2	Pre-development Loan & MOU	32,424.80	E	32,424.80					\$ 32,424.80
8	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
9	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
10	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
11	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
12	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
13	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
14	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
15	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
16	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
17	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
18	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
19	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
20	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
21	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
22	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
23	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
24	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
25	SI-Imperial LLC	SI-Imperial LLC	2	Foreclosure Acquisition, Rehab, Resale	0.00	E						\$ -
26	Mission Village Single-Family Subdivision	Workforce Homebuilders	2	Development and Construction Loan	4,500,000.00	E						\$ -
27	Habitat Riverside MOU - 2013-2014	Habitat Riverside	2	Single-family Acq, Rehab or New Construction	500,000.00	E						\$ -
28	Vista Rio Apartments/Mission Plaza	Vista Rio Apartments	2	Development and Construction Loan	4,750,000.00	E						\$ -
29	Travel Green/MHRP	Travel Green/MHRP	3	Home repair	0.00	E						\$ -
30	Murietta Infill Housing Project	Third Street Housing	3	Home repair	0.00	E						\$ -
31	North Home Housing	Legal Counsel	3	Legal Counsel Services	43,800.00	E						\$ 43,800.00
32	CALHEA HELP Loan Fund/Valecia	The Learning Center	3	Specific Plan development	25,000.00	E						\$ 25,000.00
33	CALHEA HELP Loan Fund/Valecia	CYHC	4	Debt financing - Interest	0.00	E						\$ -
34	CALHEA HELP Loan Fund/Valecia	CYHC	4	Debt financing - Principal	0.00	E						\$ -
35	CALHEA HELP Loan Fund/Valecia	CYHC	4	Debt financing - Interest	0.00	E						\$ -
36	CALHEA HELP Loan Fund/Valecia	KTGY	4	Plan Design	0.00	E						\$ -
37	Mobile Home Park Development Standards	KTGY	4	Construction costs	0.00	E						\$ -
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132	Mobile Home Park Development Standards	KTGY	4	Construction costs	0.00							

Name of Agency
Former Project Areas

County of Riverside, as Successor Agency to the Redevelopment Agency for the County of Riverside
1-1985, Jurupa Valley, I-215, Mid-County and Desert Communities Project Area

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Due May 11, 2012
CA HSC Section 34177

1	Project Area (PA)
2	1-1985 Project Area
3	Jurupa Valley Project Area
4	Mid-County Project Area
5	Desert Communities Project Area
6	I-215 Project Area

Sources of Payment	
A	Redevelopment Property Tax (Total Fund Tax Increment Revenue)
B	Bond Proceeds
C	Reserve Balances
D	Administrative Costs Allowance
E	Low and Moderate Income Housing Fund
F	Others - pursuant to AG 20 Section 34177(h)(1)(F)

Project Name / Debt Obligation	Payee	PA	Description	Total Outstanding Debt or Obligation	Source of Payment (See Legend)	FY 2012-13 Payments by month					Total
						Jul '12	Aug '12	Sep '12	Oct '12	Nov '12	Dec '12
1. Trust Lenders Senior Apartments	Palin Communities	1	Development and Construction Loan	1,500,000.00	B						\$ 1,500,000.00
2. Mustang Lane Infill Housing Project	Mary Erickson Community Housing	2	Development loan roll	4,000,000.00	B						\$ 4,000,000.00
3. Cotnamwood MHP/Construcstive Elements	Northwest Housing Development Corp	2	Predevelopment Loan & EVA	50,000.00	B	50,000.00					\$ 50,000.00
4. Midtown Village Single-Family Subdivision	Workforce Homebuilders	2	Predevelopment Loan & EVA	510,000.00	B	60,000.00	120,000.00	60,000.00	60,000.00	60,000.00	\$ 420,000.00
5. Midtown Village Single-Family Subdivision	Workforce Homebuilders	2	Predevelopment Loan & EVA	39,000.00	B		39,000.00				\$ 39,000.00
6. Midtown Village Single-Family Subdivision	Workforce Homebuilders	2	Predevelopment Loan & EVA	133,000.00	B	25,000.00	50,000.00	58,000.00			\$ 133,000.00
7. Midtown Village Single-Family Subdivision	Workforce Homebuilders	2	Predevelopment Loan & EVA	303,702.15	B	303,702.15					\$ 303,702.15
8. Midtown Village Single-Family Subdivision	Workforce Homebuilders	2	Predevelopment Loan & EVA	500,000.00	B	250,000.00	50,000.00				\$ 300,000.00
9. Midtown Village Single-Family Subdivision	Workforce Homebuilders	2	Predevelopment Loan & EVA	95,870.08	B	95,870.08					\$ 95,870.08
10. Vista Rio Apartments/Mission Plaza	Palin Communities	2	Predevelopment Loan & EVA	479,544.23	B	479,544.23					\$ 479,544.23
11. Vista Rio Apartments/Mission Plaza	Palin Communities	2	Predevelopment Loan & EVA	200,000.00	B						\$ 200,000.00
12. Vista Rio Apartments/Mission Plaza	Palin Communities	2	Predevelopment Loan & EVA	7,083,035.04	B	1,000,000.00					\$ 1,000,000.00
13. Highgrove Family Apartments	Workforce Homebuilders	2	Development loan & EVA	40,000.00	B	40,000.00					\$ 40,000.00
14. Tread Green/4th St	Workforce Homebuilders	2	Development loan & EVA	12,043.22	B	12,043.22					\$ 12,043.22
15. Tread Green/4th St	Workforce Homebuilders	2	Development loan & EVA	1,337.50	B	1,337.50					\$ 1,337.50
16. Tread Green/4th St	Workforce Homebuilders	2	Development loan & EVA	290,063.29	B	290,063.29					\$ 290,063.29
17. Tread Green/4th St	Workforce Homebuilders	2	Development loan & EVA	11,000.00	B	11,000.00					\$ 11,000.00
18. Tread Green/4th St	Workforce Homebuilders	2	Development loan & EVA	22,337.50	B	22,337.50					\$ 22,337.50
19. North Hemet Housing	Palin Communities	2	Development loan & EVA	10,000.00	B	10,000.00					\$ 10,000.00
20. North Hemet Housing	Palin Communities	2	Development loan & EVA	2,065.84	B	2,065.84					\$ 2,065.84
21. North Hemet Housing	Palin Communities	2	Development loan & EVA	34,000.00	B	34,000.00					\$ 34,000.00
22. North Hemet Housing	Palin Communities	2	Development loan & EVA	35,000.00	B	35,000.00					\$ 35,000.00
23. North Hemet Housing	Palin Communities	2	Development loan & EVA	41,174.40	B	41,174.40					\$ 41,174.40
24. Legacy Apartments/Thousand Palms	Palin Communities	2	Development loan & EVA	2,920,000.00	B	2,920,000.00					\$ 2,920,000.00
25. Legacy Apartments/Thousand Palms	Palin Communities	2	Development loan & EVA	3,000,000.00	B	3,000,000.00					\$ 3,000,000.00
26. Legacy Apartments/Thousand Palms	Palin Communities	2	Development loan & EVA	1,473,083.05	B	1,473,083.05					\$ 1,473,083.05
27. Mobile Home Association/Queen's Farm	Palin Communities	2	Development loan & EVA	2,516,570.07	B	2,516,570.07					\$ 2,516,570.07
28. Mobile Home Association/Queen's Farm	Palin Communities	2	Development loan & EVA	905,000.00	B	905,000.00					\$ 905,000.00
29. Mobile Home Association/Queen's Farm	Palin Communities	2	Development loan & EVA	75,000.00	B	75,000.00					\$ 75,000.00
30. Mobile Home Association/Queen's Farm	Palin Communities	2	Development loan & EVA	8,100.25	B	8,100.25					\$ 8,100.25
31. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	128,745.69	B	128,745.69					\$ 128,745.69
32. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	3,005.00	B	3,005.00					\$ 3,005.00
33. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	79,305.11	B	79,305.11					\$ 79,305.11
34. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	33,454.20	B	33,454.20					\$ 33,454.20
35. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	536,454.41	B	536,454.41					\$ 536,454.41
36. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	12,519.04	B	12,519.04					\$ 12,519.04
37. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	186,718.08	B	186,718.08					\$ 186,718.08
38. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	9,324.37	B	9,324.37					\$ 9,324.37
39. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	360,000.00	B	360,000.00					\$ 360,000.00
40. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	43,747.80	B	43,747.80					\$ 43,747.80
41. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	32,130.77	B	32,130.77					\$ 32,130.77
42. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	43,000.00	B	43,000.00					\$ 43,000.00
43. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	11,176.40	B	11,176.40					\$ 11,176.40
44. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	160,573.88	B	160,573.88					\$ 160,573.88
45. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	1,440,000.00	B	1,440,000.00					\$ 1,440,000.00
46. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	934,567.00	B	934,567.00					\$ 934,567.00
47. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	44,031,766.67	B	44,031,766.67					\$ 44,031,766.67
48. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	1,932,500.00	B	1,932,500.00					\$ 1,932,500.00
49. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA	34,109,269.67	B	34,109,269.67					\$ 34,109,269.67
50. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
51. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
52. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
53. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
54. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
55. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
56. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
57. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
58. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
59. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
60. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
61. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
62. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
63. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
64. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
65. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
66. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
67. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
68. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
69. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
70. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
71. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
72. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
73. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
74. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
75. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
76. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
77. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
78. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
79. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
80. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
81. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
82. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
83. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
84. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
85. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
86. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
87. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
88. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
89. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
90. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
91. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
92. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
93. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
94. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
95. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
96. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
97. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
98. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
99. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
100. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
101. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
102. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
103. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
104. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
105. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
106. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
107. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
108. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
109. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
110. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
111. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
112. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
113. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
114. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
115. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
116. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
117. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
118. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.00
119. Mountain View Estates Mobile Home Park	Palin Communities	2	Development loan & EVA		B						\$ 0.