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March 22, 2011

VIA E-MAIL

Kathy Matranga-Cooper  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

Re: California Statewide Communities Development Authority –  
The Aspens at South Lake

Dear Kathy:

Per the request of Caitlin Lanctot, please find enclosed a sample notice of public hearing and resolution (the “TEFRA Resolution”) to be considered by the Board of Supervisors of the County of El Dorado (the “County”) in connection with the proposed financing of a multifamily housing project, to be accomplished through the issuance of bonds by the California Statewide Communities Development Authority (“CSCDA”). Set forth below is a brief summary of the basis for CSCDA’s authority to accomplish the proposed financing, as well as the actions required to be undertaken by a city or county member (i.e., the “Program Participant”) of CSCDA in order for such financing to proceed. These financings are structured so that neither CSCDA nor the relevant Program Participant has any pecuniary liability.

Pursuant to the provisions of the Joint Powers Act, commencing with Section 6500 of the California Government Code (the “JPA Act”), a number of California cities and counties (including the County) have entered into a joint exercise of powers agreement (the “Agreement”) pursuant to which CSCDA was organized. Currently over 480 California cities, counties and special districts are Program Participants of CSCDA.

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CSCDA is authorized by its Agreement to issue bonds, notes, other evidences of indebtedness or certificates of participation in leases or other agreements in order to promote economic development, including the provision and maintenance of multifamily housing. However, under the terms of the Agreement, CSCDA may not approve a financing unless the governing body of the Program Participant in whose jurisdiction the project is located (or to be located) approves the project and its financing.

Furthermore, Section 147(f) of the Internal Revenue Code of 1986 requires that the proposed financing be approved by a governmental unit having jurisdiction over the area in which the facility to be financed is located. A financing will be treated as having been approved by a governmental unit if "the applicable elected representative" of such governmental unit approves such issue after a public hearing following reasonable public notice of such hearing.

The foregoing will be deemed satisfied if the governing body of the Program Participant (1) holds a public hearing (**upon at least 14 days prior notice** published in a newspaper of general circulation within its jurisdiction) and (2) adopts the TEFRA Resolution approving the financing to be undertaken through CSCDA. Based on a hearing date of April 12, 2011, the legal notice must be published no later than March 29, 2011.

Unless we hear otherwise from you, our office will arrange for the publication of the hearing notice. Please review the attached notice and provide us with any revisions as soon as possible. Do not hesitate to contact me if you have any questions or comments.

Very truly yours,

Justin Cooper

Attachments

cc: Caitlin Lanctot

NOTICE OF PUBLIC HEARING  
REGARDING ISSUANCE OF  
MULTIFAMILY HOUSING REVENUE BONDS FOR  
THE ASPENS AT SOUTH LAKE

NOTICE IS HEREBY GIVEN that, at 8:00 a.m., or as soon thereafter as the matter can be heard, on Tuesday, April 12, 2011, at the Board of Supervisors Meeting Room, 330 Fair Lane, Bldg. A, Placerville, California, the Board of Supervisors of the County of El Dorado (the "County") will conduct a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986, at which it will hear and consider information concerning a proposed plan of financing providing for the issuance by the California Statewide Communities Development Authority of multifamily housing revenue bonds in one or more series issued from time to time, including bonds issued to refund such revenue bonds in one or more series from time to time, and at no time to exceed \$11,000,000 in outstanding aggregate principal amount, to finance the acquisition, construction and development of a 47-unit multifamily rental housing project located at 3521 and 3541 Pioneer Trail, South Lake Tahoe, California. The facilities are to be owned by SLT Pacific Associates, a California limited partnership (the "Borrower") or related entities, operated by Cambridge Real Estate Services, and are generally known as The Aspens at South Lake (the "Project").

Those wishing to comment on the proposed financing and the nature and location of the Project may either appear in person at the public hearing or submit written comments, which must be received by the County prior to the hearing. Written comments should be sent to County of El Dorado at 330 Fair Lane, Placerville, California 95667, Attention: Clerk of the Board of Supervisors.

CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO

Dated: March 29, 2011