



May 11, 2017

VIA EMAIL

Michael Busch  
CEO  
Urban Futures, Inc.  
17821 17<sup>th</sup> Street, Suite 245  
Tustin, CA 92780

Re: Public Hearing Request for Mission Trail Apartments

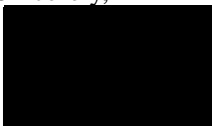
Dear Michael:

C & C Development (the “Applicant”) has submitted to the California Statewide Communities Development Authority (the “Authority”) an application for the financing of the Mission Trail Apartments (the “Project”) through the issuance of tax-exempt obligations in an aggregate principal amount not to exceed \$20 million. The purpose of this letter is to request the assistance of the City of Lake Elsinore (the “City”) in conducting a public hearing with respect to the proposed financing. We understand that the City will conduct the public hearing on **June 13, 2017**.

The Authority is a joint exercise of powers authority comprised of over 500 California cities, counties and special districts, including the County. The Authority, pursuant to its Amended and Restated Joint Exercise of Powers Agreement is authorized to assist in the financing of facilities for multifamily housing projects. In order to initiate such a financing, the member participant of the Authority in which the proposed facilities will be located must (i) conduct a public hearing and (ii) approve the Authority’s issuance of indebtedness. Therefore, although the Authority will be the issuer of the tax-exempt revenue obligations for the Applicant, the financing cannot proceed without the County’s approval of the financings.

You will be receiving shortly a letter from Orrick, Herrington & Sutcliffe, serving as bond counsel, describing the public hearing process and the requirements under state and federal laws, including the Tax Equity and Fiscal Responsibility Act (TEFRA). This letter will include for your review the form of Notice of Public Hearing and the form of the City Council Resolution evidencing that the City has approved the financing. Thank you again for your assistance. Please let me know if you require any additional information concerning the scheduling of the public hearing or if I can be of any other assistance.

Sincerely,



James Hamill  
Managing Director