

Copyright Office fees are subject to change. For current fees, check the Copyright Office website at www.copyright.gov, write the Copyright Office, or call (202) 707-3000.



REGISTRATION NUMBER

TX TXU
Effective Date of Registration

Application Received

Deposit Received
One Two

Fee Received

Examined By

Correspondence

TYPE OR PRINT IN BLACK INK. DO NOT WRITE ABOVE THIS LINE.

Title of This Work:	1	The Free Federal Grant (Dollar Property)
Alternative title or title of larger work in which this work was published:		
Name and Address of Author and Owner of the Copyright:	2	JoAnna Canzoneri McCormick 342 North Atlantic Boulevard Alhambra California 91801 Phone (626) 417-3861 Email NBCBEAR101@hotmail.com
Nationality or domicile: Phone, fax, and email:		
Year of Creation:	3	2004
If work has been published, Date and Nation of Publication:	4	a. Date _____ (Month, day, and year all required) Month Day Year b. Nation _____
Type of Authorship in This Work:	5	<input checked="" type="checkbox"/> Text (includes fiction, nonfiction, poetry, computer programs, etc.) <input type="checkbox"/> Illustrations <input checked="" type="checkbox"/> Photographs <input checked="" type="checkbox"/> Compilation of terms or data
Check all that this author created.		
Signature:	6	I certify that the statements made by me in this application are correct to the best of my knowledge.* Check one: <input checked="" type="checkbox"/> Author <input type="checkbox"/> Authorized agent X JoAnna Canzoneri McCormick
Registration cannot be completed without a signature.		
Name and Address of Person to Contact for Rights and Permissions: Phone, fax, and email:	7	<input type="checkbox"/> Check here if same as #2 above. JoAnna Canzoneri McCormick 342 North Atlantic Boulevard Alhambra California 91801 Phone (626) 417 3861 Fax Email NBCBEAR101@hotmail.com

OPTIONAL

8

Certificate will be mailed in window envelope to this address:

Name	JoAnna Canzoneri McCormick
Number/Street/Apt	342 North Atlantic Boulevard
City/State/Zip	Alhambra California 91801

Complete this space only if you currently hold a Deposit Account in the Copyright Office.

9

Deposit account # _____
Name _____

DO NOT WRITE HERE Page 1 of _____ pages

*17 USC § 508(e): Any person who knowingly makes a false representation of a material fact in the application for copyright registration provided for by section 408, or in any written statement filed in connection with the application, shall be fined not more than \$2,500.

CATALINA STATION
 PASADENA, California
 911069998
 0581020606 -0097

02/27/2013 (800)275-8777 02:04:01 PM

Sales Receipt

Product Description	Sale Qty	Unit Price	Final Price
@@ ALHAMBRA CA 91801			\$5.60
Zone-1 Priority Mail			
Flat Rate Env			
1 lb. 8.60 oz.			
Expected Delivery: Thu 02/28/13			
Return Rcpt (Green Card)			\$2.55
@@ Certified			\$3.10
Label #:	70113500000261869430		
Issue PVI:			\$11.25

Total: \$11.25

Paid by:
 Debit Card \$11.25
 Account #: XXXXXXXXXXXX2679
 Approval #: 050317
 Transaction #: 885
 23 903600658
 Receipt#: 000975

@@ For tracking or inquiries go to
 USPS.com or call 1-800-222-1811.

 BRIGHTEN SOMEONE'S MAILBOX. Greeting cards
 available for purchase at select Post
 Offices.

Order stamps at usps.com/shop or call
 1-800-Stamp24. Go to usps.com/clicknship
 to print shipping labels with postage. For
 other information call 1-800-ASK-USPS.

 Get your mail when and where you want it
 with a secure Post Office Box. Sign up for
 a box online at usps.com/poboxes.

Bill#: 1000303591670
 Clerk: 31

All sales final on stamps and postage
 Refunds for guaranteed services only
 Thank you for your business

HELP US SERVE YOU BETTER

Go to: <https://postalexperience.com/Pos>

TELL US ABOUT YOUR RECENT
 POSTAL EXPERIENCE

YOUR OPINION COUNTS

Customer Copy

02/27/2013 02:04:01 PM

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
ALHAMBRA CA 91801	
OFFICIAL USE	
Postage	\$ 5.60
Certified Fee	\$ 3.10
Return Receipt Fee (Endorsement Required)	\$ 2.55
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 11.25

Sent To: *Joanna Carzon Mc Cormick*

Street, Apt. No., or PO Box No.: *342 North Atlantic*

City, State, ZIP+4: *Alhambra California 91801*

Postmark Here
 FEB 27 2013
 8666-901106-9998
 02/27/2013

PS Form 3800, August 2006 See Reverse for Instructions

THE FREE

FEDERAL GRANT

(Dollar Property)

Author

JoAnna Canzoneri McCormick

Set of Facts

I PERSONALLY WENT ON THE COMPUTER AND ON THE WEBSITE UNDER THE UNITED STATES HOUSING AND URBAN DEVELOPMENT TO LOOK AT THE REAL ESTATE PROPERTY UNDER THE LISTED FORECLOSURES

THE UNITED STATES HOUSING AND URBAN DEVELOPMENT PERSONALLY HAS TO SECTION FOR FORECLOSURES

A SECTION FOR DOLLAR REAL ESTATE PROPERTY

A SECTION FOR SINGLE FAMILY RESIDENCE

A SECTION FOR MULTY FAMILY PROPERTIES

THE UNITED STATES HOUSING AND URBAN DEVOPMENT DEPARTMENT PERSONALLY HAD A SECTION UNDER THE MULITY FAMILY PROPERTIES (APARTMENT BUILDINGS) LISTED FOR FORECLOSURE

MULITY FAMILY PROPERTIES (APARTMENT BUILDING) ADVERTIZED AND LISTED FOR FORECLOSURE AND OR FOR SALE WITH ONLY A TRUSTEE'S SALE DATE SCHUDULE FOR THE FORECLOSURE ON THE HOME OWNERS REAL ESTATE PROPERTY

THESE MULITY FAMILY PROPERTIES (APARTMENT BUILDING) PERSONALLY WERE OWNED BY THE HOME OWNERS, LARGE PIECES OF LAND WITH MULTY RENTAL INCOME ON THE APARTMENTS (APARTMENT HOUSING)

THE MULITY FAMILY PROPERTIES (APARTMENT BUILDING) WERE NOT SINGLE FAMILY RESIDENCE

THE BUSINESS AND OR RENTAL INCOME FROM THE MULITY FAMILY BUILDINGS (APARTMENTS BUILDING) WERE APARTMENTS AND OR A BED IN A ROOM WERE FROM THE FOLLOWING

TENANTS (REGULAR TENANTS)

LOW INCOME TENANTS

TENANTS WITH SECTION 8 (EIGHT) WHO APPLICATES WHO APPLIED AND APPROVED FOR SECTION 8

TENANTS WITH HUD (UNITED STATES DEPARTMENT OF HUD) WHO APPLICATES WHO APPLIED AND APPROVED FOR HUD

TENANTS WITH DISABILITIES AND WERE GETTING PAID FROM THE STATE

TENANTS WITH DISABILITIES AND WERE GETTING PAID FROM THERE SOCIAL SECURITY OR RETIREMENTS

I PERSONALLY WAS INTERESTED IN PURCHASING AND BUYING A PIECE OF REAL ESTATE PROPERTY

Set of Facts

I PERSONALLY WAS WORKING AT A MORTGAGE COMPANY
AS A LOAN OFFICER

I PERSONALLY WANTED TO MAKE A REAL ESTATE OFFER ON A PIECE OF
REAL ESTATE PROPERTY

I PERSONALLY WENT TO MY MORTGAGE BROKER TO GET PRE-QUALIFIED FOR A
MORTGAGE LOAN I PERSONALLY SHOWED MY MORTGAGE BROKER
THE PIECE OF REAL ESTATE PROPERTY THAT I WAS INTERESTED
IN PURCHASING BUT I NEED A LOAN OR MORTGAGE LOAN FOR THE AMOUNT OF
\$500,000.00

THE REAL ESTATE PROPERTY THAT I WANTED TO PURCHASE WAS
A MULTY FAMILY BUILDING AS FOLLOWS

SAINT (ST) AMBROSE APARTMENTS

PRICE \$468,873.00

TWO (2) BUILDING (APARTMENT BUILDING) ON ONE LOT

102 APARTMENTS

VACANT PROPERTY (NO TENANTS)

REAL ESTATE PROPERTY NEEDED REPAIRS

LOCATION OF THIS REAL ESTATE PROPERTY WAS IN BROOKLYN NEW YORK

ESTIMATED PROPERTY VALUE (UNKNOWN AT THE TIME)

ON OR ABOUT

I PERSONALLY MADE AN OFFER TO

PURCHASE SAINT AMBROSE APARTMENTS WHICH THIS REAL ESTATE PROPERTY
WAS IN FORECLOSURE AND OR LISTED FOR SALE

THE AMOUNT WAS FOR \$468,873.00 , BUT A TRUSTEE'S SALE WAS SCHUDULED

I PERSONALLY SENT THE FOLLOWING DOCUMENTS FOR MY OFFER
TO PURCHASE THE REAL ESTATE PROPERTY AS FOLLOWERS

A CASHIER CHECK

A BUYER EXCLUSIVE AGENCY AGREEMENT

PRE-APPROVED SALE (SHORT SALE)

APPROVED FEDERAL GRANT FOR FIRST TIME BUIYERS BUT THIS WAS FOR
A LIMITED AMOUNT OF MONEY FOR A DEPOSIT ON A PROERTY
WHICH WOULD GIVE ME \$50,000.-00 UP TO \$100,000.00

A SALES CONTRACT (BULK SALE)

A FEDERAL GRANT (FREE MONEY FOR AN INDIVIDUAL, A WOMAN, A BUSINESS AND OR
A REAL ESTATE PROPERTY)

A APPLICATION FOR A FEDERAL ASSISTANCE FORM

A FEDERAL CASH TRANSACTIONS REPORT FORM

Set of Facts

I PERSONALLY APPLIED FOR SEVERAL FEDERAL GRANTS FOR FAMILY MEMBERS BESIDES MYSELF

JO ANNA CANZONERI MCCORMICK APPROVED FOR A FEDERAL GRANT APPROVAL NUMBER 3087-5383-2282

ALLEN MCCORMICK APPROVED FOR A FEDERAL GRANT APPROVAL NUMBER 3087-5553-1370

NATASHA DANA MCCORMICK APPROVED FOR A FEDERAL GRANT APPROVAL NUMBER 3087-5485-3268

KRYSTAL KIMBERLY JO ANNA MCCORMICK APPROVED FOR A FEDERAL GRANT APPROVAL NUMBER 3087-5521-1348

ON OR ABOUT I PERSONALLY MADE AN OFFER TO PURCHASE OTHER APARTMENTS BUILDINGS WHICH THIS REAL ESTATE PROPERTY WAS IN FORECLOSURE AND OR LISTED FOR SALE , BUT A TRUSTEE'S SALE WAS SCHEDULED

I PERSONALLY SENT THE FOLLOWING DOCUMENTS FOR MY OFFER TO PURCHASE THE REAL ESTATE PROPERTY AS FOLLOWS

A BUYER EXCLUSIVE AGENCY AGREEMENT

PRE-APPROVED SALE (SHORT SALE)

APPROVED FEDERAL GRANT FOR FIRST TIME BUYERS BUT THIS WAS FOR A LIMITED AMOUNT OF MONEY FOR A DEPOSIT ON A PROPERTY WHICH WOULD GIVE ME \$50,000.00 UP TO \$100,000.00

A SALES CONTRACT (BULK SALE)

A FEDERAL GRANT (FREE MONEY FOR AN INDIVIDUAL, A WOMAN, A BUSINESS AND OR A REAL ESTATE PROPERTY)

A APPLICATION FOR A FEDERAL ASSISTANCE FORM

A FEDERAL CASH TRANSACTIONS REPORT FORM

Set of Facts

ON OR ABOUT I PERSONALLY MADE AN OFFER TO PURCHASE OTHER APARTMENTS BUILDINGS WHICH THIS REAL ESTATE PROPERTY WAS IN FORECLOSURE AND OR LISTED FOR SALE , BUT A TRUSTEE'S SALE WAS SCHUDULED

I PERSONALLY SENT THE FOLLOWING DOCUMENTS FOR MY OFFER TO PURCHASE THE REAL ESTATE PROPERTY AS FOLLOWERS

A BUYER EXCLUSIVE AGENCY AGREEMENT

PRE-APPROVED SALE (SHORT SALE)

APPROVED FEDERAL GRANT FOR FIRST TIME BUYERS BUT THIS WAS FOR A LIMITED AMOUNT OF MONEY FOR A DEPOSIT ON A PROERTY WHICH WOULD GIVE ME \$50,000.-00 UP TO \$100,000.00

A SALES CONTRACT (BULK SALE)

A FEDERAL GRANT (FREE MONEY FOR AN INDIVIDUAL, A WOMAN,A BUSINESS AND OR A REAL ESTATE PROPERTY)

A APPLICATION FOR A FEDERAL ASSISTANCE FORM

A FEDERAL CASH TRANSACTIONS REPORT FORM

Set of Facts

I PERSONALLY DID NOT KNOW AT THE TIME WHO WAS THE HOMEOWNERS IN ORDER TO SEND MY REAL ESTATE OFFERS (BUYERS EXCLUSIVE OFFERS AND OTHER DOCUMENTS SO I PERSONALLY PRECEDED TO SEND MY OFFER TO PURCHASE TO THE FOLLOWING LISTED PEOPLE BELOW

ALSO THESE MULTY FAMILY PROPOERTY WERE ONLY IN FORECLOSURE AT THE TIME, BUT A TRUSTEE'S SALE WAS SCHUDULED ALSO THE TRUSTEE'S SALE SALE WAS WEEKS OR A MONTH AWAY

NEW YORK HOUSING DEPARTMETN
CITY OF NEW YORK MAYOR
STATE OF NEW YORK GOVERNOR
UNITED STATES HOUSING AND URBAN DEVELOPMENT

AFTER I PERSONALLY SENT MY OFFER (BUYERS EXECLUSIVE OFFER AND OTHER DOCUMENTS) I PERSONALLY RECEIVED A LETTER FROM SIDNEY DEXTER AT THE UNITED STATES HOUSING AND URBAN DEVELOPMENT

I PERSONALLY DID NOT KNOW IF THESE EXECLUSIVE BUYERS AGREEMENTS AND OTHER DOCUMENTS WERE SENT OUT TO THE HOMEOWNERS OF THE MULTY FAMILY PROPERTIES

Set of Facts

I PERSONALLY REQUESTED FOR A POSTPONEMENT OF THE FORCLOSURE AND TRUSTEE'S SALE WHEN I SENT IN MY OFFER TO PURCHASE THE REAL ESTATE PROPERTIES (SEE ATTACHED DOCUMENTS)

I PERSONALLY DO NOT KNOW IF THE UNITED STATES HOUSING AND URBAN DEVELOPMENT PULLED THERE FORECLOSURE FILES TO CONTACT THE REAL ESTATE PROPERTY OWNER, HOMEOWNERS AND OR REAL ESTATE PROPERTY OWNERS, BECAUSE THESE REAL ESTATE PROPERTIES WERE ONLY IN FORECLOSURE AT THE TIME

THE UNITED STATES HOUSING AND URBAN DEVELOPMENT FOR MULTY FAMILY PROPERTIES ACCEPT OFFERS ON \$1 (ONE DOLLAR PROPERTY) UP TO AN UNLIMITED

I PERSONALLY DO NOT BELIEVE THAT THE REAL ESTATE PROPERTIES OWNERS HOMEOWNERS OR REAL ESTATE HOMEOWNERS RECEIVED MY PERSONALLY OFFERS THE EXECLUSIVE BUYERS AGREEMENTS AND OTHER DOCUMENTS , BUT I DO NOT KNOW THIS IN FACT

THE UNITED STATES HOUSING AND URBAN DEVELOPMENT PERSONALLY RECEIVED ON A DAILY BASICS REAL ESTATE OFFERS ON REAL ESTATE PROPERTY

ALSO SOME OF THE REAL ESTATE PROPERTIES THE BENEFICIAL INTEREST WAS A PRIVATE MORTGAGE COMPANY OR THE UNITED STATES HOUSING AND URBAN DEVELOPMENT

I PERSONALLY WAS QUALIFIED FOR THE UNITED STATES FEDERAL GRANT BECAUSE OF MY CREDIT REPORT

A FEDERAL GRANT WHICH WAS FREE MONEY

I PERSONALLY SENT A LETTER TO WASHINGTON DC

LATER I PERSONALLY RECEIVED A LETTER FROM THE GEORGE BUSH ADMINISTRATION WHICH STATED THAT ALL THE MULTY FAMILY PROPERTIES WERE FORECLOSURED

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece or on the front if space permits. 		A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to		B. Received by (Printed Name) Date of Delivery	
George W Bush President White House 1717 Pennsylvania Avenue Washington DC 20006		OCT 28 2004	
2. Article Number (Transfer from service label)		C. Delivery address different from item 1? <input type="checkbox"/> Yes YES, enter delivery address below: <input type="checkbox"/> No	
		7004 1160 0003 2296 9798	
3. Service Type		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
<input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.			
Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	

UNITED STATES POSTAL SERVICE
 WELCOME TO GRAVESEND STATION
 08/22/05 02:07PM

Store / USPS	Trans.
Wkstn / sys5002	Cashier / 15M12
Cashier's Name	JENNY
Stock Unit Id	SIAJG
PG Phone Number	800-275-8777
USPS #	3568860320

1. PVI Label	0.45
2 @ 0.23	
Value: .23	
Quantity: 2	
2. First-Class	4.25
Destination: 20006	
Weight: 1.20 oz	
Postage: 1.75	
Affix Post: 1.75	
Total Cost: 4.65	
Base Rate: 0.60	

SERVICES
 Certified Mail
 70027030000191412293
 Rtn Recpt (Green Card)

Subtotal	4.74
Total	4.74
Cash	21.40
Change Due	16.66
Cash	15.25

Number of Items Sold: 2

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0320
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	Postmark Here
Sent To: President George Bush		Clerk: KQH1PT
Street, Apt. No., or PO Box No. White House		08/22/05
City, State, ZIP+4 1700 Pennsylvania Avenue		
Washington DC 20006		

PS Form 3800, June 2002 See Reverse for Instructions



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-0050

OFFICE OF FIELD POLICY
AND MANAGEMENT

Ms. Jo Anna Canzoneri
2266 McDonald Avenue
Brooklyn, New York 11223

Dear Ms. Canzoneri:

I am in receipt of your August 30, 2004 correspondence in addition to numerous faxes you have sent to me regarding your desire and interest in purchasing Bulk Sale Properties. I was formerly Chief of Procurement at HUD but my division did not engage in property sales.

I visited with your attorney and instructed him to contact Beverly Miller in Multi-family housing at HUD headquarters here in Washington, D.C.

I am now referring you to Multifamily Housing Deputy Assistant Secretary Stillman Knight who can be reached by phone at 202-708-2495. His address is Department of Housing and Development, 451 7th Street, S.W. Room 6110, Washington, D.C. 20410.

Your latest letter was forwarded to Mr. Knight.

Thank you for your interest in purchasing HUD properties.

Sincerely,

A handwritten signature in black ink, appearing to read "Dexter J. Sidney".

Dexter J. Sidney
Senior Advisor
Field Policy and Management

Encl: Letter dtd 30Aug04
cc: Mr. Eugene Khavinson
Law Offices of Khavinson & Associates
2470 East 16th Street
Brooklyn, New York 11235

Stillman Knight, Deputy Assistant Secretary
HUD - Room 6110

FEDERAL CASH TRANSACTIONS REPORT

(See instructions on the back. If report is for more than one grant or assistance agreement, attach completed Standard Form 272A.)

OMB APPROVAL NO. 0348-0003

1. Federal sponsoring agency and organizational element to which this report is submitted

2. RECIPIENT ORGANIZATION

Name: JOANNA CANZONERI
 Number and Street: 2266 McDonald Avenue
 City, State and ZIP Code: Brooklyn New York 1223

4. Federal grant or other identification number

6. Letter of credit number

5. Recipient's account number or identifying number

7. Last payment voucher number

Give total number for this period

8. Payment Vouchers credited to your account

9. Treasury checks received (whether or not deposited)

3. FEDERAL EMPLOYER IDENTIFICATION NO.

10. PERIOD COVERED BY THIS REPORT
 FROM (month, day, year)

TO (month, day, year)

11. STATUS OF

FEDERAL

CASH

(See specific instructions on the back)

a. Cash on hand beginning of reporting period

\$

b. Letter of credit withdrawals

c. Treasury check payments

d. Total receipts (Sum of lines b and c)

0.00

e. Total cash available (Sum of lines a and d)

0.00

f. Gross disbursements

g. Federal share of program income

h. Net disbursements (Line f minus line g)

0.00

i. Adjustments of prior periods

j. Cash on hand end of period

\$

12. THE AMOUNT SHOWN ON LINE 11j, ABOVE, REPRESENTS CASH REQUIREMENTS FOR THE ENSUING

Days

13. OTHER INFORMATION

a. Interest income

\$

b. Advances to subgrantees or subcontractors

\$

14. REMARKS (Attach additional sheets of plain paper, if more space is required)

15.

CERTIFICATION

I certify to the best of my knowledge and belief that this report is true in all respects and that all disbursements have been made for the purpose and conditions of the grant or agreement.

AUTHORIZED

CERTIFYING

OFFICIAL

SIGNATURE

TYPED OR PRINTED NAME AND TITLE

DATE REPORT SUBMITTED

~~10/06/2006~~ 07/12/04

TELEPHONE (Area Code, Number, Extension)

THIS SPACE FOR AGENCY USE

APPLICATION FOR FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction	Pre-application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction	2. DATE SUBMITTED	Applicant Identifier
		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: JO Anna Carzoneri	Organizational Unit: Department:
Organizational DUNS:	Division:
Address: Street: 2266 McDonald Avenue	Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: First Name:
City: Brooklyn New York County: Kings County	Middle Name
State: New York Zip Code: 11223	Last Name
Country:	Suffix:
	Email:
	Phone Number (give area code) Fax Number (give area code)

6. EMPLOYER IDENTIFICATION NUMBER (EIN):
 □□-□□□□□□

8. TYPE OF APPLICATION:
 New Continuation Revision
 If Revision, enter appropriate letter(s) in box(es)
 (See back of form for description of letters.)
 Other (specify) □ □

7. TYPE OF APPLICANT: (See back of form for Application Types)
 Farm
 Other (specify) Real Estate

9. NAME OF FEDERAL AGENCY:

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:
 □□-□□□

TITLE (Name of Program):

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:

13. PROPOSED PROJECT
 Start Date: Ending Date:

14. CONGRESSIONAL DISTRICTS OF:
 a. Applicant b. Project

15. ESTIMATED FUNDING:

a. Federal	\$	00
b. Applicant	\$	00
c. State	\$	00
d. Local	\$	00
e. Other	\$	00
f. Program Income	\$	00
g. TOTAL	\$	00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
 a. Yes. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
 b. No. PROGRAM IS NOT COVERED BY E. O. 12372
 OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
 Yes If "Yes" attach an explanation. No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

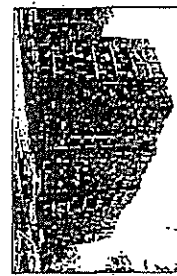
a. Authorized Representative

Prefix	First Name	Middle Name
	JO Anna	
Last Name	Carzoneri	Suffix
b. Title		c. Telephone Number (give area code)
d. Signature of Authorized Representative	e. Date Signed	
<i>[Signature]</i>	JULY 12, 2004	

Stin Village Apartme
Warren, Ohio



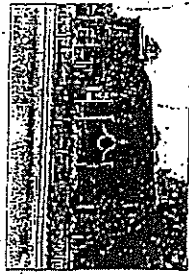
St. Ambrose Apartme
Brooklyn, New York



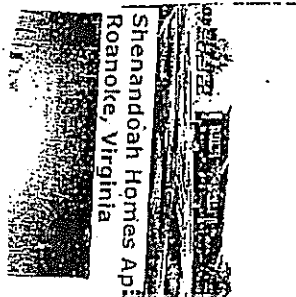
Beehive Classroom Apart
Cleveland, Ohio



Tall Timbers Apartment
Baton Rouge, Louisiana



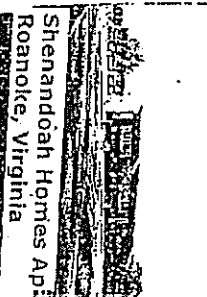
Cornelius Apartments
Albertville, AL 35950



King's Cove Apartment
Camdenton, Missouri



Art of Hawaii Housing
No. 9
Missing Picture.

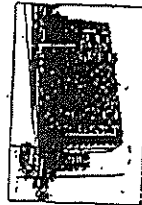


Independence Court
Assisted Living
Orlando, Florida

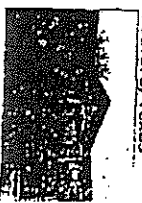
St. Mathilda's Subdivi
Eunice, Louisiana



Plaza Square Apartm
St. Louis, Missouri



Eden Gardens
Bedford, Texas



Logan Park Nursing an
Center
Braintree, Massachusetts



Montroe Manor Apart
New Holstein, Wisconsin



Heartland Health Car
Bethany, Oklahoma



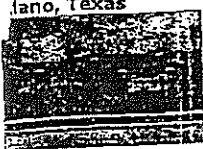
Ethan Gardens Co-op Apat
New Haven, Connecticut



High Oak Terrace Apart
Arlington, Texas



The Inn at Orchard P
Plano, Texas



Palatine Nursing Home
Palatine Bridge NY
No Picture

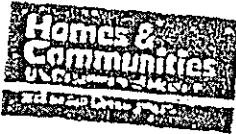
Olde Franklin School
Apts
Schenectady NY
No Picture

Historic Pastures
Village
Albany NY
No Picture

Hinckel Brewery Apartments
Albany NY
No Picture

Hud Sale Dates

HUD-Multifamily Housing - List of Properties for Sale



Housing

Weekly Listing of Multifamily Properties for Sale

Visit each Wednesday for the Weekly Listing. The properties are offered all-cash, no financing or mortgage insurance provided. Properties with a "D" are newly listed this week of June 9, 2004.

- Information by...
- Last updated...
- Download...

Download a Free Information and Bid Kit for the properties offered. If you have a problem viewing or printing this document, click on "more information" that you receive. If you have any questions after reading the information that you receive, contact the Reply Specialist assigned to the property.

- Homepage
- About HUD
- Contact us
- Search
- Single Family
- Multifamily
- About HUD business
- Multifamily deals
- Program information
- Rentals
- Set & acquire contracts
- Set & contract administration
- HUD Area Processing (MAP)
- Neighborhood addresses
- Assessing risk
- Online listing
- Work online

HUD NEWS

Homes

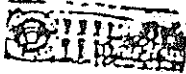
Communities

Working with HUD

Resources

Tools

- Let's talk
- Webinars
- Helping Rate
- Control the risk



info@helmerprinting.com with Foreclosures

Property and Auction Location	Free Info and Bid Kit	Units	Minimum Bid
Lot of Parcel No. 22, P. 434, Knapdale Park, Maple, VA 24754. Cashy Auction 417774-2218	See Photos & Download Free Info & Bid Kit OR Order (your property name) info@helmerprinting.com	6 units	Unstated Minimum
Property, Chatham Apts, 4141 Lee Road, Chesapeake, VA 23030. Auction 417774-2218	See Photos & Download Free Info & Bid Kit OR Order (your property name) info@helmerprinting.com	27 units	Unstated Minimum
1st Addition Apt, 1119 Knapdale Street, Chesapeake, VA 23030. Auction 417774-2218	See Photos & Download Free Info & Bid Kit OR Order (your property name) info@helmerprinting.com	203 units	Unstated Minimum
Independence Court Assisted Living Facility, 105 N. New Kent Ground Road, Ft Belvoir, VA 22043. Auction 417774-2218	See Photos & Download Free Info & Bid Kit OR Order (your property name) info@helmerprinting.com	62 units	Unstated Minimum
1st Addition, 600 Dunsmuir St, Chesapeake, VA 23030. Auction 417774-2218	See Photos & Download Free Info & Bid Kit OR Order (your property name) info@helmerprinting.com	118 units	Unstated Minimum
Cape Cove Apts, 141 King One Rd, Chesapeake, VA 23030. Auction 417774-2218	See Photos & Download Free Info & Bid Kit OR Order (your property name) info@helmerprinting.com	44 units	Unstated Minimum
Chatham Apts, 4175 Lee Road, Chesapeake, VA 23030	See Photos & Download Free Info & Bid Kit OR Order (your property name) info@helmerprinting.com	64 units	Unstated Minimum
Top Terrace Apts, 1221 N. Independence Lane, Chesapeake, VA 23030. Auction 417774-2218	See Photos & Download Free Info & Bid Kit OR Order (your property name) info@helmerprinting.com	119 units	Unstated Minimum

Website

Shenandoah Homes Apartments
Roanoke Virginia
FHA # 051-44501



<p>✓ Camellus Apts. 815 Half-Section Line Rd, Albertville, AL 35950 Bob Doran x2053 Donald Winston x2095 404/331-5001</p>	<p>See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com</p>	50 units	Unstated Minimum	EX 07
<p>✓ St. Mathilda's Apts. 821 South Beulah Street Eunice, LA 70535 Debie Bolin 817/978-5822</p>	<p>See Photos & Download Free Info & Bid Kit OR Order (give property name) hkit@helmerprinting.com</p>	100 units	Unstated Minimum	NE 07
<p>✓ Plaza Square Apts. 10 Plaza Square St. Louis, MO 63103 Becky Al-Ruballeh 817/978-5815</p>	<p>See Photos & Download Free Info & Bid Kit OR Order (give property name) hkit@helmerprinting.com</p>	911 units 25 commercial units	Unstated Minimum	7
<p>✓ Shenandoah Homes Apts. 5300 Hawthorne Road Roanoke, VA 24012 Jane Butler x2535 404/331-5001</p>	<p>See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com</p>	144 units	Unstated Minimum	OB 08
<p>✓ Logan Park Nursing and Rehab Center 175 Grove Street Brintree,</p>	<p>See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com</p>	82 beds	Unstated Minimum	OB 08

http://www.hud.gov/offices/hsg/mh/pd/mfpist.cfm

7/7/04

<p>MA 02184 Bob Doran x2053 404/331-5001</p>	<p>See Photos & Download Free Info & Bid Kit OR Order (give property name) hkit@helmerprinting.com</p>	216 beds	Unstated Minimum	OB 08
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Electronic Mailing List

HUD maintains an electronic mailing list of individuals and fi interested in being informed of the availability of multifamily projects for sale to the general public. If you subscribe, you receive an electronic invitation to bid on each project as it is advertised for sale. Go to www.hud.gov and click on the mailing lists, which is located at the bottom left of the page down and click on the Multifamily Property Disposition Mailin and key in your e-mail address.

List of Sold Projects

Over the years, we have received requests for information o properties that have been sold by HUD, either at foreclosure from the owned inventory. In response to these requests, w compiled basic information about these sales. Click here www.dynacsys.com/hudsales to be transferred to the I sold projects.

Subcontracting Opportunities

For subcontracting opportunities direct from the home page ID, multifamily, Property Management Contractor, see **Pin City Management Company** for the west coast area ge rbed as west of Arizona to Idaho line, **National Housi g** for the 44 states east of this line, and **Massachusetts no Finance Agency** for Boston properties that are in sition Demonstration Program.

Homes & Communities
Housing

Weekly Listing of Multifamily Propre for Sale

Visit each Wednesday for the Weekly Listing. The properties are offered all-cash, no financing or mortgage insurance provided. Properties with a "NEW" are newly listed this week of June 30, 2004.

Download a Free Information and Bid Kit for the properties advertised below! If you have a problem viewing or printing the document, click on e-mail the problem and let us help you have any questions after reading the information that you r contact the Realty Specialist assigned to the property.

info@helmerprinting.com FHA Foreclosures

Property and Realty Specialist	Free Info and Bid Kit	Units	Minimum Price	5a
St. Ambrose Apts. 210 Kosciusko St. Brooklyn, NY 11216 Bob Doran x2053 Donald Winston x2095 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	102 units	Unstated Minimum	EX 07
Tall Timbers Apts. 1251 N. Ardenwood Drive Baton Rouge, LA 70806-1911 Robert LeRoux 817/978-5819	See Photos & Download Free Info & Bid Kit OR Order (give property name) hkit@helmerprinting.com	328 units	Unstated Minimum	07

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FHA Foreclosures

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Tall Timbers Apts. 1251 N. Ardenwood Drive Baton Rouge, LA 70806-1911 Robert LeRoux 817/978-5819	See Photos & Download Free Info & Bid Kit OR Order (give property name) hkit@helmerprinting.com	328 units	Unstated Minimum	07



<p>✓ offer</p> <p>Camellia Apts. 615 Half-Section Line Rd. Albertville, AL 35950 Bob Doran x2053 Donald Winston x2095 404/331-5001</p>	<p>See Photos & Download Free Info & Bid Kit! OR Order (give property name) usa0567@kinkos.com</p>	50 units	Unstated Minimum	EX 07
<p>✓</p> <p>St. Mathilda's Apts. 821 South Beulah Street Eunice, LA 70535 Debbie Bolin 817/978-5822</p>	<p>See Photos & Download Free Info & Bid Kit! OR Order (give property name) hkit@helmerprinting.com</p>	100 units	Unstated Minimum	NE 07
<p>✓</p> <p>Plaza Square Apts. 10 Plaza Square St. Louis, MO 63103 Rocky Al-Ruballeh 817/978-5815</p>	<p>See Photos & Download Free Info & Bid Kit! OR Order (give property name) hkit@helmerprinting.com</p>	911 units 25 commercial units	Unstated Minimum	7
<p>✓ offer</p> <p>Shenandoah Homes Apts. 5300 Hawthorne Road Roanoke, VA 24012 Jane Butler x2535 404/331-5001</p>	<p>See Photos & Download Free Info & Bid Kit! OR Order (give property name) usa0567@kinkos.com</p>	144 units	Unstated Minimum	08
<p>✓ offer</p> <p>Logan Park Nursing and Rehab Center 175 Grove Street Braintree,</p>	<p>See Photos & Download Free Info & Bid Kit! OR Order (give property name) usa0567@kinkos.com</p>	82 beds	Unstated Minimum	08

http://www.hud.gov/offices/hsg/mfh/pd/mfplust.cfm

7/7/04

Homes & Communities
 In expanded text only

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Property and Realty Specialist	Free Info and Bid Kit	Units	Minimum Price	Category
St. Ambrose Apts. 210 Kosciusko St. Brooklyn, NY 11216 Bob Doran x2053 Donald Winston x2095 404/331-5001	See Photos & Download Free Info & Bid Kit! OR Order (give property name) usa0567@kinkos.com	102 units	Unstated Minimum	EX 07
Tall Timbers Apts. 1251 N. Ardenwood Drive Baton Rouge, LA 70805-1911 Robert Laquay 817/978-5819	See Photos & Download Free Info & Bid Kit! OR Order (give property name) hkit@helmerprinting.com	328 units	Unstated Minimum	07

Shenandoah Homes Apartments
 Roanoke, Virginia
 FHA # 051-44801

<p>MA 02184 Bob Doran x2053 404/331-5001</p>	<p>See Photos & Download Free Info & Bid Kit! OR Order (give property name) hkit@helmerprinting.com</p>	216 beds	Unstated Minimum	08
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Electronic Mailing List

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List of Sold Projects

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Subcontracting Opportunities

For subcontracting opportunities direct from the home page HUD, multifamily, Property Management Contractor, see **Pin Realty Management Company** for the west coast area ge described as west of Arizona to Idaho line, **National House Group** for the 44 states east of this line, and **Massachusetts Housing Finance Agency** for Boston properties that are in Disposition Demonstration Program.

Homes & Communities
 In expanded text only

Weekly Listing of Multifamily Properties for Sale

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Download a Free Information and Bid Kit for the proper advertised below!

Property and Realty Specialist	Free Info and Bid Kit	Units	Minimum Price	Category
St. Ambrose Apts. 210 Kosciusko St. Brooklyn, NY 11216 Bob Doran x2053 Donald Winston x2095 404/331-5001	See Photos & Download Free Info & Bid Kit! OR Order (give property name) usa0567@kinkos.com	102 units	Unstated Minimum	EX 07
Tall Timbers Apts. 1251 N. Ardenwood Drive Baton Rouge, LA 70805-1911 Robert Laquay 817/978-5819	See Photos & Download Free Info & Bid Kit! OR Order (give property name) hkit@helmerprinting.com	328 units	Unstated Minimum	07

FHA Foreclosures

Property and Realty Specialist	Free Info and Bid Kit	Units	Minimum Price	Sale Date
Shenandoah Homes Apts. 5300 Hawthorne Road Roanoke, VA 24012 <u>Jane Butler</u> x2535 404/331-5001	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) usa0567@kinkos.com	144 units	Unstated Minimum	08/17/04
Eden Gardens 1997 Forest Ridge Dr. Bedford, TX 76021 <u>Becky Al-Rubaie</u> 817/978-5815	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) bkit@helmerprinting.com	126 units	Unstated Minimum	8/17/04
Logan Park Nursing and Rehab Center 175 Grove Street Braintree, MA 02184 <u>Bob Doran</u> x2053 404/331-5001	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) usa0567@kinkos.com	82 beds	Unstated Minimum	08/18/04
Monroe Manor Apts 2403 Monroe Street New Holstein, WI 53061 <u>Debie Bolin</u> 817/978-5822	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) bkit@helmerprinting.com	12 units	Unstated Minimum	08/18/04
Heartland Health Care 2200 N. Flamingo Bethany, OK 73000 <u>Conley Andrews</u> 817/978-5816	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) bkit@helmerprinting.com	216 beds	Unstated Minimum	08/20/04
The Inn at Orchard Park 6410 Old Orchard Dr. Plano, TX 75023 <u>Becky Al-Rubaie</u> 817/978-5815	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) bkit@helmerprinting.com	72 beds	Unstated Minimum	8/24/04
Plaza Square Apts. 10 Plaza Square St. Louis, MO 63103 <u>Becky Al-Rubaie</u> 817/978-5815	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) bkit@helmerprinting.com	911 Units 25 Commercial Units	Unstated Minimum	NEW SALE DATE 8/24/04
X Olde Franklin School Apts 1675 Avenue B Schenectady, NY 12308 <u>Bob Doran</u> x2053 404/331-5001	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) usa0567@kinkos.com	24 units	Unstated Minimum	08/25/04
X Historic Pastures Village Apts 138 Green Street Albany, NY 12202 <u>Bob Doran</u> x2053 404/331-5001	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) usa0567@kinkos.com	90 units	Unstated Minimum	08/25/04

FHA Foreclosures

Property and Realty Specialist	Free Info and Bid Kit	Units	Minimum Price	Sale Date
offer Tall Timbers Apts. 1251 N. Ardenwood Drive Baton Rouge, LA 70806-1911 <u>Robert Laquey</u> 817/978-5819	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) bkit@helmerprinting.com	328 units	Unstated Minimum	07/19/04
offer Cornelius Apts. 615 Half-Section Line Rd. Albertville, AL 35950 <u>Bob Doran x2053</u> <u>Donald Winston x2095</u> 404/331-5001	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) usa0567@kinkos.com	50 units	Unstated Minimum	EXTENDED TO 07/23/04
○ St. Mathilda's Apts. 821 South Beulah Street Eunice, LA 70535 <u>Debie Bolin</u> 817/978-5822	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) bkit@helmerprinting.com	100 units	Unstated Minimum	NEW SALE DATE 07/26/04
○ Plaza Square Apts. 10 Plaza Square St. Louis, MO 63103 <u>Becky Al-Rubaie</u> 817/978-5815	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) bkit@helmerprinting.com	911 units 25 commercial units	Unstated Minimum	7/28/04
offer Shenandoah Homes Apts. 5300 Hawthorne Road Roanoke, VA 24012 <u>Jane Butler x2535</u> 404/331-5001	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) usa0567@kinkos.com	144 units	Unstated Minimum	08/17/04
○ Eden Gardens 1997 Forest Ridge Dr. Bedford, TX 76021 <u>Becky Al-Rubaie</u> 817/978-5815	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) bkit@helmerprinting.com	126 units	Unstated Minimum	8/17/04
○ Logan Park Nursing and Rehab Center 175 Grove Street Braintree, MA 02184 <u>Bob Doran x2053</u> 404/331-5001	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) usa0567@kinkos.com	82 beds	Unstated Minimum	08/18/04
○ Monroe Manor Apts 2403 Monroe Street New Holstein, WI 53061 <u>Debie Bolin</u> 817/978-5822	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) bkit@helmerprinting.com	12 units	Unstated Minimum	08/18/04
○ Heartland Health Care 2200 N. Flamingo Bethany, OK 73000 <u>Conley Andrews</u> 817/978-5816	See Photos & Download <u>Free Info & Bid Kit!</u> OR Order (give property name) bkit@helmerprinting.com	216 beds	Unstated Minimum	08/20/04

FHA Foreclosures

Property and Realty Specialist	Free Info and Bid Kit	Units	Minimum Price	Sale Date
Tall Timbers Apts. 1251 N. Ardenwood Drive Baton Rouge, LA 70806-1911 Robert Laguy 817/978-5819	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	328 units	Unstated Minimum	07/19/04
Cornelius Apts. 615 Half-Section Line Rd. Albertville, AL 35950 Bob Doran x2053 Donald Winston x2095 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	50 units	Unstated Minimum	EXTENDED TO 07/23/04
St. Mathilda's Apts. 821 South Beulah Street Eunice, LA 70535 Debbie Bolin 817/978-5822	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	100 units	Unstated Minimum	NEW SALE DATE 07/26/04
Plaza Square Apts. 10 Plaza Square St. Louis, MO 63103 Becky Al-Ruballeh 817/978-5815	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	911 units 25 commercial units	Unstated Minimum	7/28/04
Shenandoah Homes Apts. 5300 Hawthorne Road Roanoke, VA 24012 Jane Butler x2535 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	144 units	Unstated Minimum	08/17/04
Eden Gardens 1997 Forest Ridge Dr. Bedford, TX 76021 Becky Al-Ruballeh 817/978-5815	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	126 units	Unstated Minimum	8/17/04
Logan Park Nursing and Rehab Center 175 Grove Street Bedford, MA 02184 Bob Doran x2053 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	82 beds	Unstated Minimum	08/18/04
Monroe Manor Apts 2403 Monroe Street New Holstein, WI 53061 Debbie Bolin 817/978-5822	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	12 units	Unstated Minimum	08/18/04
Heartland Health Care 2200 N. Flamingo Bethany, OK 73000 Canley Andrews 817/978-5816	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	216 beds	Unstated Minimum	08/20/04

The Inn at Orchard Park 6410 Old Orchard Dr. Piano, TX 75023 Becky Al-Ruballeh 817/978-5815	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	72 beds	Unstated Minimum	8/24/04
Olde Franklin School Apts 1675 Avenue B Schenectady, NY 12308 Bob Doran x2053 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	24 units	Unstated Minimum	08/25/04

Historic Pastures Village Apts 138 Green Street Albany, NY 12202 Bob Doran x2053 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	90 units	Unstated Minimum	08/25/04
Hinckel Brewery Apts 201-09 Park Avenue Albany, NY 12202-1447 Bob Doran x2053 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	46 units	Unstated Minimum	08/25/04

High Oak Terrace 605 Brent Drive Arlington, TX 76012 Margaret Laakso 817/978-5821	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	132 units	Unstated Minimum	8/26/04
Palatine Nursing Home 154 Lafayette Street Palatine Bridge, NY 13428 Bob Doran x2053 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	70 beds	Unstated Minimum	09/01/04

Oakwood Haven Apts. 1013 Frittle Ave. Crivitz, WI 54114 Johannie Young 817/978-5823	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	20 units	Unstated Minimum	09/16/04
Beecher House Apts. 203 South Main Street Somerset, KY 42501 Donald Winston x2095 Bob Doran x2053 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	62 units	Unstated Minimum	10/12/04

HUD-Owned Sales

Property and Realty Specialist	Free Info and Bid Kit	Units	Minimum Price	Sale Date
Bronx Center for Independent Living 1310 Morris Avenue Bronx, NY 10456 Greg Kams x2535 215/656-0616	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	21 units	Unstated Minimum	09/22/04

FHA Foreclosures

Property and Realty Specialist	Free Info and Bid Kit	Units	Minimum Price	Sale Date
Shenandoah Homes Apts. 5300 Hawthorne Road Roanoke, VA 24012 Jane Butler x2535 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	144 units	Unstated Minimum	08/17/04
Eden Gardens 1997 Forest Ridge Dr. Bedford, TX 76021 Becky Al-Ruballeh 817/978-5815	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	126 units	Unstated Minimum	8/17/04
Logan Park Nursing and Rehab Center 175 Grove Street Bedford, MA 02184 Bob Doran x2053 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	82 beds	Unstated Minimum	08/18/04
Monroe Manor Apts 2403 Monroe Street New Holstein, WI 53061 Debbie Bolin 817/978-5822	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	12 units	Unstated Minimum	08/18/04
Heartland Health Care 2200 N. Flamingo Bethany, OK 73000 Canley Andrews 817/978-5816	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	216 beds	Unstated Minimum	08/20/04
The Inn at Orchard Park 6410 Old Orchard Dr. Piano, TX 75023 Becky Al-Ruballeh 817/978-5815	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	72 beds	Unstated Minimum	8/24/04
Plaza Square Apts. 10 Plaza Square St. Louis, MO 63103 Becky Al-Ruballeh 817/978-5815	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	911 Units 25 Commercial Units	Unstated Minimum	NEW SALE DATE 8/24/04
Olde Franklin School Apts 1675 Avenue B Schenectady, NY 12308 Bob Doran x2053 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	24 units	Unstated Minimum	08/25/04
Historic Pastures Village Apts 138 Green Street Albany, NY 12202 Bob Doran x2053 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	90 units	Unstated Minimum	08/25/04

Hinckel Brewery Apts 201-09 Park Avenue Albany, NY 12202-1447 Bob Doran x2053 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	46 units	Unstated Minimum	08/25/04
High Oak Terrace 605 Brent Drive Arlington, TX 76012 Margaret Laakso 817/978-5821	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	132 units	Unstated Minimum	8/26/04
Palatine Nursing Home 154 Lafayette Street Palatine Bridge, NY 13428 Bob Doran x2053 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	70 beds	Unstated Minimum	09/01/04
Eden Gardens Co-op Apts. 265 Orchard Street New Haven, CT 06511-4472 Jane Butler x2535 404/331-5001	See Photos & Download Free Info & Bid Kit OR Order (give property name) usa0567@kinkos.com	28 units	Unstated Minimum	09/09/04
Oakwood Haven Apts. 1013 Frittle Ave. Crivitz, WI 54114 Johannie Young 817/978-5823	See Photos & Download Free Info & Bid Kit OR Order (give property name) bkit@halmemprinting.com	20 units	Unstated Minimum	09/16/04

JO ANNA CANZONERI
2266 MC DONALD AVENUE
BROOKLYN, NEW YORK 11223

JUNE 04, 2004

DEXTER J. SIDNEY
CHIEF PROCUREMENT OFFICER
UNITED STATES DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
451 7TH STREET S.W.
WASHINGTON, D.C. 20410

RE: HUD \$1 (DOLLAR) HOMES PROGRAM

DEAR MR. DEXTER J. SIDNEY:

I PERSONALLY WOULD TO PURCHASE REAL ESTATE PROPERTIES UNDER THE HUD \$1 (DOLLAR) HOMES PROGRAM FOR THE SINGLE FAMILY RESIDENCE, MULTIFAMILY, APARTMENT BUILDINGS, HOSPITALS AND OR COMMERCIAL BUILDINGS LOCATED IN ANY STATE OF THE UNITED STATES DOES NOT MATTER TO ME (JO ANNA CANZONERI).

I (JO ANNA CANZONERI) PERSONALLY WOULD PREFER THE REAL ESTATE PROPERTIES BE IN THE STATES OF NEW YORK, FLORIDA, NEVADA AND CALIFORNIA.

ENCLOSED PLEASE FIND A BANK CASHERS CHECK IN THE AMOUNT OF \$100.00 (DOLLARS) FOR A 100 (HUNDRED) REAL ESTATE PROPERTIES SALES CONTRACT FOR "AS IS CONDITION" AND ADDEDDUM TO SALES CONTRACT. THE VESTING ON THE DEED FOR GRANTEE SHOULD REFLECT JO ANNA CANZONERI, AN UNMARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY.

SHOULD YOU HAVE ANY QUESTIONS, PLEASE CONTACT ME IN WRITING AT THE ABOVE STATED ADDRESS.

THANK YOU,

SINCERELY

JO ANNA CANZONERI

P.S. ENCLOSED AND ATTACHED BANK CASHIERS CHECK AND THE SALES CONTRACT TO PURCHASE.

FEDERAL GRANT - FREE MONEY

JO ANNA CANZONERI
2266 MC DONALD AVENUE
BROOKLYN, NEW YORK 11223

AUGUST 17, 2005

PRESIDENT GEORGE BUSH
WASHINGTON WHITE HOUSE
WHITE HOUSE
1700 PENNSYLVANIA AVENUE
WASHINGTON, DC 20006

RE: REQUEST FOR DEEDS OR GRANT DEEDS
FEDERAL GRANT (FREE MONEY) FOR THE BUILDING (APARTMENT
BUILDING, MEDICAL FACILITIES BUILDING, HEALTH CARE BUILDING,
NURSING REHAB CENTER BUILDING AND PRIVATE NURSING
FACILITIES BUILDING

DEAR PRESIDENT GEORGE BUSH:

I PERSONALLY REQUESTING FOR THE DEEDS, INDIVIDUAL GRANT DEEDS
OR GRANT DEEDS TO BE MAILED TO ME (JO ANNA CANZONERI) ON THE
PRE-APPROVED SALE OR PRE-FORECLOSURE SALE WITH A FEDERAL
GRANT OR GRANTS AND A MORTGAGE LOAN WITH A LOW INTEREST
RATE ON THE EXISTING BUSINESSES FOR THE 22 (TWENTY-TWO)
APARTMENT BUILDINGS, MEDICAL FACILITIES, HEALTH CARE
NURSING REHAB CENTER AND PRIVATE NURSING FACILITIES REAL
ESTATE PROPERTIES PURCHASED BY ME (JO ANNA CANZONERI). ALSO TO
INCLUDE DAIRY FARM AND RANCH.

SEE BELOW THE REAL ESTATE PROPERTIES NAMES, ADDRESSES, CITIES,
STATES FHA LOAN NUMBER OR MORTGAGE LOAN NUMBER, ERNEST
MONEY AMOUNTS AND LETTER OF CREDIT AS FOLLOWS:

X AUSTIN VILLAGE
600 COMMERCE STREET, WARREN, OHIO

FHA#042-11050

Sale Date 6/25/200

ERNEST MONEY 75,000 LETTER OF CREDIT -0-

A M E N D E D L E T T E R
JO ANNA CANZONERI
2266 MC DONALD AVENUE
BROOKLYN, NEW YORK 11223

AUGUST 20, 2004

DEXTER J. SIDNEY, CHIEF PROCUREMENT OFFICER
UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
451 7TH STREET, S.W., WASHINGTON, D.D.

RE: PRE-APPROVED SALES\FORECLOSURE SALES (BULK SALES)
CONTRACT, EXCLUSIVE BUYER AGENCY AGREEMENT CONTRACT
AND SALES CONTRACT

DEAR MR. SIDNEY:

I PERSONALLY WOULD LIKE TO TAKE THE FEDERAL GRANTS FOR THE
FOLLOWING INDIVIDUALS AS FOLLOWERS:

JO ANNA CANZONERI FEDERAL GRANT NUMBER 3087-5383-2202
KRYSTAL MC CORMICK FEDERAL GRANT NUMBER 3087-5521-1348
ALLEN MC CORMICK FEDERAL GRANT NUMBER 3087-5553-1370
NATASHA MC CORMICK FEDERAL GRANT NUMBER 387-5485-3268

FIRST TIME BUYERS OF \$25,000.00 EACH TOTALING A \$100,000.00 TO
CLOSE ON THE

RE-APPROVED SALE CONTRACT DATED JULY 20, 2004

PURCHASE PRICE BULK SALE	\$1,495,835.00
LESS RENTAL INCOME MONTHLY	(\$1,090,614.00)
LESS RESERVES/REPLACE	(\$353,200.00)
SUB TOTAL	\$52,021.00
LESS FEDERAL GRANTS	(\$100,000.00)
TOTAL BALANCE OF	\$48,979.00

THE PRE-APPROVED SALE OFFER SALE AGREEMENT DATED JUNE 20, 2004 I
(JO ANNA CANZONERI) PERSONNALLY WOULD LIKE TO TAKE THE RENTAL
FUNDS OF SEPTEMBER 01, 2004 IN THE AMOUNT OF \$1,090,614.00 TO PAID
OFF THE BALANCE OF THE DIFFERENT ON THE PRE-APPROVED SALE
DATED JUNE 20,2004

PURCHASE PRICE (BULK SALE)	\$2,152,751.00
LESS RENTAL INCOME MONTHLY OF JUNE, JULY, AUGUST AND SEPTEMBER	(\$1,558,764.00)
LESS RESEVERS/REPLACE	(\$181,921.00)
SUB TOTAL	\$421,066.00

TO TAKE THE RENTAL INCOME FROM THE PRE-APPROVED SALE DATED JULY 20, 2004 OF \$1,090,614.00 AND APPLY TO THE PAYOFF BALANCE OR LESS COSTS WHICH WOULD PAY OFF ALL THE REAL ESTATE PROPERTIES IN THE BULK SALE FOR JUNE 20, 2004 PRE-APPROVED SALES CONTRACT.

PRE-APPROVED SALES\FORECLOSURES SALES (BULK SALE) CONTRACTS, EXCLUSIVE BUYER AGENCY AGREEMENT CONTRACTS AND SALES CONTRACT AS FOLLOWERS:

PRE-APPROVED SALE CONTRACT DATED 06/08/04

SAINT (ST) AMBROSE APARTMENT BUILDING, BROOKLYN, NEW YORK

PURCHASE PRICE OFFER	\$468,873.00
RENTAL INCOME MONTHLY	\$87,434.00
RENTAL INCOME YEARLY	\$1,049,208.00
RESERVES/REPLACE	NONE

PRE-APPROVED SALE CONTRACT (BULK SALE) DATED JUNE 20, 2004

AUSTIN VILLAGE APARTMENTS , WARREN, OHIO

SAINT (ST) AMBROSE APARTMENTS, BROOKLYN, NEW YORK

BEEHIVE CLASSROOM APARTMENTS, CLEVELAND, OHIO

TALL TIMBERS APARTMENTS, BATON ROUGE, LOUISIANA

CORNELIUS APARTMENTS, ALBERTVILLE, ALAMABA

KING'S COVE APARTMENTS, CAMDENTON, MISSOURI

ARC OF HAWAII HOUSING NO. 9, HONOLULU, HAWAII

SHENANDOAH HOME APARTMENTS, ROANOKE, VIRGINIA

INDEPENDENCE COURT ASSISTED LIVING, ORMOND BEACH, FLORIDA

PURCHASE PRICE OFFER	\$2,152,752.00
LESS RENTAL INCOME MONTHLY	\$389,691.00 (ESTIMATED)
LESS RENTAL INCOME YEARLY	\$4,677,708.00 (ESTIMATED)
LESS RESERVES/REPLACE	\$181,921.00 (ESTIMATED)

PRE-APPROVED SALE CONTRACT (BULK SALE) DATED JULY 20, 2004

SAINT (ST) MATHILDA'S SUBDIVISION APARTMENTS, EUNICE, LOUISIANA

PLAZA SQUARE APARTMENTS, ST LOUIS, MISSOURI

EDEN GARDENS, BEDFORD, TEXAS

LOGAN PARK NURSING & REHAB CENTER, BRAINTREE, MASSACHUSETTS

MONROE MANOR APARTMENTS, NEW HOLSTEIN, WISCONSIN

HEARTLAND HEALTH CENTER, BETHANY, OKLAHOMA

THE INN AT ORCHARD PARK, ALONZO, TEXAS

OLDE FRANKLIN SCHOOL APARTMENTS, SCHENECTADY, NEW YORK

HISTORIC PASTURES VILLAGE APARTMENTS, ALBANY, NEW YORK

PURCHASE PRICE OFFER (BULK SALE)	\$1,495,835.00	
LESS MONTHLY RENTAL INCOME	(\$1,090,614.00)	ESTIMATED
LESS RENTAL INCOME YEARLY	\$13,422,636.00	ESTIMATED
LESS RESERVES/REPLACE	(\$353,200.00)	

ALSO THE REAL ESTATE PROPERTIES DOES NOT INDICATE ALL THE RENTAL INCOME FOR APARTMENT UNITS OR BEDS ON THE FOLLOWING REAL ESTATE PROPERTIES (UNKNOWN AMOUNTS) AS FOLLOWS:

HEARTLAND HEALTH CARE, BETHANY, OKLAHOMA VACANT 216 BEDS

LOGAN PARK NURSING AND CENTER, BRAINTREE, MASSACHUSETTS 82 BEDS

PALATINE NURSING HOME, PATATINE BRIDGE, NEW YORK 70 BEDS

OLDE FRANKLIN SCHOOL APARTMENTS, SCHENECTADY, NEW YORK 24 UNITS

HISTORIC PASTURES APARTMENTS, ALBANY, NEW YORK 90 UNITS

HINCKEL BREWERY APARTMENTS, ALBANY, NEW YORK 46 UNITS

ARC OF HAWAII, HONALULU, HAWAII 6 UNITS

CORNELIUS APARTMENTS, ALBERTVILLE, ALABAMA 50 UNITS

* BEEHIVE CLASSROOM APARTMENTS NO NUMBER
4345 ROAD, CLEVELAND, OHIO

Sale D 6/18/2004

ERNEST MONEY UNKNOWN LETTER OF CREDIT UNKNOWN

CORNELIUS APARTMENTS NO NUMBER
615 HALF-SECTION LINE ROAD, ALBERTVILLE, ALABAMA

SD 7/23/2004

ERNEST MONEY 396,878 LETTER OF CREDIT -0-

* ARC OF HAWAII UNKNOWN NUMBER
6342 KOUKALAKA PACE, KAPAA, HAWAII

SD 6/26

ERNEST MONEY UNKNOWN (350,000 BID AMOUNT) LETTER OF CREDIT
UNKNOWN

* KING'S COVE APARTMENTS #084-35253
101 KING'S COVE, CAMDENTON, MISSOURI

SD 6/25/2004

ERNEST MONEY 25,000 LETTER OF CREDIT 200,000

* INDEPENDENCE COURT OF ORMOND BEACH FHA#067-94025
535 N NOVA ROAD, ORMOND BEACH, FLORIDA

SD 6/22/2004

ERNEST MONEY 100,000 LETTER OF CREDIT -0-

* ST.(SAINT) AMBROSE AKA MAGNOLIA PLAZA APARTMENTS FHA#012-
55193
210 KOSCLUSKO STREET, BROOKLYN, NEW YORK

SD 6/22/2004

ERNEST MONEY 150,000 LETTER OF CREDIT 468,873

* SHENANDOAH HOMES APARTMENTS FHA#051-44801
5300 HAWTHORNE ROAD, ROANOKE, VIRGINIA

SD 8/17

ERNEST MONEY 150,000 LETTER OF CREDIT 137,000

* OLDE FRANKLIN SCHOOL APARTMENTS FHA#014-11124
1675 AVENUE B, SCHENECTADY, NEW YORK

SD 8/25/2004

ERNEST MONEY 20,000 LETTER OF CREDIT -0-

* ST. (SAINT) MATHIDA'S SUBDIVISION APARTMENTS FHA#064-35086
821 SOUTH BEULAH STREET, EUNICE, LOUISIANA

SD 7/26/2004

ERNEST MONEY 75,000 LETTER OF CREDIT 402,400

X TALL TIMBERS APARTMENTS UNKNOWN NUMBER
1251 NORTH ARDENWOOD DRIVE, BATON ROUGE, LOUISIANA

SD 7/19

ERNEST MONEY UNKNOWN LETTER OF CREDIT UNKNOWN

X CORNELIUS APARTMENTS UNKNOWN NUMBER
615 HALF-SECTION LINE ROAD, ALBERTVILLE, ALABAMA

ERNEST MONEY 396,878 LETTER OF CREDIT -0-

X PLAZA SQUARE APARTMENTS 085-35439
10 PLAZA SQUARE, ST. LOUIS, MISSOURI

SD 7/28

ERNEST MONEY 200,000 LETTER OF CREDIT -0-

X EDEN GARDENS APARTMENTS 113-43027
1997 FOREST RIDGE DRIVE, BEDFORD, TEXAS

SD 8/17

ERNEST MONEY 75,000 LETTER OF CREDIT -0-

X LOGAN PARK NURSING AND REHAB CENTER FHA#023-43204
175 GROVE STREET, BRAINTREE, MASSACHUSETT

SD 8/18

ERNEST MONEY 50,000 LETTER OF CREDIT -0-

✓ X MONROE MANOR APARTMENTS FHA#075-EH251
2403 MONROE STREET, NEW HOLSTEIN, WISCONSIN

SD 8/18

ERNEST MONEY 10,000 LETTER OF CREDIT -0-

X HEARTLAND HEALTH CARE FHA#117-22001
2200 NORTH FLAMINGO, BETHANY, OKLAHOMA

SD 8/2004

ERNEST MONEY 25,000 LETTER OF CREDIT -0-

X THE INN AT ORCHARD PARK 112-43064
6410 OLD ORCHARD DRIVE, PLANO, TEXAS

SD 8/24

ERNEST MONEY 75,000 LETTER OF CREDIT -0-

X HISTORIC PASTURES VILLAGE APARTMENTS FHA#014-11130
138 GREEN STREET, ALBANY, NEW YORK

SD 8/25

ERNEST MONEY 100,000 LETTER OF CREDIT -0-

HINCKEL BREWERY APARTMENTS
201-09 PARK AVENUE, ALBANY, NEW YORK

FHA#014-11125

SD 8/25

ERNEST MONEY 50,000 LETTER OF CREDIT -0-

HIGH OAK TERRACE
605 BRENT DRIVE, ARLINGTON, TEXAS

FHA#113-11049

SD 8/26

ERNEST MONEY 75,000 LETTER OF CREDIT -0-

PALATINE NURSING HOME
154 LAFAYETTE STREET, PALATINE BRIDGE, NEW YORK

FHA#014-22007

SD 9/11

ERNEST MONEY 100,000 LETTER OF CREDIT -0-

ETHAN GARDENS CO-OP APARTMENTS
365 ORCHARD STREET, NEW HAVEN, CONNECTICUT

UNKNOWN NUMBER

9/9

ERNEST MONEY UNKNOWN LETTER OF CREDIT UNKNOWN

PLEASE FIND ENCLOSED AND ATTACHED THE UNITED STATES
DEPARTMENT OF HOUSING AND URBAN WEEKLY LISTING OF
MULTIFAMILY PROPERTIES FOR SALE WHICH INDICATES THE SCHEDULE
SALES DATES.

SHOULD YOU HAVE ANY QUESTIONS, PLEASE CONTACT ME IN WRITING.

I PERSONALLY DID NOT INCLUDE IN THIS LETTER THE CERTIFIED
LETTERS SENT ON MAY 24, 2004 TO PRESENT WITH ALL DOCUMENTS
MAYOR OF NEW YORK MICHAEL BLOOMBERG
GOVERNOR OF NEW YORK GEORGE PATAKE
US SMALL BUSINESS ADMINISTRATION
PRESIDENT GEORGE BUSH
M & M MANAGEMENT (FAXES)
MRS. ROBERTSON OF US HUD
DEXTER J SIDNEY, US HUD

THANK YOU

SINCERELY,

JO ANNA CANZONERI

Exhibit A

ARC OF HAWAII HOUSING PROJECT NO. 9
6342 KOUKALAKA PLACE
HONOLULU, HAWAII 96746

NUMBER UNKNOWN

RENTAL UNITS UNKNOWN

MONTHLY INCOME UNKNOWN

YEARLY INCOME UNKNOWN

RESERVE FUNDS UNKNOWN

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY UNKNOWN

LETTER OF CREDIT UNKNOWN

BID AMOUNT 350,000.00

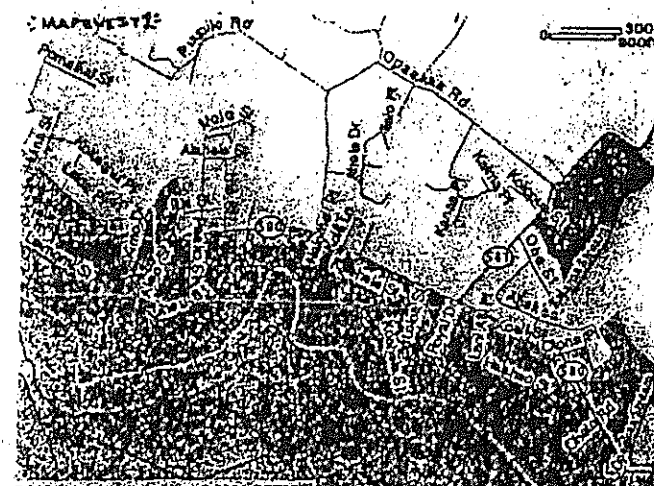
FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 06/26/2004

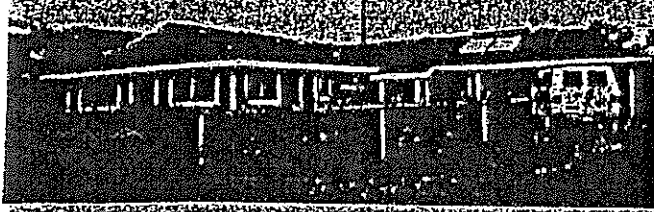
TRUSTEE'S SALE DATE unknown

HUD Sale Dates

Arc of Hawaii



Arc of Hawaii



Property Information

ADDRESS: 600 COMMERCE ST. EARNEST MONEY: \$75,000
WARREN, OHIO 44482
COUNTY: Trumbull LITTLE OR CREDIT: \$0

PROPERTY INFORMATION

Total Units	Residential	Commercial	Foundations
118	Revenue 118	0	None
	Non-Revenue		Floors/Finishes

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Services Center	Home Park
		X				

Number of Buildings	Stories	Year Built	Rehab Year
12	2	1970	

Mechanical Systems		Heating	Air Conditioning	Windows
Fuel System	GAS	Individual	Individual	Individual
Hot Water System	GAS	Individual	Individual	Individual

Apartment Features		Community Features		Owner Exp
Air Conditioning	Garage	Central Parking	Laundry Facilities	WALK
Dishwashers	Playground	Community Space	Stainless Steel	GAS

Year	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Occupancy	41%	42%	44%	47%	44%	38%	35%	32%	30%	28%	26%	24%	22%

ESTIMATED ANNUAL RENTALS					
Number of Units	Type	Approx. Square Feet	Current Rent	Estimated Rent After Sale	Estimated Possible Rent After Sale
62	2BR	810	\$400	\$400	\$24,800
24	3BRs	920	\$500	\$500	12,800
32	3BRs	1030	\$515	\$515	16,480
TOTAL MONTHLY					\$53,280

COMMENTS CONCERNING PROPERTY INFO
There are no repair requirements as a condition of sale of this property.
This is an all cash sale, purchaser is agreeing to accept the property in its current condition.
Closing must take place within 30-days from bid acceptance.

System	Central	Air Conditioning	None
Hot Water	Gas	Windows	None
Fuel System	Central	Apartment Features	Community
Apartment Features	Air Conditioning	Utilities	Parking
		Public Water	Street
		Gas Main	Curb
		Electric	Concrete
		Sanitary Sewer	Concrete
		Storm	Concrete

ADDENDUM TO SALES CONTRACT

\$1 Home Sales to Local Governments Program

PROPERTY ADDRESS: Arc of Hawaii Housing No #9
6342 Koukalaka Place Kapaa HI 96746

FHA CASE NUMBER: _____

• The proposed disposition strategy, goals and objective for purchasing this property are: (Purchaser may list a number of alternative strategies here)

See Attached Addendum For Pre Approved Sale and Projected Income

• By signing this addendum, I/We affirm that all profits from sales of HUD homes will go to support local housing/community development initiatives; unknown (None)

• The following local government programs Apartment Building will benefit from the proceeds in excess of the cost to rehabilitate the property received from purchasing and subsequently selling the property:

See Attached Addendum For Pre Approved Sale and Project Income

• By signing this addendum, I/We agree to provide HUD's Homeownership Center (HOC) Program Support Staff Director with an annual report that provides the status and details on all properties purchased under this program. The report must include information on the ultimate purchaser, the amount of profit realized on the final sale and where the profit was put back into local housing/community development.

John C. Canyon

Signature of Purchaser and Date

6 This Hourly Fee shall be credited against the Transaction Fee described in subsection (c) below and shall be kept by REALTOR whether or not a Transaction Fee is earned.

6 Transaction Fee: Buyer shall pay REALTOR a Transaction Fee which is the lesser of \$ _____ or 6 % of the purchase or total lease price (and renewals and/or expansions, if applicable) of any property purchased or leased by Buyer. This Transaction Fee shall be due and payable upon closing of the Purchase and Sale Contract or Lease providing, however, if such Contract or Lease fails to close due to default by the Buyer this Transaction Fee shall become immediately due and payable to REALTOR. REALTOR is authorized to attempt to obtain payment of the Transaction Fee from the Seller or Lessor of the property, but Buyer shall have the obligation to pay REALTOR the Transaction Fee set forth in this Agreement if REALTOR cannot obtain payment of such fee from the Seller or Lessor of the property. If within _____ days after the expiration of this Agreement, Buyer purchases or leases any property which REALTOR has submitted to Buyer during the term of this Agreement, Buyer will pay REALTOR the Transaction Fee stated above.

d. Other: An Attorney to Represent Jo Anna Canzone
for the purchase of the apartment building

8. OTHER POTENTIAL BUYERS: Buyer understands that other potential buyers have entered or may enter into similar agency contracts with REALTOR which may involve the purchase or lease, through REALTOR, of the same or similar property or properties as Buyer is attempting to purchase or lease. Buyer consents to REALTOR'S representation of such other buyers.

7. CONFLICTING INTERESTS: If REALTOR has an ownership interest in or is an agent for any owner in the sale or lease of any property in which Buyer expresses an interest (e.g. a "company listing"), REALTOR shall immediately notify Buyer of such facts. In such event, if Buyer decides to purchase or lease such property, Buyer will acknowledge the ownership interest of REALTOR or REALTOR'S contractual relationship with that owner and will allow REALTOR to act as dual agent for Buyer and owner. While acting in a dual agency capacity, REALTOR may not, without the express permission of the respective party, disclose to the other party that owner will accept a price less than the listing price or that Buyer will pay a price greater than the price offered. Furthermore, REALTOR'S position as dual agent shall be neutral with respect to both parties, and REALTOR shall act effectively as a mediator between the parties. Buyer is encouraged to refer to New York State DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS, a copy of which is delivered herewith.

8. NONDISCRIMINATION: REALTOR and Buyer agree that all actions carried out under this Agreement shall be in full compliance with local, state and federal fair housing laws against discrimination on the basis of race, creed, color, religion, national origin, sex, familial status, marital status, age or disabilities.

9. PROFESSIONAL COUNSEL: REALTOR hereby recommends that Buyer seek legal, tax, property financing, property inspection, appraisal, environmental engineering and other professional advice (if appropriate) relating to any proposed transaction. Buyer agrees that Buyer will not rely on REALTOR for such professional advice nor rely on REALTOR for payment for such services.

10. OTHER See Attached Addendums to Sales Contract
Project Income and Addendum for Pre Approved Sale

11. ENTIRE AGREEMENT AND ASSIGNABILITY: This Agreement constitutes the complete agreement between REALTOR and Buyer relating to the exclusive agency of REALTOR for Buyer. No modification of any terms of this Agreement shall be valid or binding unless such modification is in writing and signed by Buyer and REALTOR. This agreement is not assignable without written approval of Buyer and REALTOR.

Date: 06/20/04
Jo Anna Canzone BUYER
Jo Anna Canzone BUYER

REALTOR: None BY: _____

Special Report: Section 202/811 properties in Hawaii (Continued)

PROJECT: RES SERVICES PROJECT OF HARC III, 83 KIHAPAI ST, KAILUA, HI 96734 **HUD Project#:** 140EH012
Owner Info: THE ARC IN HAWAII, (808) 737-7995 **Mgmt Info:** THE ARC IN HAWAII, (808) 737-7995

Interest Rate Unpaid Balance Term of Loan (months) Final Endorsement Date Maturity Date
 9.00 \$673,891 480 1/28/1983 11/1/2022

S8 Contract# Expiration Date Contract Status Rent Category Program Assisted Apts Total Apts # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR
 H10T791003 7/31/2006 Active 81.0% 2028 NC 17 18 0 0 0 0 0

PROJECT: ARC OF HAWAII HOUSING PROJECT NO. 9, 6342 KOUKALAKA PL, KAPAA, HI 96746 **HUD Project#:** 140EH039
Owner Info: **Mgmt Info:**

Interest Rate Unpaid Balance Term of Loan (months) Final Endorsement Date Maturity Date
 9.00 \$233,618 480 9/1/1989 9/1/2028

S8 Contract# Expiration Date Contract Status Rent Category Program Assisted Apts Total Apts # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR
 H10T811006 7/31/2008 Active 106.1% 2028 NC 4 5 0 0 0 0 0

PROJECT: KAUAI ECONOMIC OPPORTUNITY, INC., 1608 PAPAU ST, KAPAA, HI 96746 **HUD Project#:** 140EH022
Owner Info: KAUAI ECONOMIC OPPORTUNITY, INCORPORATED, (808) 245-4077 **Mgmt Info:** KAUAI ECONOMIC OPPORTUNITY, INCORPORATED, (808) 245-4077

Interest Rate Unpaid Balance Term of Loan (months) Final Endorsement Date Maturity Date
 9.00 \$140,318 480 5/14/1984 5/1/2023

S8 Contract# Expiration Date Contract Status Rent Category Program Assisted Apts Total Apts # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR
 H10T811006 7/31/2008 Active 106.1% 2028 NC 4 5 0 0 0 0 0

PROJECT: AINAKEA ELDERLY HOUSING PROJECT, 533996 AINAKEA DR, KAPAAU, HI 96755 **HUD Project#:** 140EH052
Owner Info: KOHALA UNION HOUSING CORPORATION, (808) 949-4161 **Mgmt Info:** BIG ISLAND HOUSING FOUNDATION, (808) 969-3327

Interest Rate Unpaid Balance Term of Loan (months) Final Endorsement Date Maturity Date
 9.00 \$1,187,898 480 6/26/1991 7/1/2030

S8 Contract# Expiration Date Contract Status Rent Category Program Assisted Apts Total Apts # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR
 H10T871006 5/15/2010 Active 112.8% 2028 NC 20 21 0 20 0 0 0

PROJECT: HOME PUNEHANA, 290 KOLAPA PLACE, KAUNAKAKAI, HI 96748 **HUD Project#:** 140EH002
Owner Info: HALE MAHAOLU HOME PUNEHANA II, INC., (808)872-4100 **Mgmt Info:** HALE MAHAOLU, (808)872-4100

Interest Rate Unpaid Balance Term of Loan (months) Final Endorsement Date Maturity Date
 7.00 \$2,729,953 480 1/26/1981 2/1/2021

S8 Contract# Expiration Date Contract Status Rent Category Program Assisted Apts Total Apts # Effic. # 1 BR # 2 BR # 3 BR # 4 BR # 5+ BR
 H1100425202 6/30/2010 Active 106.1% 2028 NC 79 85 0 79 0 0 0
 H110S951002 4/30/2005 Expired 55.2% PRAC/202 5 85 0 5 0 0 0

Exhibit B

AUSTIN VILLAGE APARTMENTS FHA #042-11050
600 COMMERCE STREET
WARREN OHIO

RENTAL UNITS 118

MONTHLY INCOME 53,280.00

YEARLY INCOME 639,360.00

RESERVE FUNDS 35,400.00

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 75,000.00

LETTER OF CREDIT ~~0~~

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 06/25/2004

TRUSTEE'S SALE DATE unknown



Property at a Glance



ADDRESS: 600 COMMERCE ST.
WARREN, OHIO 44482
COUNTY: Trumbull

AUSTIN VILLAGE - FHA #042-11050

EARNEST MONEY: \$75,000

SALES PRICE: UNSTATED MINIMUM
TERMS: All-Cash-30 days to close
SALE TYPE: Foreclosure

LETTER OF CREDIT: \$0

PROPERTY INFORMATION

Total Units	Residential	Commercial
118	Revenue 118	0
	Non-Revenue	

Foundation:	Slab on grade
Roof:	flat
Exterior:	brick & mansard
Floors/Finish:	

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other:
		X							

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
12	2	1970			65,312

Mechanical Systems

Heating:

Fuel: **GAS**

System: **INDIVIDUAL**

Hot Water:

Fuel: **GAS**

System: **INDIVIDUAL**

Air Conditioning **INDIVIDUAL**

Windows **SCREENS**

Utilities

Public Water	X
Gas Main	X
Electric	X
Sanitary Sewer	X
Storm Sewer	
Septic Tank	

Parking

Street	ASPHALT
Curb	
Sidewalk	CONCRETE
Parking Lot	ASPHALT
Parking Spaces	175

Apartment Features

	Air Conditioning
	Dishwasher
	Microwave
X	Garbage Disposal
X	Refrigerator
X	Range/Oven
X	Drapes/Blinds

Community Features

	Garage
	Covered Parking
X	Laundry Facility
	Cable/Sat Hookup
X	Playground
	Pool
	Community Space

Owner Expense

WATER
GAS

Tenant Expense

ELECTRICITY

OCCUPANCY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2002	41%	42%	44%	47%	44%	39%	35%	27%	24%	22%	20%	19%
2003	18%	19%	16%	16%	22%	26%	28%	31%	28%	29%	29%	31%

ESTIMATED ANNUAL RENTAL INCOME:

Number of Units	Type	Approx Square Feet	Current Rent	Estimated / Possible After Sale Rent	Estimated / Possible Total After Sale Rent	Total Estimated / Possible Annual Income
62	2BR	810	\$400	\$400	\$24,800	Rent
24	3BRs	920	500	500	12,000	
32	3BRlg	1030	515	515	16,480	Commercial
						Parking
						TOTAL
						\$639,360
						Estimated Annual Expenses
						Administrative
						Utilities
						Operating
						Taxes/Insurance
						Reserve/Replace
						TOTAL
						\$376,266
TOTAL MONTHLY					\$53,280	

COMMENTS CONCERNING PROPERTY INFORMATION:

There are no repair requirements as a condition of sale of this property.

This is an all cash sale, purchaser is agreeing to accept the property in its present as-is condition.

Closing must take place within 30-days from bid acceptance.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is suitable for their investment.

MORTGAGE DEED

Austin Village
APTS

KNOW ALL MEN BY THESE PRESENTS, That AUSTIN VILLAGE LIMITED PARTNERSHIP, an Ohio limited partnership

is a corporation organized and existing under the laws of the State of Ohio (hereinafter with its successors and assigns referred to as the Mortgagor), for and in consideration of the sum of Ten Dollars (\$10) to it in hand paid by BERKSHIRE MORTGAGE FINANCE CORPORATION

a corporation organized and existing under the laws of the State of Delaware whose correct address is 470 Atlantic Avenue, Boston, Massachusetts 02210

the Mortgagee (hereinafter with its successors and assigns referred to as the Mortgagee), receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, and warrant unto the Mortgagee the following-described premises to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

RECEIVED FOR RECORD
09/23/1996 15:04:43
Diana Marchese
Recorder
TRUMBULL COUNTY, OH
Document No 960012256
Book/Page 1055/ 724
Receipt No. 7895
Date 09/23/1996 15:04:37

Total 34.00

Martha R.
Bickford
Martell + Ass
1718 Connecticut
Ave NW
Washington, DC 2

ASSG

Greystone Servicing
Corporation Inc
a Georgia Corp
419 Belle Air Lane
Warrenton Virginia
20186

to HUD

451 Seventh Street
SW
Washington DC
20410

Mr Mohan Jain
Deer Run Town Hous
27801 Euclid Ave
#610
Euclid Ohio 44132

Together with the privileges and appurtenances thereunto belonging, and all the rents, issues, and profits which may arise or be had therefrom; and all the estate, title and interest of said Mortgagor either in law or equity in and to said premises, together with all buildings and improvements of every kind and description now or hereafter erected or placed thereon and all fixtures and articles of personal property of the Mortgagor now or hereafter to be attached to or used in and about the building or buildings now erected or hereafter to be erected on the lands herein described which are necessary to the complete and comfortable use and occupancy of such building or buildings for the purposes for which they were or are to be erected, including, but not limited to all dynamos, engines, pumps, elevators, all awnings, screens, venetian blinds, shades, fixtures, and all plumbing, heating, lighting, cooking, ventilating, refrigerating, laundry and incinerating equipment; all cabinets and fixtures and appurtenances thereto and such other goods and chattels and personal property as are ever used or furnished in operating a building or the activities conducted therein, similar to the one herein described and referred to, and all renewals and replacements thereof or articles in substitution therefor, whether or not the same are, or shall be attached to said building or buildings in any manner. All of the foregoing shall be deemed to be, remain and form part of the realty and are covered under this mortgage. If the Mortgagor, be subject to the terms of this mortgage, it shall notify the Mortgagee and the Secretary of Housing and Urban Development acting by and through the Federal Housing Commissioner of such acquisition, stating the nature, quantity or amount of such property so acquired and the interest of the Mortgagor therein. All such property or the interest of the Mortgagor therein shall, upon acquisition by the Mortgagor, forthwith and without further act, become subject to this mortgage, and

Together with all building materials located on the premises and intended to be incorporated in the buildings or other improvements

TO HAVE AND TO HOLD the said premises and above-described property to the said Mortgagee, its successors and assigns forever, for the uses and purposes herein expressed:

Exhibit C

BEEHIVE CLASSROOM APARTMENTS
2325 LEE ROAD
CLEVELAND OHIO 44128

(Number unknown)

RENTAL UNITS 57

MONTHLY INCOME 32,610.00

YEARLY INCOME 391,320.00

RESERVE FUNDS 16,500.00

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY (unknown)

LETTER OF CREDIT (unknown)

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 06/18/2004

TRUSTEE'S SALE DATE unknown



Property at a Glance

Beehive Classroom Apartments

ADDRESS: 4345 Lee Road
Cleveland, Ohio 44128
COUNTY: Cuyahoga

EARNEST MONEY: \$50,000 SALES PRICE: UNSTATED MINIMUM
TERMS: All Cash, 30 days to close
LETTER OF CREDIT: \$0 SALE TYPE: Foreclosure

PROPERTY INFORMATION

Total Units			Foundation: Concrete Pier and Beam						
57	Residential Revenue 55	Commercial 0	Roof: Built up						
Non-Revenue 2			Exterior: Brick Veneer						
			Floors/Finish: Carpet, Vinyl Tile						
Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other: Lowrise

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
1	2.5	1925	1985		36,115

Mechanical Systems			Utilities			Parking		
Heating:	Air Conditioning		Public Water	X	Street	Concrete		
Fuel: Gas	None		Gas Main	X	Curb	Concrete		
System: Central	Windows		Electric	X	Sidewalk	Concrete		
Hot Water:			Sanitary Sewer	X	Parking Lot	Asphalt		
Fuel: Gas			Storm Sewer		Parking Spaces	1		
System: Central			Septic Tank			46		

Apartment Features		Community Features		Owner Expense		Tenant Expense	
	Air Conditioning		Garage	Gas		Electric	
	Dishwasher		Covered Parking	Water/Sewer			
	Microwave	X	Laundry Facility				
	Garbage Disposal		Cable/Sat Hookup				
X	Refrigerator		Playground				
X	Range/Oven		Pool				
X	Drapes/Blinds	X	Community Space				

OCCUPANCY	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2002	80%	84%	80%	80%	80%	78%	78%	73%	73%	69%	80%	78%	80%
2003	78%	82%	82%	82%	82%	84%	84%	80%	73%	80%			

ESTIMATED ANNUAL RENTAL INCOME:

Number of Units	Type	Approx Square Feet	Current Rent	Estimated / Possible After Sale Rent	Estimated / Possible Total After Sale Rent
35	1 BR	575	\$550	\$550	\$19,250
20	2 BR	700	668	668	13,360
TOTAL MONTHLY					\$32,610

Total Estimated/Possible Annual Income	
Rent	\$391,320
Commercial	
Parking	
TOTAL	\$391,320
Estimated Annual Expenses	
Administrative	\$64,285
Utilities	25,642
Operating	44,783
Taxes/Insurance	31,420
Reserve/Replace	16,500
TOTAL	\$182,630

COMMENTS CONCERNING PROPERTY INFORMATION:

- As of 3/8/04, occupancy has declined to 39 families (68%) due to the property's condition.
- The property has a total of 57 units of which two efficiency units are nonrevenue (rental and maintenance office).

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type. HUD makes no warranty as to the accuracy of such information.

RECORDED
INDEXED
CUYAHOGA CITY RECORDER

96 JUN 17 P 1:35

217773

FHA FORM NO. 4165-B
(Revised March 1971)

OPEN ENDED
MORTGAGE DEED
TOTAL LIABILITY NOT TO EXCEED \$1,280,900

KNOW ALL MEN BY THESE PRESENTS, that Beehive Limited Partnership, an Ohio limited

Partnership, a corporation organized and existing under the laws of the State of Ohio (hereinafter with its successors and assigns referred to as the Mortgagor), for and in consideration of the sum of Ten Dollars (\$10) to it in hand paid by Ameritrust Company National Association, Trustee (a corporation organized and existing under the laws of the State of Ohio) whose correct address is 900 East 9th Street, Cleveland, Ohio 44114

the Mortgagee (hereinafter with its successors and assigns referred to as the Mortgagee), receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, and warrant unto the Mortgagee the following-described premises to wit: Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:

Being Sublot 259 and parts of Sublots Nos. 258 and 257 and part of Block A in the Lee Miles Subdivision of part of Original Warrensville Township Lot No. 85, recorded in Volume 102 of Maps, Page 22 of Cuyahoga County Map Records, and part of Original Warrensville Township Lot No. 85, and bounded and described as follows:

Beginning in the center of Lee Road (80 feet wide) at a point which is 298.11 feet Southerly measured along center line of Lee Road, from its point of intersection with the Northerly line of said original Lot No. 85;

Thence South along said center line a distance of 357.42 feet to a point;

Thence South 89° 14' 00" East a distance of 459.34 feet to a point on the Westerly line of East 167 Street (50 feet wide);

Thence North 13° 18' 00" East a distance of 459.34 feet to a point on the Westerly line of East 167 Street (50 feet wide);

Thence North 13° 18' 00" East along said Westerly line of East 167 Street, a distance of 96.96 feet to a point;

Thence North 76° 42' 00" West a distance of 158.00 feet to a point;

Thence North 1° 47' 11" East a distance of 55.11 feet to a point;

Thence North 13° 18' 00" East a distance of 182.03 feet to a point;

Thence North 89° 14' 00" West a distance of 390.03 feet to the center line of Lee Road and the place of beginning, be the same more or less but subject to all legal highways.

WATLV 7521
u. 10

Together with the privileges and appurtenances thereto belonging, and all the rents, issues, and profits which may arise or be had therefrom; and all the estate, title and interest of said Mortgagor either in law or equity in and to said premises, together with all buildings and improvements of every kind and description now or hereafter erected or placed thereon and all fixtures and articles of personal property of the Mortgagor now or hereafter to be attached to or used in and about the building or buildings now erected or hereafter to be erected on the lands herein described which are necessary to the complete and comfortable use and occupancy of such building or buildings for the purposes for which they were or are to be erected, including, but not limited to all dynamos, engines, pumps, elevators, all awnings, screens, venetian blinds, shades, fixtures, and all plumbing, heating, lighting, cooking, ventilating, refrigerating, laundry and incinerating equipment; all cabinets and fixtures and appurtenances thereto and such other goods and chattels and personal property as are ever used or furnished in operating a building or the activities conducted therein, similar to the one herein described and referred to, and all repairs and replacements thereof or articles in substitution therefor, whether or not the same are, or shall be attached to said building or buildings in any manner. All of the foregoing shall be deemed to be, remain and form part of the realty and are covered under this mortgage. If the Mortgagor shall, after the date hereof, acquire any additional real or personal property, which would, if now owned by the Mortgagor, be subject to the terms of this mortgage, it shall notify the Mortgagee and the Secretary of Housing and Urban Development, acting by and through the Federal Housing Commissioner of such acquisition, stating the nature, quantity or amount of such property so acquired and the interest of the Mortgagor therein. All such property or the interest of the Mortgagor therein shall, upon acquisition by the Mortgagor, forthwith and without further act, become subject to this mortgage; and

Together with all building materials located on the premises and intended to be incorporated in the buildings or other improvements.

TO HAVE AND TO HOLD the said premises and above-described property to the said Mortgagee, its successors and assigns forever, for the use and purposes herein-expressed:

Continental Title Company

Beehive
16912 Miles
Avenue
Cleveland Oh
44138

Assg
JP Morgan
Chase Bank
as Trustee.

Ass to Hud

Partner
Walter A Burk

16
Mort

CONTINENTAL TITLE
CORPORATION

EXCLUSIVE BUYER AGENCY AGREEMENT

COMMISSIONS OR FEES FOR REAL ESTATE SERVICES TO BE PROVIDED ARE NEGOTIABLE BETWEEN REALTOR AND CLIENT. THIS IS A LEGALLY BINDING AGREEMENT. YOU MAY WISH TO CONSULT AN ATTORNEY BEFORE SIGNING IT. FOR THE PURPOSES OF THIS AGREEMENT THE TERM "BUYER" SHALL BE USED TO DESCRIBE PROSPECTIVE PURCHASER(S) OR TENANT(S).

1. APPOINTMENT OF BROKER
By this agreement, Jo Anna Canzoneri ("Buyer") appoints [Signature] ("REALTOR")

as Buyer's exclusive agent, subject to the terms and conditions stated in this Agreement.

By appointing REALTOR as Buyer's exclusive agent, Buyer agrees to conduct all negotiations for the types of property described in Section 2 below through REALTOR and to refer to REALTOR all contact made with Buyer about such properties from other brokers, salespersons, sellers and others during the term of this Agreement.

2. PURPOSE OF AGENCY

Buyer desires to purchase / lease real property (which may include items of personal property) described as follows:

Type: () Residential () Commercial () Residential Income () Industrial () Vacant Land Other Apartment Building

General Description: with no additional fees for closing mortgage loan

Approximate Price Range: \$ _____ to \$ _____
General Location: Beehive Classroom Apartments, Cleveland Ohio
4345 Lee Road Cleveland Ohio

Preferred Terms: To inspect property before closing
Estimated closing 15 Day to 45 Days

Other: May pay check or cash by private individual and/or mortgage loan with mortgage company

3. TERM OF AGENCY: REALTOR's authority to act as Buyer's exclusive agent under this Agreement shall begin None and shall end at midnight None.

4. REALTOR'S REPRESENTATIONS AND SERVICES: REALTOR represents that REALTOR is duly licensed under the laws of the State of New York as a real estate broker. REALTOR will assist Buyer in locating property of the type described in Section 2 of this Agreement and to negotiate for Buyer any offer by Buyer to purchase or lease such property. During the term of this Agreement, REALTOR will give Buyer information describing and identifying properties which appear to REALTOR to substantially meet the terms set forth in Section 2. None

5. COMPENSATION OF REALTOR: In consideration of the services performed by REALTOR under the terms of this Agreement, Buyer agrees to pay REALTOR the following fee(s): (Initial all applicable sections). None

a. Non-Refundable Retainer: Buyer shall pay REALTOR a Non-Refundable Retainer of \$ 0 to be paid to REALTOR herewith whether or not Buyer purchases or leases any property.

This Retainer shall be credited against the Hourly Fee described in subsection (b) below or the Transaction Fee described in subsection (c) below.

b. Hourly Fee: Buyer will pay REALTOR at the rate of \$ 0 per hour for all services performed by REALTOR under the terms of this Agreement, to be billed 0 and to be paid within five (5) days after Buyer receives a bill for such services from REALTOR.

6 This Hourly Fee shall be credited against the Transaction Fee described in subsection (c) below and shall be kept by REALTOR whether or not a Transaction Fee is earned.

6 Transaction Fee: Buyer shall pay REALTOR a Transaction Fee which is the lesser of \$ _____ or 6 % of the purchase or total lease price (and renewals and/or expansions, if applicable) of any property purchased or leased by Buyer. This Transaction Fee shall be due and payable upon closing of the Purchase and Sale Contract or Lease providing, however, if such Contract or Lease fails to close due to default by the Buyer this Transaction Fee shall become immediately due and payable to REALTOR. REALTOR is authorized to attempt to obtain payment of the Transaction Fee from the Seller or Lessor of the property, but Buyer shall have the obligation to pay REALTOR the Transaction Fee set forth in this Agreement if REALTOR cannot obtain payment of such fee from the Seller or Lessor of the property. If within _____ days after the expiration of this Agreement, Buyer purchases or leases any property which REALTOR has submitted to Buyer during the term of this Agreement, Buyer will pay REALTOR the Transaction Fee stated above.

d. Other: An Attorney to Represent Joanna Canzoneri for the purchase of the apartment building

8. OTHER POTENTIAL BUYERS: Buyer understands that other potential buyers have entered or may enter into similar agency contracts with REALTOR which may involve the purchase or lease, through REALTOR, of the same or similar property or properties as Buyer is attempting to purchase or lease. Buyer consents to REALTOR'S representation of such other buyers.

7. CONFLICTING INTERESTS: If REALTOR has an ownership interest in or is an agent for any owner in the sale or lease of any property in which Buyer expresses an interest (e.g. a "company listing"), REALTOR shall immediately notify Buyer of such facts. In such event, if Buyer decides to purchase or lease such property, Buyer will acknowledge the ownership interest of REALTOR or REALTOR'S contractual relationship with that owner and will allow REALTOR to act as dual agent for Buyer and owner. While acting in a dual agency capacity, REALTOR may not, without the express permission of the respective party, disclose to the other party that owner will accept a price less than the listing price or that Buyer will pay a price greater than the price offered. Furthermore, REALTOR'S position as dual agent shall be neutral with respect to both parties, and REALTOR shall act effectively as a mediator between the parties. Buyer is encouraged to refer to New York State DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS, a copy of which is delivered herewith.

8. NONDISCRIMINATION: REALTOR and Buyer agree that all actions carried out under this Agreement shall be in full compliance with local, state and federal fair housing laws against discrimination on the basis of race, creed, color, religion, national origin, sex, familial status, marital status, age or disabilities.

9. PROFESSIONAL COUNSEL: REALTOR hereby recommends that Buyer seek legal, tax, property financing, property inspection, appraisal, environmental engineering and other professional advice (if appropriate) relating to any proposed transaction. Buyer agrees that Buyer will not rely on REALTOR for such professional advice nor rely on REALTOR for payment for such services.

10. OTHER See attached Addendum to Sales Contract, Projected Income and Addendum for Pre Approved Sale

11. ENTIRE AGREEMENT AND ASSIGNABILITY: This Agreement constitutes the complete agreement between REALTOR and Buyer relating to the exclusive agency of REALTOR for Buyer. No modification of any terms of this Agreement shall be valid or binding unless such modification is in writing and signed by Buyer and REALTOR. This agreement is not assignable without written approval of Buyer and REALTOR.

Date: 06/20/04

Joanna Canzoneri BUYER
Joanna Canzoneri BUYER

REALTOR: None

BY: _____

ADDENDUM TO SALES CONTRACT

\$1 Home Sales to Local Governments Program

PROPERTY ADDRESS: Beehive Classroom Apartments
Cleveland Ohio
4345 Lee Road Cleveland Ohio 44128

FHA CASE NUMBER: _____

• The proposed disposition strategy, goals and objective for purchasing this property are: (Purchaser may list a number of alternative strategies here.)

See Attached Addendum For Pre-Approved Sale and Projected Income

• By signing this addendum, I/We affirm that all profits from sales of HUD homes will go to support local housing/community development initiatives; unknown (None)

Apartment building
• The following local government programs will benefit from the proceeds in excess of the cost to rehabilitate the property received from purchasing and subsequently selling the property:

See Attached Addendum For Pre Approved Sale and Projected Income

• By signing this addendum, I/We agree to provide HUD's Homeownership Center (HOC) Program Support Staff Director with an annual report that provides the status and details on all properties purchased under this program. The report must include information on the ultimate purchaser, the amount of profit realized on the final sale and where the profit was put back into local housing/community development.

John Conroy
Signature of Purchaser and Date

Exhibit D

CORNELIUS APARTMENTS
615 HALF SECTION LINE ROAD
ALBERTVILLE, ALABAMA 35950

(NUMBER UNKNOWN)

RENTAL UNITS UNKNOWN

MONTHLY INCOME UNKNOWN

YEARLY INCOME UNKNOWN

RESERVE FUNDS UNKNOWN

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 398,878.00

LETTER OF CREDIT ~~0~~

FORECLOSURE DATE UNKNOWN


SCHEDULE SALE DATE Extended Sale Date 07/23/2004

TRUSTEE'S SALE DATE unknown

				Taxes/Insurance	107
				Reserve/Replace	35
TOTAL MONTHLY				TOTAL	\$376

COMMENTS CONCERNING PROPERTY INFORMATION:

There are no repair requirements as a condition of sale of this property.
 This is an all cash sale, purchaser is agreeing to accept the property in its present as-is condition.
 Closing must take place within 30-days from bid acceptance.
 Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, information provided is solely for the purpose of permitting parties to determine whether or not the property is of such kind and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

Glance 
2 Bedroom Apartments
 50,000 SALES PRICE: UNSTATED MINIMUM
 TERMS: All Cash, 30 days to close
 SALE TYPE: Foreclosure

FOUNDATION: Concrete Pier and Beam
 ROOF: Built up
 EXTERIOR: Brick Veneer
 FLOOR/FINISH: Carpet, Vinyl Tile

Office	Mobile Home	Nursing Home	Vacant Land	Other
	Park	Home		Lowrise

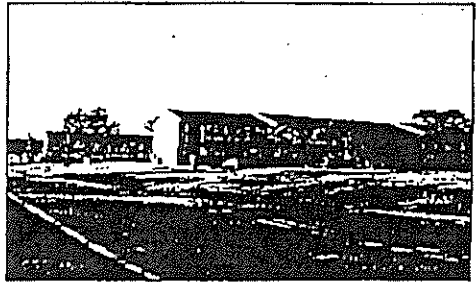
Year	Site Acreage	Approximate Net Rentable Area
1985		36,115

Utilities		Parking	
Public Water	X	Street	Concrete
Gas Main	X	Curb	Concrete
Electric	X	Sidewalk	Concrete
Sanitary Sewer	X	Parking Lot	Asphalt
Storm Sewer		Parking	1
Septic Tank		Spaces	46

Owner Expense		Tenant Expense	
Gas		Electric	
Water/Sewer			

73%	73%	69%	80%	78%	80%
80%	73%	80%			

Cornelius Apartments
Albertville, AL 35950



Information by S
 Print version

Want More Info

- Property Area Glance
- Information & Bid
- Photo Album
- Location Map

This occupied apartment complex was built in 1982 and is comprised of buildings, offering twenty-eight 2 bedroom and twenty-two 3 bedroom units. A \$396,878 Letter of Credit (LOC) is required to insure completion of repairs. An open house will be held on June 30, 2004, at 1:30 pm local time, Marshall County Court House, the Gunter Avenue entrance, 425 Gunter Avenue, Gunter, AL 35976.

OPEN HOUSE: None Scheduled

RENTAL INCOME:

Estimated Total After Sale Rent	\$19,250
	13,360
\$32,610	
Total Estimated/Possible Annual Income	\$391,320
Rent	\$391,320
Commercial	
Parking	
TOTAL	\$391,320
Estimated Annual Expenses	\$264,285
Administrative	\$64,285
Utilities	25,642
Operating	44,783
Taxes/Insurance	31,420
Reserve/Replace	16,500
TOTAL	\$182,630

PROPERTY INFORMATION:
 1) due to the property's condition.
 2) units are nonrevenue (rental and maintenance office).

While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

Exhibit "F"

Exhibit E

EDEN GARDENS APARTMENTS
1997 FOREST RIDGE DRIVE
REDFORD, TEXAS 76021

#113-43027

RENTAL UNITS 126

MONTHLY INCOME 214,270.00

YEARLY INCOME 2,571,240.00

RESERVE FUNDS UNKNOWN

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 75,000.00

LETTER OF CREDIT 0

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 08/17/2004

TRUSTEE'S SALE DATE unknown



Property at a Glance



Eden Gardens - Bedford 113-43027

ADDRESS: 1997 Forest Ridge Dr. EARNEST MONEY: \$75,000 SALES PRICE: Unstated Minimum
 Bedford, TX 76021 TERMS: 60 Day Closing
 COUNTY: Tarrant LETTER OF CREDIT: \$0 SALE TYPE: Foreclosure

PROPERTY INFORMATION		
Total Units	Residential	Commercial
126	Revenue 126	
	Non-Revenue	

Foundation:	Slab
Roof:	Shingles
Exterior:	Stucco
Floors/Finish:	Vinyl

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other X
X									Assisted Care/Intermediate

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
1	2	1996			266,979

Mechanical Systems		Utilities		Parking	
Heating:	Air Conditioning	Public Water	Street	Asphalt	
Fuel: Electric	Central	Gas Main	Curb	Concrete	
System: Central	Windows: Storm	Electric	Sidewalk	Concrete	
Hot Water:		Sanitary Sewer	Parking Lot	Asphalt	
Fuel: Gas		Storm Sewer	Parking Spaces	Asphalt	108
System: Central		Septic Tank			

Apartment Features		Community Features		Owner Expense		Tenant Expense	
X	Air Conditioning		Garage	Electric		Telephone	
	Dishwasher		Covered Parking	Water		Cable TV	
	Microwave	X	Laundry Facility	Gas			
	Garbage Disposal	X	Cable/Sat Hookup	Laundry			
X	Refrigerator		Playground				
X	Range/Oven		Pool				
X	Drapes/Blinds	X	Community Space				

OCCUPANCY											
2004	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
2003	77%	78%	76%	75%	73%	76%	73%	72%	72%	72%	74%

ESTIMATED ANNUAL RENTAL INCOME:

Number of Units	Type	Approx. Square Feet	Current Rent	Estimated Possible Rent After Site Ren.	Estimated Possible Total After Site Ren.	Total Estimated/Possible Annual Income
43	Azalea	375	\$1,395	\$1,395	\$59,985	
48	Laurel	525	1,695	1,695	81,360	
2	Bradford	810	2,445	2,445	4,890	
1	Magnolia	485	1,995	1,995	1,995	
20	Dogwood	555	2,195	2,195	43,900	
6	Redbud	865	2,595	2,595	15,570	
5	Hibiscus	350	1,095	1,095	5,475	
1	Holly Deluxe	350	1,095	1,095	1,095	
TOTAL MONTHLY					\$ 214,270	\$2,571,240

Rent	\$2,571,240
Commercial	
Parking	
TOTAL	\$2,571,240
Estimated Annual Expenses:	
Administrative	\$525,648
Utilities	141,493
Operating	294,676
Taxes/Insurance	360,000
Reserve/Replace	
Dietary/Hskping	238,956
TOTAL	\$1,560,773

COMMENTS CONCERNING PROPERTY INFORMATION:

This is a licensed Assisted Living (Type A) private pay facility. All units (except Hibiscus I and II) have a kitchenette. Redbud I and II is the only 2 bedroom, 2 bath unit. The Bradford II has two living areas. All units with "suffix" II are wheelchair accessible units. Independent Living receives two meals and Assisted living receives three meals daily; laundry and housekeeping services are included in the rent.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

Exhibit F

EDEN GARDENS CO-OP APARTMENTS
365 ORCHARD STREET
NEW HAVEN, CONNECTICUT

NUMBER UNKNOWN

RENTAL UNITS 126

MONTHLY INCOME 214,270.00

YEARLY INCOME 2,571,240.00

RESERVE FUNDS UNKNOWN

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 75,000.00

LETTER OF CREDIT 0

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 09/09/2004

TRUSTEE'S SALE DATE unknown

Exhibit G

HEARTLAND HEALTH CARE CENTER OF BETHANY
2200 NORTH FLAMINGO
BETHANY, OKLAHOMA 73008

FHA #117-22001

RENTAL UNITS 216 BEDS

MONTHLY INCOME UNKNOWN

YEARLY INCOME UNKNOWN

RESERVE FUNDS UNKNOWN

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 25,000.00

LETTER OF CREDIT ~~0~~

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 08/20/2004

TRUSTEE'S SALE DATE unknown



Property at a Glance



ADDRESS: 2200 N. FLAMINGO BETHANY, OK 73000 COUNTY: OKLAHOMA HEARTLAND HEALTH CARE FHA #117-22001 EARNEST MONEY: \$25,000 SALES PRICE: UNSTATED MINIMUM TERMS: CASH-30 DAYS TO CLOSE LETTER Of Credit: \$0 SALE TYPE: FORECLOSURE

Table with 3 columns: Total Units, Residential, Commercial. Values: 216, Revenue 216, 0. Non-Revenue 0.

Table with 2 columns: Field, Value. Fields: Foundation (SLAB), Roof (COMP SHINGLE), Exterior (BRICK), Floors/Finish (VINYL/CARPET).

Table with 11 columns: Elevator, Garden, Walk-up, Townhouse, Scattered Sites, Service Center, Mobile Home Park, Nursing Home, Vacant Land, Other. Value 'X' under Walk-up.

Table with 7 columns: Number of Buildings, Stories, Year Built, Rehab Year, Site Acreage, Approximate Net Rentable Area. Values: 1, 1, 1968, 1976, 185,321 S.F., 62,480.

Mechanical Systems

Table with 4 main sections: Heating, Air Conditioning, Utilities, Parking. Includes fields for Fuel, System, Windows, Public Water, Gas Main, Electric, Sanitary Sewer, Storm Sewer, Septic Tank, Street, Curb, Sidewalk, Parking Lot, Parking Spaces.

Apartment Features

Table with 2 columns: Feature, Input field. Features: Air Conditioning, Dishwasher, Microwave, Garbage Disposal, Refrigerator, Range/Oven, Drapes/Blinds.

Community Features

Table with 2 columns: Feature, Input field. Features: Garage, Covered Parking, Laundry Facility, Cable/Sat Hookup, Playground, Pool, Community Space.

Owner Expense

Table with 2 columns: Expense, Input field. Includes rows for various owner expenses.

Tenant Expense

Table with 2 columns: Expense, Input field. Includes rows for various tenant expenses.

OCCUPANCY

Table with 12 columns: Months (Jan-Dec), Vacant. All cells are empty.

ESTIMATED ANNUAL RENTAL INCOME: SEE COMMENTS BELOW

Large table with 6 columns: Number of Units, Type, Approximate Square Feet, Current Rent, Estimated/Possible Annual Rent, Estimated/Possible Total Annual Rent. Includes a summary table on the right for Total Estimated/Possible Annual Income with categories like Rent, Commercial, Parking, Administrative, Utilities, etc.

COMMENTS CONCERNING PROPERTY INFORMATION: This property is being offered "All Cash - As Is". Potential purchasers are not being given any estimates of income and expenses because it is a vacant facility and it will be the purchaser's determination for the future use of the building. There are no use restrictions as a condition of sale of this property by HUD.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

FHA Project No. 117-22001
Heartland Health Care Center of Bethany
Bethany, OK

After recording return to:
Vanessa A. Orta, Foreclosure Commissioner
Anderson, McCoy & Orta, P.C.
100 N. Broadway, Suite 2600
Oklahoma City, OK 73102

Doc # 2004156793
Ek 9474
Pg 736-747
DATE 09/27/04 16:30:52
Filing Fee \$35.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

Henry Mt
5929 N.
May
Oklahoma
City
OK
73112

DEED

WHEREAS, on February 5, 1997, a certain Mortgage and Regulatory Agreement ("Mortgage") were executed by Heartland of Bethany, Inc., an Oklahoma corporation, as Mortgagor, in favor of Harry Mortgage Co., as Mortgagee, and were recorded February 5, 1997, in Book 7019, Page 1611, in the Office of the County Clerk of Oklahoma County, State of Oklahoma;; and

WHEREAS a certain UCC Financing Statement No. 97014704 with Heartland of Bethany, Inc. as Debtor and Harry Mortgage Co., and/or Secretary of HUD as Secured Party, was filed February 5, 1997, in Book 7019, Page 1649; and a certain UCC Financing Statement No. 2003204729 with Heartland of Bethany, Inc. as Debtor and Secretary of HUD as Secured Party and Harry Mortgage Co. as additional Secured Party, was filed November 10, 2003, in Book 9109, Page 152; all in the County Clerk's Office of Oklahoma County, State of Oklahoma; and

WHEREAS, on October 28, 2003, the interest in the Mortgage was assigned to the Secretary of Housing and Urban Development, his successors and assigns ("Secretary"); and

WHEREAS, by virtue of a default in the covenants and conditions of the Mortgage, the Secretary designated me as foreclosure commissioner to conduct a nonjudicial foreclosure of the Mortgage under the provisions of the Multifamily Mortgage Foreclosure Act of 1981 (the Act) 12 U.S.C. 3701 et seq.; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified or registered mail, postage prepaid and return receipt requested (1) on July 9, 2004, at least twenty-one (21) days before the scheduled date of the foreclosure sale, to Heartland of Bethany, Inc., the Property Owner and Mortgagor, as shown by the public record forty-five (45) days before the sale, in care of its Service

EXEMPTION DOCUMENTARY STAMP TAX

7 § TITLE 68 ARTICLE 32 SECTION 3212 *PAR 13*

12/35

Exhibit H

FHA #113-11049

HIGH OAK TERRACE
605 BRENT DRIVE
ARLINGTON TEXAS

RENTAL UNITS 132

MONTHLY INCOME 73,800.00

YEARLY INCOME 886,972.00

RESERVE FUNDS 39,600.00

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 75,000.00

LETTER OF CREDIT 0

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 08/26/2004

TRUSTEE'S SALE DATE unknown



Property at a Glance



HIGH OAK TERRACE APARTMENTS FHA#: 113-11049
 ADDRESS: 605 Brent Drive EARNEST MONEY: \$75,000 SALES PRICE: Unstated
 Arlington 76012 TERMS: All Cash
 COUNTY: Tarrant LETTER OF CREDIT: \$0 SALE TYPE: Foreclosure

PROPERTY INFORMATION

Total Units	Residential	Commercial	Foundation:	Concrete Slab
132	Revenue 131		Roof:	Flat / Tar & Gravel
	Non-Revenue 1		Exterior:	Brick / Comp. Siding
			Floors/Finish:	Carpet / Tile

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other
	X	X	X						

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
26	2	1970			123,140

Mechanical Systems		Utilities		Parking	
Heating:	Air Conditioning	Public Water	<input checked="" type="checkbox"/>	Street	Asphalt
Fuel: <u>Electric</u>	Windows: <u>Individual</u>	Gas Main	<input checked="" type="checkbox"/>	Curb	Concrete
System: <u>Individual</u>		Electric	<input checked="" type="checkbox"/>	Sidewalk	Concrete
Hot Water:		Sanitary Sewer	<input checked="" type="checkbox"/>	Parking Lot	
Fuel: <u>Electric</u>		Storm Sewer		Parking Spaces	346
System: <u>Individual</u>		Septic Tank			

Apartment Features		Community Features		Owner Expense		Tenant Expense	
<input checked="" type="checkbox"/> Air Conditioning		<input type="checkbox"/> Garage		<input type="checkbox"/> Cold Water		<input type="checkbox"/> Electricity	
<input checked="" type="checkbox"/> Dishwasher		<input type="checkbox"/> Covered Parking		<input type="checkbox"/> Gas			
<input checked="" type="checkbox"/> Microwave		<input checked="" type="checkbox"/> Laundry Facility					
<input checked="" type="checkbox"/> Garbage Disposal		<input checked="" type="checkbox"/> Cable/Sat Hookup					
<input checked="" type="checkbox"/> Refrigerator		<input type="checkbox"/> Playground					
<input checked="" type="checkbox"/> Range/Oven		<input checked="" type="checkbox"/> Pool					
<input checked="" type="checkbox"/> Drapes/Blinds		<input type="checkbox"/> Community Space					

OCCUPANCY												
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2003										50%	43%	37%
2004	13%	13%	17%	13%	13%	11%						

ESTIMATED ANNUAL RENTAL INCOME:							Total Estimated/Possible Annual Income	
Number of Units	Type	Approx Square Feet	Current Rent	Estimated/Possible After Sale Rent	Estimated/Possible Total After Sale Rent			
48	2B-1b	820	\$500	\$500	\$24,000	Rent		\$885,600
48	2B-2b	900	550	550	26,400	Commercial		1,372
16	2B1.5b	980	525	525	8,400	Parking		
20	3B1.5b	1245	750	750	15,000	TOTAL		\$886,972
						Estimated Annual Expenses		
						Administrative		\$137,000
						Utilities		116,000
						Operating		92,000
						Taxes/Insurance		206,000
						Reserve/Replace		39,600
						TOTAL		\$590,600

COMMENTS CONCERNING PROPERTY INFORMATION:
 The non-revenue unit is a 2-bedroom unit used as an office.
 The property has 2 swimming pools.
 The 3 bedroom units have washer/dryer hookups.
 The estimated commercial income is Laundry and Vending Revenue.

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Department of Justice

The United States Attorney's Office

Northern District of New York

November 17, 2006
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The charges against Watkins follow Monday's guilty pleas by Dare, who pled to one count of interstate wire fraud and one count of causing false statements to be made to obtain loans insured by the U.S. Department of Housing and Urban Development in connection with the financing scheme, as well as a separate charge of conspiring to commit interstate wire fraud in connection with a scheme to defraud private mortgage lenders involving false statements made to obtain loans for the purchase of various residential properties located in and about the City of Albany.

The allegations contained in indictment returned by the federal grand jury against Watkins today include the following:

In or about late 2000 and 2001, Watkins met with Dare and others to discuss how Dare might purchase the Hinckel Brewery Apartments, the Olde Franklin School Apartments, and the Historic Pastures Village Apartments from Watkins, even though Dare and his companies did not have substantial equity or credit to put toward the purchase of said properties. Watkins, on behalf of companies that he owned and/or operated to run the properties, named Brandon, R.E., Inc., The Pastures of Albany, LLC, and Franklin School Properties, LLC, and Dare, on behalf of his company, Emerge Real Properties, LLC, executed a Sale-Purchase Agreement, dated as of June 19, 2001, whereby Watkins' companies agreed to sell and Dare's company agreed to buy the three properties for an inflated total purchase price of \$8.5 million, with \$1.8 million to be paid as a deposit made by Emerge and accepted by Watkins' companies in the form of a collateral assignment, and \$700,000 to be paid in the form of an additional promissory note, subordinate to all operating costs, leaving \$6 million of the stated total purchase price to be paid in cash or certified funds upon transfer of title at the closings.

Watkins caused to be executed on behalf of Sunward Electronics, Inc. (another company that he, together with his wife, owned and/or operated, which manufactured and sold electronic dog collars), a promissory note falsely representing in substance a debt that Sunward purportedly owed Emerge in the amount of \$1.8 million. Dare executed on behalf of Emerge a "Collateral Assignment of Promissory Note Proceeds," which purported to assign the proceeds of this bogus promissory note to Watkins' companies, and Watkins caused to be executed an "Acceptance of Assignment" of the bogus promissory note as a purported cash down payment on the acquisition of the properties.

Watkins subsequently executed on behalf of Brandon R.E., Inc. a Contract Extension Notification, dated November 19, 2001, which extended the terms of the Sale-Purchase Agreement according to terms that specifically included the inflated total sales price for the properties of \$8.5 million, toward which Watkins represented that he had accepted a collateral assignment of the \$1.8 million note payable to Emerge as a cash down payment and agreed to an additional \$700,000 promissory note from Emerge, both of which Watkins then and there knew to be bogus notes created for the purpose of falsely evidencing equity and credit to enable Dare to obtain financing to purchase the properties from the defendant. Dare executed on behalf of Emerge an additional promissory note, which was not provided to the lender, AMI Capital, Inc., of Bethesda, Maryland, or HUD, and which effectively canceled out the initial bogus \$1.8 million promissory note. Dare also executed on behalf of Emerge a promissory note falsely representing in substance a debt that Emerge purportedly owed to Watkins' company, Brandon R.E., Inc., in the amount of \$700,000, which bogus note was used as a credit toward the purchase of the properties. Notwithstanding the existence of a significant financial relationship between Watkins and Dare, Watkins caused to be executed and Dare executed Identity of Interest Disclosure Statements, which certified that there was no identity of interest between the purchaser and seller of the properties.

On or about November 27, 2001, Watkins and Dare closed on the purchases of the Hinckel Brewery Apartments and the Olde Franklin School Apartments, for which AMI's warehouse vendor in the State of Ohio transmitted by wire transfers to the State of New York approximately \$2,414,020.62 and \$766,073.38 for the purchases of the Hinckel Brewery Apartments and the Olde Franklin School Apartments, respectively. On or about August 29, 2002, Watkins and Dare closed on the purchase of the Historic Pastures Village Apartments, for which AMI's warehouse vendor in the State of Ohio transmitted by wire transfer to the State of New York approximately \$3,678,886.42 for the purchases of the Historic Pastures Village Apartments.

After the payment of the existing indebtedness on the properties and other transactional expenses, Watkins and his companies realized a substantial profit from the sale of the properties, after which he planned to purchase other investment properties in a "like kind" exchange. Shortly after the closing on the third loan in August 2002, all three loans went into delinquent status and, eventually, defaulted. Pursuant to the terms of the loan agreements, HUD foreclosed on the properties and, following the sale thereof, suffered a total loss of approximately \$1,952,200.

The charges contained in today's indictment carry a total statutory maximum of sixty-seven (67) years imprisonment, a fine of up to \$1.25 million or twice the gain to any persons or loss to any victims resulting from the offenses, or both, a period of supervised release to follow any term of imprisonment, and mandatory restitution. Watkins is scheduled to be arraigned before United States Magistrate Judge Randolph F. Treece on Monday, November 20, 2006, at 2:00 p.m., in Albany. The investigation is continuing.

The case is being investigated by the Albany Division of the Federal Bureau of Investigation and the Office of Inspector General, U.S. Department of Housing and Urban Development. It is being prosecuted by the United States Attorney's Office for the Northern District of New York.

An Indictment is merely a formal charge that a defendant has committed a violation of the federal criminal laws, and every defendant is presumed innocent until, and unless, proven guilty.

CONTACT: Assistant U.S. Attorney Robert P. Storch
518-431-0247

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Exhibit I

HINCKEL BREWERY APARTMENTS
201-09 PARK AVENUE
ALBANY, NEW YORK

FHA#014-11125

RENTAL UNITS 48
MONTHLY INCOME UNKNOWN
YEARLY INCOME UNKNOWN
RESERVE FUNDS UNKNOWN
TAXES AND INSURANCE UNKNOWN
ERNEST MONEY 50,000.00
LETTER OF CREDIT ~~0~~
FORECLOSURE DATE UNKNOWN
SCHEDULE SALE DATE 08/25/2004
TRUSTEE'S SALE DATE unknown



Property at a Glance



Hinckel Brewery Apartments FHA# 014-11125

ADDRESS: 201-209 Park Avenue EARNEST MONEY: \$50,000 SALES PRICE: Unstated Minimum
 Albany, NY 12202-1447 TERMS: All Cash-30 days to close
 COUNTY: Albany LETTER OF CREDIT: N/A SALE TYPE: Foreclosure

PROPERTY INFORMATION			Foundation: Slab on Grade / Partial Basement
Total Units	Residential	Commercial	Roof:
46	Revenue 46	0	Exterior: Wood
	Non-Revenue 0		Floors/Finish: Concrete

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other:
X									

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
6	5	1800's	1999		48,792 sq. ft.

Mechanical Systems		Utilities		Parking	
Heating: Fuel System	Gas Individual	Conditioning	Air Windows Individual	Public Water	X
Hot Water: Fuel System	Gas Central			Gas Main	X
				Electric	X
				Sanitary Sewer	X
				Storm Sewer	
				Septic Tank	
				Street	Asphalt
				Curb	
				Sidewalk	Concrete
				Parking Lot	
				Parking Spaces	

Apartment Features		Community Features		Owner Expense		Tenant Expense	
X	Air Conditioning		Garage		Refrigerator		Electricity
X	Dishwasher		Covered Parking		Dishwasher		Hot Water
	Microwave	X	Laundry Facility		Window Treatment		Heat
	Garbage Disposal		Cable/Sat Hookup		Laundry Facilities		Gas
X	Refrigerator		Playground		Range (gas)		
Gas	Range/Oven		Pool		Carpet		
X	Drapes/Blinds		Community Space		Air Conditioner Equip.		

OCCUPANCY										
2004										100%

ESTIMATED ANNUAL RENTAL INCOME:

Number of Units	Type	Approx. Square Feet	Current Rent	Estimated/Possible After Sale Rent	Estimated/Possible Total After Sale Rent	Total Estimated/Possible Annual Income
17	1 Bed					Rent
24	2 Bed					Commercial
5	3 Bed					Parking
						TOTAL
						Estimated Annual Expense
						Administrative
						Utilities
						Operating
						Taxes/Insurance
						Reserve/Replace
						TOTAL

COMMENTS CONCERNING PROPERTY INFORMATION:

HUD does not own or manage this property. Access to the property may, or may not be, granted at the discretion of the current owner. For site access information, please Kevin Aubin at (518) 433-0210.

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518-431-0247

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Exhibit J

HISTORIC PASTURES VILLAGE APARTMENTS
138 GREEN STREET
ALBANY NEW YORK 12202

FHA#014-11130

RENTAL UNITS 90

MONTHLY INCOME UNKNOWN

YEARLY INCOME UNKNOWN

RESERVE FUNDS UNKNOWN

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 100,000.00

LETTER OF CREDIT ~~0~~

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 08/25/2004

TRUSTEE'S SALE DATE unknown



Property also located



Historic Pastures Village Apartments FHA#014-11130

ADDRESS: 138 Green Street
Albany, NY 12202
COUNTY: Albany

EARNEST MONEY: \$100,000
LETTER OF CREDIT: N/A

SALES PRICE: Unstated Minimum
TERMS: All Cash - 30 days to close
SALE TYPE: Foreclosure

Total Units		Residential	Commercial	Foundations:	
90	Revenue 90	0	0	Roof:	
	Non-Revenue 0			Exterior:	Wood/Masonry
				Floors/Finish:	Wood

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other
				X					

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
39	2-3	1800-1850			78,086

Mechanical Systems		Utilities		Parking	
Heating:	Air Conditioning	Public Water	X	Street	Asphalt
Fuel: Gas	Windows	Gas Main	X	Curb	
System		Electric	X	Sidewalk	
Hot Water:		Sanitary Sewer	X	Parking Lot	
Fuel		Storm Sewer		Parking Spaces	X
System		Septic Tank			

Apartment Features		Community Features		Owner Expense		Tenant Expense	
X	Air Conditioning		Garage		Cold Water		Electricity
X	Dishwasher		Covered Parking		Refrigerator		Heat
	Microwave	X	Laundry Facility		Dishwasher		Gas
X	Garbage Disposal		Cable/Sat Hookup		Disposal		
X	Refrigerator	X	Playground		Drapes		
X	Range/Oven		Pool		Air Conditioner		
X	Drapes/Blinds		Community Space		Carpet		

OCCUPANCY									
2003									88%

ESTIMATED ANNUAL RENTAL INCOME:						Total Estimated/Possible Annual Income	
Number of Units	Type	Approx. Square Feet	Current Rent	Estimated Possible Rent After 30 Days	Estimated Possible Rent After 90 Days	Rent	
0 Bed	2						
1 Bed	38						
2 Bed	41						
3 Bed	9						
TOTAL MONTHLY							
						Commercial	
						Parking	
						TOTAL	
						Administrative	
						Utilities	
						Operating	
						Taxes/Insurance	
						Reserve/Replace	
						TOTAL	

COMMENTS CONCERNING PROPERTY INFORMATION:
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Federal Grand Jury returned a five count felony indictment against Albany, New York area man.

Glenn T. Suddaby, United States Attorney for the Northern District of New York, John F. Pikus, Special Agent in Charge of the Albany Division of the Federal Bureau of Investigation, and Ruth Ritzema, Special Agent in Charge of the Office of Inspector General, U.S. Department of Housing and Urban Development in Buffalo, announced that the federal grand jury in Albany today returned a five count felony indictment against Berne A. Watkins. Watkins is charged with one count of conspiring with Aaron R. Dare and others known and unknown to commit federal crimes, three counts of committing, causing or aiding and abetting the commission of interstate wire fraud, and one count of making, causing to be made, or aiding and abetting the making of false statements to obtain loans insured by the U.S. Department of Housing and Urban Development, all in connection with a scheme to obtain financing for the sale by Watkins and purchase by Dare of three multi-family residential housing projects, the Hinckel Brewery Apartments, located at 201 Park Avenue, in Albany, the Olde Franklin School Apartments, located at 1675 Avenue B, in Schenectady, and the Historic Pastures Village Apartments, consisting of approximately 39 residential buildings located in the Historic Pastures area of Albany.

The charges against Watkins follow Monday's guilty pleas by Dare, who pled to one count of interstate wire fraud and one count of causing false statements to be made to obtain loans insured by the U.S. Department of Housing and Urban Development in connection with the financing scheme, as well as a separate charge of conspiring to commit interstate wire fraud in connection with a scheme to defraud private mortgage lenders involving false statements made to obtain loans for the purchase of various residential properties located in and about the City of Albany.

The allegations contained in Indictment returned by the federal grand jury against Watkins today include the following:

In or about late 2000 and 2001, Watkins met with Dare and others to discuss how Dare might purchase the Hinckel Brewery Apartments, the Olde Franklin School Apartments, and the Historic Pastures Village Apartments from Watkins, even though Dare and his companies did not have substantial equity or credit to put toward the purchase of said properties. Watkins, on behalf of companies that he owned and/or operated to run the properties, named Brandon, R.E., Inc., The Pastures of Albany, LLC, and Franklin School Properties, LLC, and Dare, on behalf of his company, Emerge Real Properties, LLC, executed a Sale-Purchase Agreement, dated as of June 19, 2001, whereby Watkins' companies agreed to sell and Dare's company agreed to buy the three properties for an inflated total purchase price of \$8.5 million, with \$1.8 million to be paid as a deposit made by Emerge and accepted by Watkins' companies in the form of a collateral assignment, and \$700,000 to be paid in the form of an additional promissory note, subordinate to all operating costs, leaving \$6 million of the stated total purchase price to be paid in cash or certified funds upon transfer of title at the closings.

Watkins caused to be executed on behalf of Sunward Electronics, Inc. (another company that he, together with his wife, owned and/or operated, which manufactured and sold electronic dog collars), a promissory note falsely representing in substance a debt that Sunward purportedly owed Emerge in the amount of \$1.8 million. Dare executed on behalf of Emerge a "Collateral Assignment of Promissory Note Proceeds," which purported to assign the proceeds of this bogus promissory note to Watkins' companies, and Watkins caused to be executed an "Acceptance of Assignment" of the bogus promissory note as a purported cash down payment on the acquisition of the properties.

Watkins subsequently executed on behalf of Brandon R.E., Inc. a Contract Extension Notification, dated November 19, 2001, which extended the terms of the Sale-Purchase Agreement according to terms that specifically included the inflated total sales price for the properties of \$8.5 million, toward which Watkins represented that he had accepted a collateral assignment of the \$1.8 million note payable to Emerge as a cash down payment and agreed to an additional \$700,000 promissory note from Emerge, both of which Watkins then and there knew to be bogus notes created for the purpose of falsely evidencing equity and credit to enable Dare to obtain financing to purchase the properties from the defendant. Dare executed on behalf of Emerge an additional promissory note, which was not provided to the lender, AMI Capital, Inc., of Bethesda, Maryland, or HUD, and which effectively canceled out the initial bogus \$1.8 million promissory note. Dare also executed on behalf of Emerge a promissory note falsely representing in substance a debt that Emerge purportedly owed to Watkins' company, Brandon R.E., Inc., in the amount of \$700,000, which bogus note was used as a credit toward the purchase of the properties. Notwithstanding the existence of a significant financial relationship between Watkins and Dare, Watkins caused to be executed and Dare executed Identity of Interest Disclosure Statements, which certified that there was no identity of interest between the purchaser and seller of the properties.

On or about November 27, 2001, Watkins and Dare closed on the purchases of the Hinckel Brewery Apartments and the Olde Franklin School Apartments, for which AMI's warehouse vendor in the State of Ohio transmitted by wire transfers to the State of New York approximately \$2,414,020.62 and \$766,073.38 for the purchases of the Hinckel Brewery Apartments and the Olde Franklin School Apartments, respectively. On or about August 29, 2002, Watkins and Dare closed on the purchase of the Historic Pastures Village Apartments, for which AMI's warehouse vendor in the State of Ohio transmitted by wire transfer to the State of New York approximately \$3,678,886.42 for the purchases of the Historic Pastures Village Apartments.

After the payment of the existing indebtedness on the properties and other transactional expenses, Watkins and his companies realized a substantial profit from the sale of the properties, after which he planned to purchase other investment properties in a "like kind" exchange. Shortly after the closing on the third loan in August 2002, all three loans went into delinquent status and, eventually, defaulted. Pursuant to the terms of the loan agreements, HUD foreclosed on the properties and, following the sale thereof, suffered a total loss of approximately \$1,952,200.

The charges contained in today's indictment carry a total statutory maximum of sixty-seven (67) years imprisonment, a fine of up to \$1.25 million or twice the gain to any persons or loss to any victims resulting from the offenses, or both, a period of supervised release to follow any term of imprisonment, and mandatory restitution. Watkins is scheduled to be arraigned before United States Magistrate Judge Randolph F. Treece on Monday, November 20, 2006, at 2:00 p.m., in Albany. The investigation is continuing.

The case is being investigated by the Albany Division of the Federal Bureau of Investigation and the Office of Inspector General, U.S. Department of Housing and Urban Development. It is being prosecuted by the United States Attorney's Office for the Northern District of New York.

An indictment is merely a formal charge that a defendant has committed a violation of the federal criminal laws, and every defendant is presumed innocent until, and unless, proven guilty.

CONTACT: Assistant U.S. Attorney Robert P. Storch
518-431-0247

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[Albany Home Page](#)

[Albany Press Releases](#)

Exhibit K

FHA#067-94025

INDEPENDENCE COURT ASSISTED LIVING
AKA INDEPENDENCE COURT OF ORMOND BEACH
535 NORTH NOVA ROAD
ORMOND BEACH, FLORIDA 32174

RENTAL UNITS 96 BEDS
MONTHLY INCOME UNKNOWN
YEARLY INCOME UNKNOWN
RESERVE FUNDS UNKNOWN
TAXES AND INSURANCE UNKNOWN
ERNEST MONEY 100,000.00
LETTER OF CREDIT ~~0~~

FORECLOSURE DATE UNKNOWN
SCHEDULE SALE DATE 06/22/2004
TRUSTEE'S SALE DATE unknown

Exhibit L

THE INN AT ORCHARD PARK
6410 OLD ORCHARD DRIVE
PLANO, TEXAS 75023

#112-43064

RENTAL UNITS 72
MONTHLY INCOME 186,186.00
YEARLY INCOME 2,234,232.00
RESERVE FUNDS UNKNOWN
TAXES AND INSURANCE UNKNOWN
ERNEST MONEY 75,000.00
LETTER OF CREDIT ~~0~~
FORECLOSURE DATE UNKNOWN
SCHEDULE SALE DATE 08/24/2004
TRUSTEE'S SALE DATE unknown



Property at a Glance



The Inn at Orchard Park 112-43064

ADDRESS: 6410 Old Orchard Dr.
Piano, Texas 75023
COUNTY: Collin

EARNEST MONEY: \$75,000
Letter Of Credit: \$0

SALES PRICE: Unstated Minimum
TERMS: 60 Day Closing
SALE TYPE: Foreclosure

Total Beds			Foundation:	Slab
72	Residential	Commercial	Roof:	Shingles
	Revenue 72		Exterior:	Brick Veneer
	Non-Revenue		Floors/Finish:	Vinyl

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other
							x		Assisted & Special Care

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
1	1	1999			126,607

Mechanical Systems			Utilities			Parking		
Heating:	Fuel: Electric	System: Individual	Air Conditioning:	Windows: Insulated	Public Water:	Street Curb:	Asphalt	Concrete
Hot Water:	Fuel: Electric	System: Central			Gas Main:	Sidewalk:	Concrete	
					Electric:	Parking Lot:	Asphalt	
					Sanitary Sewer:	Parking Spaces:	29	
					Storm Sewer:			
					Septic Tank:			

Apartment Features		Community Features		Owner Expense		Tenant Expense	
x	Air Conditioning		Garage		Water		Telephone
	Dishwasher		Covered Parking		Electric		Own Medications
	Microwave	x	Laundry Facility		Cable TV Service		
	Garbage Disposal	x	Cable/Sat Hookup		Whirlpool/Spa		
	Refrigerator		Playground		Dietary		
	Range/Oven		Pool		Laundry		
x	Drapes/Blinds	x	Community Space		Housekeeping		

OCCUPANCY									
2004	53%	53%	53%	53%	55%				
NA		0%							

ESTIMATED ANNUAL RENTAL INCOME

Number of Units	Type	Approx. Square Feet	Current Rent	Estimated Annual Rent	Estimated Possible Annual Rent	Total Estimated Possible Annual Income
18	Washington	NA	\$ 2,520	\$2,520	\$45,360	Rent \$ 2,234,232
6	Eisenhower	NA	2,806	2,806	16,836	Commercial 0
2	Lincoln	NA	2,315	2,315	4,630	Parking 0
22	Jefferson	NA	2,925	2,925	64,350	TOTAL \$ 2,234,232
4	Twain	NA	1,875	1,875	7,500	Utilities \$ 89,426
10	Rogers	NA	2,995	2,995	29,950	Operating 140,452
8	Rockwell	NA	1,230	1,230	9,840	Taxes/Insurance 120,179
2	Reagan	NA	3,860	3,860	7,720	Dietary/Hskping 342,253
						Special/Assist Care Services 498,983
						TOTAL \$ 1,299,396
TOTAL MONTHLY					\$186,186	

COMMENTS CONCERNING PROPERTY INFORMATION:

This is a private pay Assisted Living (Type B) facility. It is not Medicaid/Medicare. This facility has 72 assisted living beds and 31 of the beds are designated as Alzheimer care beds. The "basic" rent will increase depending on level of care needed. (Level 2: +195, Level 3+255, Level 4: +575 and Level 5: +695). All daily meals, laundry services, cable television, patient care, housekeeping and other services are provided. Residents purchase their own medications but daily medication is maintained/administered by nursing staff.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

Exhibit M

KING'S COVE APARTMENTS
101 KING (KINGS) COVE ROAD
CAMDENTON, MISSOURI 65020

082-35253

RENTAL UNITS 48
MONTHLY INCOME 24,432.00
YEARLY INCOME 291,184.00
RESERVE FUNDS UNKNOWN
TAXES AND INSURANCE UNKNOWN
ERNEST MONEY 25,000.00
LETTER OF CREDIT 200,000.00
FORECLOSURE DATE UNKNOWN
SCHEDULE SALE DATE 06/25/2004
TRUSTEE'S SALE DATE unknown

Page 2 of 46 pages
 Page 3 of 46 pages

King's Cove 084-35253
 ADDRESS: 101 King's Cove Rd. EARNEST MONEY: \$25,000 SALES PRICE: Unstated
 Camdanton, MO 65786 TERMS: 30 Days to Close
 COUNTY: Camden LETTER OF CREDIT: \$200,000 SALE TYPE: Foreclosure

PROPERTY INFORMATION

Total Units	Residential	Commercial	Foundation:	Slab
48	Revenue 48		Roof:	Asphalt Shingles
	Non-Revenue		Exterior:	Stucco/Siding w/Cedar Trim
			Floors/Finish:	Carpet and Vinyl

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other
	X								

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
12	1 & 2	1983			37,629

Mechanical Systems			Utilities			Parking											
Heating:	Fuel	System	Air Conditioning:	Windows	Screen	Public Water	Gas Main	Electric	Sanitary Sewer	Storm Sewer	Septic Tank	Street	Curb	Sidewalk	Parking Lot	Parking Spaces	
	Electric	Individual		Individual	Screen	X	X	X	X			X	X	X	X	1 Lot	79
Hot Water:	Fuel	System															
	Electric	Individual															

Apartment Features			Community Features			Owner Expense			Tenant Expense		
X	Air Conditioning			Garage			Cold Water			Hot Water	
	Dishwasher		X	Covered Parking						Electricity	
	Microwave		X	Laundry Facility						Heat	
X	Garbage Disposal		X	Cable/Sat Hookup							
X	Refrigerator		X	Playground							
X	Range/Oven			Pool							
X	Drapes/Blinds			Community Space							

OCCUPANCY

2003	90%	90%	86%	92%	86%	81%	85%	86%	81%	85%	85%	86%
2002	83%	86%	86%	86%	86%	90%	84%	92%	90%	86%	90%	86%

ESTIMATED ANNUAL RENTAL INCOME:

Number of Units	Type	Approx. Current Rent	Estimated Possible Rent	Estimated Possible Rent	Total Estimated/Possible Annual Income
20	1 BR	580	532	572	\$7,440
12	3BR	888	423	498	5,952
16	3BR	983	510	690	11,040
TOTAL MONTHLY				\$24,432	\$293,184

Administrative	67,476
Utilities	15,000
Operating	23,484
Taxes/Insurance	33,936
Reserve/Replace	
TOTAL	\$139,896

COMMENTS CONCERNING PROPERTY INFORMATION:

The "Current Rent" above represents rent amounts prior to foreclosure sale.
 Estimated Possible After Sale Rents reflect current Voucher Payment Standards provided by the local housing authority.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

Exhibit N

LOGAN PARK NURSING AND REHABILITATION CENTER
175 GROVE STREET
BRAINTREE, MASSACHUSETT 02184

FHA#023-43204

RENTAL UNITS 44
MONTHLY INCOME UNKNOWN
YEARLY INCOME UNKNOWN
RESERVE FUNDS UNKNOWN
TAXES AND INSURANCE UNKNOWN
ERNEST MONEY 50,000.00
LETTER OF CREDIT ~~0~~
FORECLOSURE DATE UNKNOWN
SCHEDULE SALE DATE 08/18/2004
TRUSTEE'S SALE DATE unknown



Property at a Glance



Logan Park Nursing and Rehabilitation Center - FHA# 023-43204
 ADDRESS: 175 Grove Street BRAINTREE, MA 02184
 COUNTY: Norfolk LETTER OF CREDIT: N/A
 EARNEST MONEY: \$50,000 SALES PRICE: Unstated Minimum
 TERMS: All Cash SALE TYPE: Foreclosure

PROPERTY TYPE			FOUNDATION																					
Total Units	Residential	Commercial	Foundation:	Concrete Block																				
44	Revenue - 82		Roof:	EPDM Membrane																				
	Non-Revenue		Exterior:	Vinyl																				
			Floors/Finish:	Wood																				
<table border="1"> <tr> <td>Elevator</td> <td>Garden</td> <td>Walk-up</td> <td>Townhouse</td> <td>Scattered Sites</td> <td>Service Center</td> <td>Mobile Home Park</td> <td>Nursing Home</td> <td>Vacant Land</td> <td>Other</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> <td></td> <td></td> </tr> </table>					Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other								X		
Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other															
							X																	
BUILDING INFORMATION		REHABILITATION		SITE INFORMATION																				
Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area																			
1	3	1997	N/A	7.00																				

MECHANICAL SYSTEMS			UTILITIES			PARKING			
Heating:	Fuel: Gas	System: Central	Conditioning:	Air	Windows	Public Water:	X	Street:	Asphalt
Hot Water:	Fuel: Gas	System: Central				Gas Main:	X	Curb:	Asphalt
						Electric:	X	Sidewalk:	Asphalt
						Sanitary Sewer:	X	Parking Lot:	
						Storm Sewer:		Parking Spaces:	
						Septic Tank:			

APARTMENT FEATURES		COMMUNITY FEATURES		OWNER EXPENSE		TENANT EXPENSE	
<input type="checkbox"/>	Air Conditioning	<input type="checkbox"/>	Garage	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	
<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Covered Parking	<input type="checkbox"/>	Laundry	<input type="checkbox"/>	
<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	Laundry Facility	<input type="checkbox"/>	Heat	<input type="checkbox"/>	
<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	Cable/Sat Hookup	<input type="checkbox"/>	Electricity	<input type="checkbox"/>	
<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	Playground	<input type="checkbox"/>	Cold Water	<input type="checkbox"/>	
<input type="checkbox"/>	Range/Oven	<input type="checkbox"/>	Pool	<input type="checkbox"/>	Gas	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Drapes/Blinds	<input type="checkbox"/>	Community Space	<input type="checkbox"/>	Refuse Removal	<input type="checkbox"/>	

OCCUPANCY	
2004	98%

ESTIMATED ANNUAL RENTAL INCOME:						Total Estimated/Possible Annual Income
Number of Units	Type	Annual Rent	Current Rent	Estimated/Possible After Sale Rent	Estimated/Possible Total Annual Rent	
TOTAL MONTHLY						

COMMENTS CONCERNING PROPERTY INFORMATION:

This facility is a nursing home comprised of 44 units with 82 beds.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

Exhibit 0

MONROE MANOR APARTMENTS
MONROE MANOR APARTMENTS F?K?A
INDEPENDENCE APARTMENTS

FHA#075-EH251

RENTAL UNITS 12

MONTHLY INCOME 5,592.00

YEARLY INCOME 67,104.00

RESERVE FUNDS 3,600.00

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 10,000.00

LETTER OF CREDIT ~~0~~

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 08/18/2004

TRUSTEE'S SALE DATE unknown



Property at a Glance



Monroe Manor Apartments FHA#: 075-EH251

ADDRESS: 2403 Monroe Street EARNEST MONEY: \$10,000 SALES PRICE: Unstated Minimum
 New Holstein, WI 53061 TERMS: All Cash - 30 days to close
 COUNTY: Calumet LETTER OF CREDIT: \$0 SALE TYPE: Foreclosure

Total Units		Residential	Commercial
12	Revenue	12	0
	Non-Revenue		

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other:
	X								

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
1	1	1988			6,480

Mechanical Systems	Utilities	Parking
Heating: Fuel: <input checked="" type="checkbox"/> Gas System: <input checked="" type="checkbox"/> Central Hot Water: Fuel: <input checked="" type="checkbox"/> Gas System: <input checked="" type="checkbox"/> Central	Air Conditioning: None <input type="checkbox"/> Screen <input checked="" type="checkbox"/> Windows: <input type="checkbox"/> <input type="checkbox"/>	Public Water: <input checked="" type="checkbox"/> Gas Main: <input checked="" type="checkbox"/> Electric: <input checked="" type="checkbox"/> Sanitary Sewer: <input checked="" type="checkbox"/> Storm Sewer: <input type="checkbox"/> Septic Tank: <input type="checkbox"/>
Apartment Features: <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage/Disposal <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Elec. Range/Oven <input checked="" type="checkbox"/> Drapes/Blinds	Community Features: <input type="checkbox"/> Garage <input type="checkbox"/> Covered Parking <input checked="" type="checkbox"/> Laundry Facility <input type="checkbox"/> Cable/Sat Hookup <input type="checkbox"/> Playground <input type="checkbox"/> Pool <input type="checkbox"/> Community Space	Owner Expense: <input type="checkbox"/> Water <input type="checkbox"/> Gas <input type="checkbox"/> Heat <input type="checkbox"/> Electricity
Tenant Expense: <input type="checkbox"/> A/C Unit <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Street Parking: <input type="checkbox"/> Asphalt <input type="checkbox"/> Concrete Curb: <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Sidewalk: <input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt Parking Lot: <input type="checkbox"/> 1 Lot <input type="checkbox"/> 5 Spaces	

Year	2004	42%	42%	42%	42%	42%	42%	42%	42%	42%	42%	42%
Year	2003	50%	50%	50%	50%	42%	42%	42%	42%	42%	42%	42%

ESTIMATED ANNUAL RENTAL INCOME:

Number of Units	Type	Approx. Square Feet	Current Rent	Estimated/Rentable	Estimated Possible Rent After Alt A/B	Total Estimated/Possible Annual Income
12	1 Bdr	540	\$510	\$466	\$5,592	TOTAL \$67,104
						Rent Commercial
						Parking
						TOTAL \$67,104
						Administrative
						Utilities
						Operating
						Taxes/Insurance
						Reserve/Replace
						TOTAL \$39,330
						TOTAL MONTHLY \$5,592

COMMENTS CONCERNING PROPERTY INFORMATION:
 Electricity is individually metered, however, owner currently pays electricity.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

Exhibit P

OLDE FRANKLIN SCHOOL APARTMENTS
821 SOUTH SCHENECTADY
NEW YORK

FHA # 014-11124

RENTAL UNITS 24

MONTHLY INCOME UNKNOWN

YEARLY INCOME UNKNOWN

RESERVE FUNDS UNKNOWN

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 25,000.00

LETTER OF CREDIT ~~0~~

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 08/25/2004

TRUSTEE'S SALE DATE unknown



Property at a Glance



Olde Franklin School Apartments FHA# 014-11124

ADDRESS: 1675 Avenue B
Schenectady, NY 12308
COUNTY: Schenectady

EARNEST MONEY: \$20,000
LETTER OF CREDIT: N/A

SALES PRICE: Unstated Minimum
TERMS: All Cash—30 days to close
SALE TYPE: Foreclosure

DISTRICT: TOWN OF ALBANY

Total Units 24	Residential	Commercial	Foundation: Slab on grade	
	Revenue 24	0		Roof:
	Non-Revenue 0			Exterior: Block
			Floors/Finish: Concrete	

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other:
		X							

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
1	2.5	1920	N/A	N/A	0

Mechanical Systems

Heating:	Air Conditioning	Windows
Fuel System: Gas Individual	Individual	
Hot Water:		
Fuel System: Gas Individual		

Utilities

Public Water	X	Street	Asphalt
Gas Main	X	Curb	Concrete
Electric	X	Sidewalk	Concrete
Sanitary Sewer	X	Parking Lot	Asphalt
Storm Sewer		Parking Spaces	45-50
Septic Tank			

Apartment Features

	Air Conditioning
	Dishwasher
	Microwave
	Garbage Disposal
X	Refrigerator
X	Range/Oven
	Drapes/Blinds

Community Features

	Garage
	Covered Parking
	Laundry Facility
	Cable/Sat Hookup
	Playground
	Pool
	Community Space

Owner Expense

	Refrigerator
	Dishwasher
	Disposal
	Carpet
	Security

Tenant Expense

	Electricity
	Hot Water
	Heat
	Gas

OCCUPANCY

Year	Occupancy %
2004	75%

ESTIMATED ANNUAL RENTAL INCOME:

Number of Units	Type	Approx. Square Feet	Current Rent	Estimated/Possible Rent	Estimated/Possible Total Area	Estimated/Possible Total Rent	Total Estimated/Possible Annual Income
8	1 Bed	620					
16	2 Bed	900					
TOTAL MONTHLY							
TOTAL							

COMMENTS CONCERNING PROPERTY INFORMATION:

HUD does not own or manage this property. Access to the property may, or may not be, granted at the discretion of the current owner. For site access information, please Kevin Aubin at (518) 433-0210.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.



Department of Justice

The United States Attorney's Office

Northern District of New York

November 17, 2006
PRESS RELEASE

Hinckel
Historic

Olde Franklin
Case 1969312

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The charges against Watkins follow Monday's guilty pleas by Dare, who pled to one count of interstate wire fraud and one count of causing false statements to be made to obtain loans insured by the U.S. Department of Housing and Urban Development in connection with the financing scheme, as well as a separate charge of conspiring to commit interstate wire fraud in connection with a scheme to defraud private mortgage lenders involving false statements made to obtain loans for the purchase of various residential properties located in and about the City of Albany.

The allegations contained in Indictment returned by the federal grand jury against Watkins today include the following:

In or about late 2000 and 2001, Watkins met with Dare and others to discuss how Dare might purchase the Hinckel Brewery Apartments, the Olde Franklin School Apartments, and the Historic Pastures Village Apartments from Watkins, even though Dare and his companies did not have substantial equity or credit to put toward the purchase of said properties. Watkins, on behalf of companies that he owned and/or operated to run the properties, named Brandon, R.E., Inc., The Pastures of Albany, LLC, and Franklin School Properties, LLC, and Dare, on behalf of his company, Emerge Real Properties, LLC, executed a Sale-Purchase Agreement, dated as of June 19, 2001, whereby Watkins' companies agreed to sell and Dare's company agreed to buy the three properties for an inflated total purchase price of \$8.5 million, with \$1.8 million to be paid as a deposit made by Emerge and accepted by Watkins' companies in the form of a collateral assignment, and \$700,000 to be paid in the form of an additional promissory note, subordinate to all operating costs, leaving \$6 million of the stated total purchase price to be paid in cash or certified funds upon transfer of title at the closings.

Watkins caused to be executed on behalf of Sunward Electronics, Inc. (another company that he, together with his wife, owned and/or operated, which manufactured and sold electronic dog collars), a promissory note falsely representing in substance a debt that Sunward purportedly owed Emerge in the amount of \$1.8 million. Dare executed on behalf of Emerge a "Collateral Assignment of Promissory Note Proceeds," which purported to assign the proceeds of this bogus promissory note to Watkins' companies, and Watkins caused to be executed an "Acceptance of Assignment" of the bogus promissory note as a purported cash down payment on the acquisition of the properties.

Watkins subsequently executed on behalf of Brandon R.E., Inc. a Contract Extension Notification, dated November 19, 2001, which extended the terms of the Sale-Purchase Agreement according to terms that specifically included the inflated total sales price for the properties of \$8.5 million, toward which Watkins represented that he had accepted a collateral assignment of the \$1.8 million note payable to Emerge as a cash down payment and agreed to an additional \$700,000 promissory note from Emerge, both of which Watkins then and there knew to be bogus notes created for the purpose of falsely evidencing equity and credit to enable Dare to obtain financing to purchase the properties from the defendant. Dare executed on behalf of Emerge an

additional promissory note, which was not provided to the lender, AMI Capital, Inc., of Bethesda, Maryland, or HUD, and which effectively canceled out the initial bogus \$1.8 million promissory note. Dare also executed on behalf of Emerge a promissory note falsely representing in substance a debt that Emerge purportedly owed to Watkins' company, Brandon R.E., Inc., in the amount of \$700,000, which bogus note was used as a credit toward the purchase of the properties. Notwithstanding the existence of a significant financial relationship between Watkins and Dare, Watkins caused to be executed and Dare executed Identity of Interest Disclosure Statements, which certified that there was no identity of interest between the purchaser and seller of the properties.

On or about November 27, 2001, Watkins and Dare closed on the purchases of the Hinckel Brewery Apartments and the Olde Franklin School Apartments, for which AMI's warehouse vendor in the State of Ohio transmitted by wire transfers to the State of New York approximately \$2,414,020.62 and \$766,073.38 for the purchases of the Hinckel Brewery Apartments and the Olde Franklin School Apartments, respectively. On or about August 29, 2002, Watkins and Dare closed on the purchase of the Historic Pastures Village Apartments, for which AMI's warehouse vendor in the State of Ohio transmitted by wire transfer to the State of New York approximately \$3,678,886.42 for the purchases of the Historic Pastures Village Apartments.

After the payment of the existing indebtedness on the properties and other transactional expenses, Watkins and his companies realized a substantial profit from the sale of the properties, after which he planned to purchase other investment properties in a "like kind" exchange. Shortly after the closing on the third loan in August 2002, all three loans went into delinquent status and, eventually, defaulted. Pursuant to the terms of the loan agreements, HUD foreclosed on the properties and, following the sale thereof, suffered a total loss of approximately \$1,952,200.

The charges contained in today's indictment carry a total statutory maximum of sixty-seven (67) years imprisonment, a fine of up to \$1.25 million or twice the gain to any persons or loss to any victims resulting from the offenses, or both, a period of supervised release to follow any term of imprisonment, and mandatory restitution. Watkins is scheduled to be arraigned before United States Magistrate Judge Randolph F. Treece on Monday, November 20, 2006, at 2:00 p.m., in Albany. The investigation is continuing.

The case is being investigated by the Albany Division of the Federal Bureau of Investigation and the Office of Inspector General, U.S. Department of Housing and Urban Development. It is being prosecuted by the United States Attorney's Office for the Northern District of New York.

An Indictment is merely a formal charge that a defendant has committed a violation of the federal criminal laws, and every defendant is presumed innocent until, and unless, proven guilty.

CONTACT: Assistant U.S. Attorney Robert P. Storch
518-431-0247

[FBI Home Page](#)

[Albany Home Page](#)

[Albany Press Releases](#)

Exhibit Q

PALATINE NURSING HOME
154 LAFAYETTE STREET
PALATINE BRIDGE, NEW YORK

FHA#014-22007

RENTAL UNITS 170

MONTHLY INCOME UNKNOWN

YEARLY INCOME UNKNOWN

RESERVE FUNDS UNKNOWN

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 100,000.00

LETTER OF CREDIT ~~0~~

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 09/01/2004

TRUSTEE'S SALE DATE unknown



Property at a Glance



Palatine Nursing Home FHA#014-22007
ADDRESS: 154 Lafayette St. EARNEST MONEY: \$100,000 SALES PRICE: Unstated Minimum
Palatine Bridge, NY 13428 TERMS: All Cash- 30 days to close
COUNTY: Montgomery LETTER OF CREDIT: N/A SALE TYPE: Foreclosure

PROPERTY INFORMATION

Table with columns: Total Beds (70), Residential Revenue (70), Commercial (0), Non-Revenue (0). Includes Foundation, Roof, Exterior (Masonry), Floors/Finish.

Checkboxes for building types: Elevator, Garden, Walk-up, Townhouse, Scattered Sites, Service Center, Mobile Home Park, Nursing Home, Vacant Land, Other.

Table with 6 columns: Number of Buildings (1), Stories (1), Year Built (1971), Rehab Year (N/A), Site Acreage (3.2), Approximate Net Rentable Area (31,270).

Mechanical Systems: Heating, Hot Water, Air Conditioning, Windows. Utilities: Public Water, Gas Main, Electric, Sanitary Sewer, Storm Sewer, Septic Tank. Parking: Street, Curb, Sidewalk, Parking Lot, Spaces. Apartment Features, Community Features, Owner Expense, Tenant Expense.

OCCUPANCY table showing monthly occupancy for years 2002 and 2003.

ESTIMATED ANNUAL RENTAL INCOME:

Main table for estimated annual rental income with columns for Number of Beds, Type, Approx. Square Feet, Current Rent, Estimated/Possible After Sale Rent, and Total Estimated/Possible Annual Income.

COMMENTS CONCERNING PROPERTY INFORMATION:

HUD does not own or operate this Nursing Home. Viewing this property is at the discretion of the current owner. For information concerning the possibility of viewing this property, please contact Mr. Charles Glessing at (518) 673-5212.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

Exhibit R

#085-35439

PLAZA SQUARE APARTMENTS
10 PLAZA SQUARE
SAINT (ST) LOUIS, MISSOURI 63103

RENTAL UNITS 926

MONTHLY INCOME 550,980.00

YEARLY INCOME 6,811,536.00

RESERVE FUNDS 280,800.00

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 200,000.00

LETTER OF CREDIT ~~0~~

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 07/28/2004 New Sale Date 08/24/2004

TRUSTEE'S SALE DATE UNKNOWN



Property at a Glance



Plaza Square Apartments 085-35429

ADDRESS: 10 Plaza Square
St. Louis, MO 63103
COUNTY: St. Louis

EARNEST MONEY: \$200,000
LETTER OF CREDIT: \$0

SALES PRICE: Unstated Minimum
TERMS: 60 Day Closing
SALE TYPE: Foreclosure

Total Units	Residential	Commercial	Foundation:	Slab
936	Revenue 911	25	Roof:	Flat
	Non-Revenue		Exterior:	Concrete Brick
			Floors/Finish:	Carpet /Vinyl

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Others
X									

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
5	15	1950			618,590

Mechanical Systems		Utilities		Parking	
Heating:	Hot Water:	Public Water	Gas Main	Street	Asphalt
Fuel: Gas	Fuel: Gas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Curb	Concrete
System: Central	System: Central	Electric	<input checked="" type="checkbox"/>	Sidewalk	Concrete
		Sanitary Sewer	<input checked="" type="checkbox"/>	Parking Lot	Asphalt
		Storm Sewer		Parking	Concrete
		Septic Tank		Spaces	446

Apartment Features		Community Features		Owner Expense		Tenant Expense	
<input checked="" type="checkbox"/> Air Conditioning	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/> Covered Parking	Water	Electricity		
<input type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Garbage Disposal	<input checked="" type="checkbox"/> Laundry Facility	<input type="checkbox"/> Cable/Sat Hookup	Gas			
<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Range/Oven	<input type="checkbox"/> Playground	<input checked="" type="checkbox"/> Pool				
<input checked="" type="checkbox"/> Drapes/Blinds		<input checked="" type="checkbox"/> Community Space					

OCCUPANCY												
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2004	38%	38%	38%									
2003	43%	42%	42%	42%	41%	40%	39%	40%	38%	38%	38%	44%

ESTIMATED ANNUAL RENTAL INCOME:						Total Estimated/Possible Annual Income	
Number of Units	Type	Approx Square Feet	Current Rent	Estimated/Possible After Sales Rent	Estimated/Possible Total After Sales Rent	Rent	Commercial
255	OBR	498	\$439	\$439	\$111,945	\$6,611,760	63,936
501	1BR	711	630	630	315,630	135,840	
130	2BR	886	766	766	99,580		
25	2BR	886	953	953	23,825		
TOTAL MONTHLY						\$550,980	\$6,811,536
ESTIMATED ANNUAL EXPENSES:						TOTAL	
Administrative						\$1,012,551	
Utilities						528,798	
Operating						745,198	
Taxes/Insurance						818,989	
Reserve/Replace						280,800	
TOTAL						\$3,386,336	

COMMENTS CONCERNING PROPERTY INFORMATION:
 Commercial and Parking income are based on 100% occupancy. Actual Commercial and Parking income may vary. Purchaser will be responsible for all repairs and compliance with any state and local government codes. HUD will not require any repairs.
 There are no affordable use restrictions. However, a two year rent protection is in effect for approximately 54 residents. The list of eligible residents will be provided at closing.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

Exhibit S

SAINT (ST) AMBROSE APARTMENTS
AKA MAGNOLIA PLAZA ATPARTMENTS
210 KOSCLUSKO STREET
BROOKLYN NEW YORK 10038

FHA# 012-55193

RENTAL UNITS 102

MONTHLY INCOME 87,434.00

YEARLY INCOME 1,049,208.00

RESERVE FUNDS UNKNOWN

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 150,000.00

LETTER OF CREDIT 468,873.00

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 06/22/2004

TRUSTEE'S SALE DATE UNKNOWN

ST. AMBROSE aka MAGNOLIA PLAZA APARTMENTS PHA#: 012-55155
 ADDRESS: 210 Kosciuszko Street EARNEST MONEY: \$150,000 SALES PRICE: Unstated Minimum of
 Brooklyn, New York 11216 TERMS: All Cash/30 day closing
 COUNTY: Kings Letters Of Credit: \$488,677 SALE TYPE: Foreclosure

Total Units	Residential	Commercial	Foundation	Concrete
102	Revenue 101	0	Roof	Membrane
	Non-Revenue 1		Exterior	Brick & Concrete Block
			Floors/Finish	Vinyl/Tile

Elevator	X	Scattered	Service	Health	Public	Needing	Water	Other
		High-rise	Center	Park	Home	Land		

Number of Buildings	Stories	Year Built	Rehab Year	Site	Approximate
3	6	1974		Acres	Net Rentable Area
					79,780

Mechanical Systems		Utilities		Parking	
Heating	Fuel Oil	Conditioning	none	Public Water	X
System	Central	Windows	Insulated	Gas Main	X
Hot Water	Fuel Oil			Electric	X
System	Central			Sanitary Sewer	X
				Storm Sewer	X
				Septic Tank	
				Street	Asphalt
				Curb	
				Sidewalk	Concrete
				Parking Lot	Asphalt
				Parking	
				Spaces	58

Apartment Features		Community Features		Owner Expense		Tenant Expense	
	Air Conditioning		Garage		Cold Water & Hot Water		Air Conditioner
	Dishwasher		Covered Parking		Electricity & Gas		
	Microwave	X	Laundry Facility		Refrigerator		
	Garbage Disposal		Cable/Sat Hookup		Heat		
X	Refrigerator		Playground		Ramps (Gas)		
Gas	Range/Oven		Pool		Refuse Removal		
	Drapes/Blinds	X	Community Space		Elevator		

Year	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Occupancy	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%

ESTIMATED ANNUAL RENTAL INCOME:

Number of Units	Type	Approx. Square Feet	Estimated Current Rent	Estimated Possible Rent	Estimated Possible Total Rent	Total Estimated Annual Income
10	1BR	875	\$747	\$820	\$8,200	\$8,200
44	2BR	830	\$215	\$215	\$9,460	\$9,460
48	3BR	920	\$97	\$97	\$4,656	\$4,656
0	4BR	1130	\$000	\$000	\$000	\$000
TOTAL MONTHLY					\$87,474	\$1,049,700
						Non-Estimated Annual Income
						Administrative: \$17,642
						Utilities: \$150,930
						Operating: \$11,987
						Taxes/Insurance: \$16,728
						Reserve/Depreciation
						TOTAL

COMMENTS CONCERNING PROPERTY INFORMATION:

MUD does not own or manage this property. Access to this property may not be granted. Please contact (718) 638-1150 for site access information.

This diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy of information provided is solely for the purpose of permitting parties to determine whether to use any property listed on this form and no representation or warranty is made by HUD as to the accuracy of the information.

PERSONAL MONEY ORDER

Deposit for Purchase
St Ambrose AKA Magnolia Plaza Apartments
210 Kosciusko Street Br

440-002007

1-1367260

440-

PAY TO THE ORDER OF New York Housing

June 08, 2004

\$ 100.00

PAY EXACTLY IN FULL NOT VALID FOR MORE THAN \$1,000 DOLLARS

Commerce Bank

1602 AVENUE U 1606
BROOKLYN, NY 11229

Johnna Lanzoni
SIGNATURE OF WRITER
Johnna Lanzoni
ADDRESS

CITY & STATE

Deposit
Purchase of Property

⑆44000 2007⑆ ⑆026013673⑆

90 0130 B⑆

Page 2 of 8 pages

EXCLUSIVE BUYER AGENCY AGREEMENT

COMMISSIONS OR FEES FOR REAL ESTATE SERVICES TO BE PROVIDED ARE NEGOTIABLE BETWEEN REALTOR AND CLIENT. THIS IS A LEGALLY BINDING AGREEMENT. YOU MAY WISH TO CONSULT AN ATTORNEY BEFORE SIGNING IT. FOR THE PURPOSES OF THIS AGREEMENT THE TERM "BUYER" SHALL BE USED TO DESCRIBE PROSPECTIVE PURCHASER(S) OR TENANT(S).

1. APPOINTMENT OF BROKER ^{yc}
By this agreement, To Anna Canzoneri ("Buyer") appoints yc ("REALTOR")

as Buyer's exclusive agent, subject to the terms and conditions stated in this Agreement.

By appointing REALTOR as Buyer's exclusive agent, Buyer agrees to conduct all negotiations for the types of property described in Section 2 below through REALTOR and to refer to REALTOR all contact made with Buyer about such properties from other brokers, salespersons, sellers and others during the term of this Agreement.

2. PURPOSE OF AGENCY

Buyer desires to purchase / lease real property (which may include items of personal property) described as follows:
Type: () Residential () Commercial () Residential Income () Industrial () Vacant Land Other Apartment Building

General Description:
With no additional fees for closing mortgage loan

Approximate Price Range: \$ 468,873.00 to \$ _____

General Location: Saint (St) Ambrose AKA Magnolia Plaza Apartments
address 210 Kosciusko Street Brooklyn NY 11216

Preferred Terms: To inspect property before closing
Estimated closing 15 Day to 45 Days

Other: may pay check or cash by private individual and or mortgage loan with mortgage company.

3. TERM OF AGENCY: REALTOR's authority to act as Buyer's exclusive agent under this Agreement shall begin None and shall end at midnight None.

4. REALTOR'S REPRESENTATIONS AND SERVICES: REALTOR represents that REALTOR is duly licensed under the laws of the State of New York as a real estate broker. REALTOR will assist Buyer in locating property of the type described in Section 2 of this Agreement and to negotiate for Buyer any offer by Buyer to purchase or lease such property. During the term of this Agreement, REALTOR will give Buyer information describing and identifying properties which appear to REALTOR to substantially meet the terms set forth in Section 2. None

5. COMPENSATION OF REALTOR: In consideration of the services performed by REALTOR under the terms of this Agreement, Buyer agrees to pay REALTOR the following fee(s): (Initial all applicable sections). None

a. Non-Refundable Retainer: Buyer shall pay REALTOR a Non-Refundable Retainer of \$ 0 to be paid to REALTOR herewith whether or not Buyer purchases or leases any property.

This Retainer shall be credited against the Hourly Fee described in subsection (b) below or the Transaction Fee described in subsection (c) below.

b. Hourly Fee: Buyer will pay REALTOR at the rate of \$ 0 per hour for all services performed by REALTOR under the terms of this Agreement, to be billed 0 and to be paid within five (5) days after Buyer receives a bill for such services from REALTOR.

D This Hourly Fee shall be credited against the Transaction Fee described in subsection (c) below and shall be kept by REALTOR whether or not a Transaction Fee is earned.

0.5 c. Transaction Fee: Buyer shall pay REALTOR a Transaction Fee which is the lesser of \$ _____ or 0.5 % of the purchase or total lease price (and renewals and/or expansions, if applicable) of any property purchased or leased by Buyer. This Transaction Fee shall be due and payable upon closing of the Purchase and Sale Contract or Lease providing, however, if such Contract or Lease fails to close due to default by the Buyer this Transaction Fee shall become immediately due and payable to REALTOR. REALTOR is authorized to attempt to obtain payment of the Transaction Fee from the Seller or Lessor of the property, but Buyer shall have the obligation to pay REALTOR the Transaction Fee set forth in this Agreement if REALTOR cannot obtain payment of such fee from the Seller or Lessor of the property. If within _____ days after the expiration of this Agreement, Buyer purchases or leases any property which REALTOR has submitted to Buyer during the term of this Agreement, Buyer will pay REALTOR the Transaction Fee stated above.

d. Other: A Attorney to Represent Joanna Canzoneri for the purchase of the apartment building

5. OTHER POTENTIAL BUYERS: Buyer understands that other potential buyers have entered or may enter into similar agency contracts with REALTOR which may involve the purchase or lease, through REALTOR, of the same or similar property or properties as Buyer is attempting to purchase or lease. Buyer consents to REALTOR'S representation of such other buyers.

7. CONFLICTING INTERESTS: If REALTOR has an ownership interest in or is an agent for any owner in the sale or lease of any property in which Buyer expresses an interest (e.g. a "company listing"), REALTOR shall immediately notify Buyer of such facts. In such event, if Buyer decides to purchase or lease such property, Buyer will acknowledge the ownership interest of REALTOR or REALTOR'S contractual relationship with that owner and will allow REALTOR to act as dual agent for Buyer and owner. While acting in a dual agency capacity, REALTOR may not, without the express permission of the respective party, disclose to the other party that owner will accept a price less than the listing price or that Buyer will pay a price greater than the price offered. Furthermore, REALTOR'S position as dual agent shall be neutral with respect to both parties, and REALTOR shall act effectively as a mediator between the parties. Buyer is encouraged to refer to New York State DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS, a copy of which is delivered herewith.

8. NONDISCRIMINATION: REALTOR and Buyer agree that all actions carried out under this Agreement shall be in full compliance with local, state and federal fair housing laws against discrimination on the basis of race, creed, color, religion, national origin, sex, familial status, marital status, age or disabilities.

9. PROFESSIONAL COUNSEL: REALTOR hereby recommends that Buyer seek legal, tax, property financing, property inspection, appraisal, environmental engineering and other professional advice (if appropriate) relating to any proposed transaction. Buyer agrees that Buyer will not rely on REALTOR for such professional advice nor rely on REALTOR for payment for such services.

10. OTHER See Attached Addendums to Sales Contract and Addendum for Pre Approved Sale

11. ENTIRE AGREEMENT AND ASSIGNABILITY: This Agreement constitutes the complete agreement between REALTOR and Buyer relating to the exclusive agency of REALTOR for Buyer. No modification of any terms of this Agreement shall be valid or binding unless such modification is in writing and signed by Buyer and REALTOR. This agreement is not assignable without written approval of Buyer and REALTOR.

Date: 06/08/04 Joanna Canzoneri BUYER
Joanna Canzoneri BUYER

REALTOR: None BY: _____
Employment a Loan Officer

ADDENDUM TO SALES CONTRACT

\$1 Home Sales to Local Governments Program

PROPERTY ADDRESS: Saint (St) Ambrose AKA Magnolia Plaza Apartments
and/or 210 Kosciusko Street, Brooklyn NY 11216

FHA CASE NUMBER: 012-55193

• The proposed disposition strategy, goals and objective for purchasing this property are: (Purchaser may list a number of alternative strategies here.)

See Attached Addendum For Pre Approved Sale

• By signing this addendum, I/We affirm that all profits (from sales of HUD homes will go to support local housing/community development initiatives; (unknown) (None) apartment building)

• The following local government programs will benefit from the proceeds in excess of the cost to rehabilitate the property received from purchasing and subsequently selling the property:

see Attached Addendum For Pre Approved Sale

Please inform me who to make as Payee on money order
See attached money order from Commerce Bank
in the amount of \$100.00.

• By signing this addendum, I/We agree to provide HUD's Homeownership Center (HOC) Program Support Staff Director with an annual report that provides the status and details on all properties purchased under this program. The report must include information on the ultimate purchaser, the amount of profit realized on the final sale and where the profit was put back into local housing/community development.

So Anna Gonzalez
Signature of Purchaser and Date

ADDENDUM FOR PRE-APPROVED SALE

EXCLUSIVE BUYER AGENCY AGREEMENT (ENCLOSED AND ATTACHED)

ADDENDUM TO SALES CONTRACT (ENCLOSED AND ATTACHED)

A MONEY ORDER IN THE AMOUNT OF \$100.00 AS AN REAL ESTATE OFFER

PRE-APPROVED SALE PURCHASE OF THE REAL ESTATE PROPERTY
LOCATED AT SAINT (ST) AMBROSE APARTMENTS, BROOKLYN, NEW YORK
AND OR ADDRESS 210 KOSCIUSKO STREET BROOKLYN NEW YORK 11216
IN THE AMOUNT OF \$468,873.00.

I WOULD LIKE NO RENT CONTROL AND OR THE INCREASE OF RENT IN
ORDER TO DO THE NECESSARY APARTMENT BUILDING REPAIRS TO THE
ON THIS REAL ESTATE PROPERTY LOCATED AT SAINT (ST) AMBROSE
APARTMENTS, BROOKLYN, NEW YORK AND OR ADDRESS 210 KOSCIUSKO
STREET BROOKLYN NEW YORK 11216

I PERSONALLY WOULD LIKE THE REAL ESTATE PROPERTY TAXES
DECREASED DO TO THE EXTREME REPAIRS ON THE REAL ESTATE
PROPERTY LOCATED AT SAINT (ST) AMBROSE APARTMENTS, BROOKLYN,
NEW YORK AND OR ADDRESS 210 KOSCIUSKO STREET BROOKLYN NEW
YORK 11216. DAMAGE ESTIMATED IN THE AMOUNT OF \$1,875,493.00.

I PERSONALLY WOULD LIKE TO BE INFORMED AS TO THE REAL ESTATE
TAXES PAST DUE AND OR PRESENTLY OWNED FOR THE YEAR OF 2004.
I PERSONALY WOULD LIKE A WAIVER AS TO ANY OTHER TAXES THAT ARE
OWED

John Conzoner

PERSONAL MONEY ORDER 440-002007

PAY TO THE ORDER OF

Comerica Bank
1602 AVENUE U 1608
BROOKLYN, NY 11229

PAY EXACTLY 100.00 DOLLARS NOT VALID FOR MORE THAN \$1000 DOLLARS

SIGNATURE OF REMITTER

ADDRESS

CITY & STATE

1547290 440

11-02-09 13:25:31 440-002007

Search Results By Parcel Identifier

Current Search Criteria:

Borough: BROOKLYN / KINGS
 Block: 01785
 Lot: 0020
 Date Range: To Current Date
 Document Class: All Document Classes

Date & Time: 11/28/2006 2:07:28 PM

Page: 1 of 1

Records: 1 - 10

Reel/Page File	CRFN	Lot	Partial Lot	Recorded / Filed	Document Type	Pages	Party 1	Party 2	Party 3/ Other	More 1 or 2	Corr. Rem.	Doc. Amount
	2005000503822	20	E	9/9/2005 10:16:57 AM	CORRECT INDEX/DEED-OFFICE USE	19	THE CITY OF NEW YORK	SAINT AMBROSE APARTMENTS HOUSING DEVELOPMENT FUND				0
1832/1757		20	E	6/25/1986	VACATE ORDER	8	CITY OF NEW YORK	VACATE ORDER				0
1818/603		20	E	5/28/1986	DEED	130	COMMISSIONER OF FINANCE	CITY OF NEW YORK				0
8601/7450		20	E	4/29/1986	UNIFORM COMMERCIAL CODE 1	0	SAINT AMBROSE APTS HSING	HUD				0
1194/452		20	E	10/30/1980	ASSIGNMENT, MORTGAGE	3	GOVERNMENT NATIONAL MORTGAGE ASSOCIATION	SECY OF HOUSING & URBAN DV/LPT				0
1047/758		20	E	1/15/1979	SUNDRY AGREEMENT	10	THE CITY OF NEW YORK			X		0
1047/758		20	E	1/15/1979	SUNDRY AGREEMENT	10	THE CITY OF NEW YORK			X		0
713/1274		20	E	6/5/1974	CERTIFICATE	5	THE CITY OF NEW YORK			X		0
705/1212		20	E	4/25/1974	ASSIGNMENT, MORTGAGE	2	INSTL CORP INC	GOVT NATL MTGE ASSOC				0
603/1142		20	E	12/21/1972	SUNDRY AGREEMENT	10	CITY OF NY			X		0

Search Results By Party Name

Current Search Criteria:

Name: SAINT AMBROSE APARTMENTS*
 Date Range: To Current Date
 Party Type: All Parties
 Borough: All Boroughs
 Document Class: All Document Classes

Date & Time: 11/28/2006 2:08:18 PM

Page: 1 of 1

Records: 1 - 7

Party Type/ Other	Party Name	Borough	Block	Lot	Reel/Pg/File	CRFN	Partial Lot	Recorded / Filed	Document Type	Pages	Corr. Rem.	Doc. Amount
2	SAINT AMBROSE APARTMENTS HOUSING DEVELOPMENT FUND	BROOKLYN	1785	20		2005000503822	E	9/9/2005 10:16:57 AM	CORRECT INDEX/DEED-OFFICE USE	19		0
1	SAINT AMBROSE APARTMENTS HOUSING DEVELOPMENT FUND	BROOKLYN	1785	20	713/1274		E	6/5/1974	CERTIFICATE	5		0
1	SAINT AMBROSE APARTMENTS HOUSING DEVELOPMENT FUND	BROOKLYN	1785	20	603/1142		E	12/21/1972	SUNDRY AGREEMENT	10		0
1	SAINT AMBROSE APARTMENTS HOUSING DEVELOPMENT FUND	BROOKLYN	1785	20	603/1134		E	12/21/1972	MORTGAGE	8		0
1	SAINT AMBROSE APARTMENTS HOUSING DEVELOPMENT FUND	BROOKLYN	1785	20	603/1126		E	12/21/1972	SUNDRY AGREEMENT	8		0
2	SAINT AMBROSE APARTMENTS HOUSING DEVELOPMENT FUND	BROOKLYN	1785	20	603/1109		E	12/21/1972	DEED	17		0
1	SAINT AMBROSE APARTMENTS HOUSING DEVELOPMENT FUND	BROOKLYN	1785	20	603/998		E	12/21/1972	SUNDRY AGREEMENT	112		0

CASHIER: NY00841
 TOTAL DUE: \$4.00

TOTAL \$1.00

\$1.00

\$1.00

\$1.00

\$1.00

\$4.00

\$4.00

\$0.00

\$4.00

\$20.00

\$4.00

\$20.00

\$16.00

RECEIVED
 DEPARTMENT OF FINANCE
 BROOKLYN PAYMENT CENTER
 210 JORALENOR STREET
 BROOKLYN
 1ST FLOOR

11/28/2006 2:20:48 PM

4 SALE ITEMS

ITEM DESCRIPTION

9501 ACRIS Print Request Payment

Trans ID 200612800000293000E549

9501 ACRIS Print Request Payment

Trans ID 200612800000240000255C

9501 ACRIS Print Request Payment

Trans ID 200612800000230000E401

9501 ACRIS Print Request Payment

Trans ID 20061280000023100000F434

ACK SUBTOTAL:

SUBTOTAL:

TAX:

TOTAL DUE:

1 PAYMENT ITEM

CASH

TOTAL DUE:

AMOUNT RECEIVED:

CHANGE:

THANK YOU

Exhibit

SAINT (ST) MATHILDA'S SUBDIVISION APARTMENTS
821 SOUTH BEULAH STREET
EUNICE, LOUISIANA 70635

FHA#064-35086

RENTAL UNITS 100

MONTHLY INCOME 38,126.00

YEARLY INCOME 437,632.00

RESERVE FUNDS 30,000.00 MAINTENANCE 1,000.00

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 75,000.00

LETTER OF CREDIT 402,400.00

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 07/26/2004

TRUSTEE'S SALE DATE UNKNOWN



Property at a Glance



ST. MATHILDA'S SUBDIVISION **FHA#: 064-35086**
 ADDRESS: 821 South Beulah St EUNICE, LA 70535 **EARNEST MONEY: \$75,000** **SALES PRICE: Unstated minimum**
 COUNTY: St. Landry Parish **LETTER OF CREDIT: \$402,400** **TERMS: All Cash - 30 days to close**
SALE TYPE: Foreclosure

PROPERTY INFORMATION

Total Units	Residential	Commercial	Foundation:	Cement
100	Revenue 100	None	Roof:	Pitched w asphalt Shingle
	Non-Revenue		Exterior:	Brick Veneer
			Floors/Finish:	Cement/Linoleum

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other:
		X							

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
20	1	1973	N/A	10	435,600 sq. ft.

Mechanical Systems

Heating:	Air Conditioning	Utilities	Parking
Fuel: Gas	None	Public Water: X	Street: Asphalt
System: Central	Windows: Screen	Gas Main: X	Curb: Concrete
Hot Water:		Electric: X	Sidewalk: Concrete
Fuel: Gas		Sanitary Sewer: X	Parking Lot: Concrete
System: Central		Storm Sewer: X	Parking Spaces: 100
		Septic Tank: X	

Apartment Features

<input type="checkbox"/>	Air Conditioning
<input type="checkbox"/>	Dishwasher
<input type="checkbox"/>	Microwave
X	Garbage Disposal
X	Refrigerator
Gas	Range/Oven
	Drapes/Blinds

Community Features

<input type="checkbox"/>	Garage
X	Covered Parking
X	Laundry Facility
	Cable/Sat Hookup
	Playground
	Pool
	Community Space

Owner Expense

	Water
	Gas

Tenant Expense

	Electricity
	A/C Unit

OCCUPANCY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2004					18%							

ESTIMATED ANNUAL RENTAL INCOME:

Number of Units	Type	Approx Square Feet	Current Rent	Estimated / Possible After Sale Rent	Estimated / Possible Total After Sale Rent	Total Estimated / Possible Annual Income
20	2-BR	575	460	355	\$7,100	
68	3-BR	795	528	365	24,820	
12	4-BR	935	557	518	6,218	
TOTAL MONTHLY					\$38,126	

Rent	\$457,632
Commercial	0
Parking	0
TOTAL	\$457,632
Estimated Annual Expenses	
Administrative	99,146
Utilities	53,260
Operating	62,274
Taxes/Insurance	134,380
Reserve/Replace	30,000
O & M Maintenance	1,000
TOTAL	380,060

A fire occurred in one unit, repair requirements on H.U.D.

COMMENTS CONCERNING PROPERTY INFORMATION:
 s unit was damaged, however, damage was limited to that one unit. Adjustments to m 9552 include the repair estimate for that fire damage.

Due diligence should be provided in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.



Property at a Glance



Plaza Square Apartments 085-35429
 ADDRESS: 10 Plaza Square St. Louis, MO 631 **EARNEST MONEY: \$200,000** **SALES PRICE: Unstated Minimum**
 COUNTY: St. Louis **LETTER OF CREDIT: \$0** **TERMS: 60 Day Closing**
SALE TYPE: Foreclosure

PROPERTY INFORMATION

Total Units	Residential	Commercial	Foundation:	Slab
936	Revenue 911	25	Roof:	Flat
	Non-Revenue		Exterior:	Concrete Brick
			Floors/Finish:	Carpet / Vinyl

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other:
X									

Number of Buildings	Stories	Year Built	Site Acreage	Approximate

Exhibit U

SHENANDOAH HOME APARTMENTS
5300 HAWTHORNE ROAD
ROANOKE, VIRGINIA 24012

FHA # 051-44801

RENTAL UNITS 144
MONTHLY INCOME 46,240.00
YEARLY INCOME 554,796.00
RESERVE FUNDS 31,621.00
TAXES AND INSURANCE UNKNOWN

ERNEST MONEY 150,000.00
LETTER OF CREDIT 137,000.00

FORECLOSURE DATE UNKNOWN
SCHEDULE SALE DATE 08/17/2004
TRUSTEE'S SALE DATE unknown

Property and Office

SHENANDOAH HOMES APARTMENTS PHASE 1-1801

ADDRESS: 2500 Commonwealth Road, EARNEST MONEY: \$120,000, SALES PERSON: [Redacted]
 COUNTY: Rockbridge, State of Virginia 24024, TERMS: All Cash, 30 days for sale
 LOTS: 10, ACRES: 1.00, BUILT: 1972, PERMITS: [Redacted]

PROPERTY INFORMATION

Total Units: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial		Foundation: <input type="checkbox"/> Concrete <input type="checkbox"/> Flat Membrane
144	Revenue: 144	Exterior: <input type="checkbox"/> Masonry <input type="checkbox"/> Carpet and vinyl
Non-Revenue: 0		Floors/Finish: <input type="checkbox"/> Carpet and vinyl

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Home Park	Moving Home	Vacant Land	Other
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Number of Buildings	Stories	Year Built	Rent Year	Site Acres	Approximate Net Rentable Area
1	6	1972		0	0

Mechanical Systems		Utilities		Parking	
Heating: <input type="checkbox"/> Radiant <input type="checkbox"/> Individual	Air Conditioning: <input type="checkbox"/> Individual	Public Water: <input checked="" type="checkbox"/>	Gas Heat: <input type="checkbox"/>	Street Curb: <input type="checkbox"/> Asphalt <input type="checkbox"/> Concrete	Concrete: <input type="checkbox"/>
Electric: <input type="checkbox"/> Individual	Windows: <input type="checkbox"/>	Electric: <input checked="" type="checkbox"/>	Sanitary Sewer: <input checked="" type="checkbox"/>	Sidewalk: <input type="checkbox"/> Asphalt <input type="checkbox"/>	Asphalt: <input type="checkbox"/>
Fire Alarm: <input type="checkbox"/>		Storm Sewer: <input type="checkbox"/>	Septic Tank: <input type="checkbox"/>	Parking Lot: <input type="checkbox"/>	Other: <input type="checkbox"/>

Apartment Features		Community Features		Owner Expense		Tenant Expense	
<input checked="" type="checkbox"/> Air Conditioning	<input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/> Covered Parking	<input type="checkbox"/> Cold Water	<input type="checkbox"/> Electricity	<input type="checkbox"/> Heat	<input type="checkbox"/> Air Conditioning	
<input type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Laundry Facility	<input type="checkbox"/> Cable/Sat Hookup	<input type="checkbox"/> Parking				
<input type="checkbox"/> Microwave	<input type="checkbox"/> Playground	<input type="checkbox"/> Pool					
<input checked="" type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Community Space						
<input checked="" type="checkbox"/> Refrigerator							
<input checked="" type="checkbox"/> Range/Oven							
<input type="checkbox"/> Drapes/Blinds							

Year	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
Occupancy	88%	87%	87%	87%	87%	87%	87%	87%	87%	87%	87%	87%	87%	87%

ESTIMATED ANNUAL RENTAL INCOME:

Number of Units	Type	Approx. Annual Rent	Estimated Current Rent	Estimated Possible Rent After Sale	Estimated Possible Total After Sale Rent	Total Estimated/Possible Annual Income	
						Rent	Income
98	0 Br.	328	\$313	\$298	\$28,416	Rent	\$553,536
46	1 Br.	479	\$374	\$369	17,212	Commercial	1,260
						Parking	
						TOTAL	\$554,796
						Estimated Annual Expenses	
						Administrative	\$184,612
						Utilities	109,152
						Operating	200,847
						Taxes/Insurance	117,160
						Reserve/Replace	21,621
						TOTAL	\$653,392
			TOTAL MONTHLY		\$46,128		

COMMENTS CONCERNING PROPERTY INFORMATION:

Asbestos-containing materials were identified in the following locations: Floor tile (white 12X12) and Linoleum (bottom layer). The floor tile is non-friable and did not appear to be damaged. Under current regulations, the floor tile materials are not required to be removed prior to renovation or demolition. The Linoleum may be considered friable and need to be abated prior to demolition.

This document should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of providing parties to determine whether or not the property is of such type and general character as to interest them in its purchase. RHP makes no warranty as to the accuracy of such information.

Exhibit V

TALL TIMBERS APARTMENTS
AKA ARDENWOOD PARK APARTMENTS
1251 NORTH ARDENWOOD DRIVE
BATON ROUGE, LOUISIANA 70806

(NUMBER UNKNOWN)

RENTAL UNITS UNKNOWN

MONTHLY INCOME UNKNOWN

YEARLY INCOME UNKNOWN

RESERVE FUNDS 98,400.00

TAXES AND INSURANCE UNKNOWN

ERNEST MONEY UNKNOWN

LETTER OF CREDIT UNKNOWN

FORECLOSURE DATE UNKNOWN

SCHEDULE SALE DATE 07/19/2004

TRUSTEE'S SALE DATE unknown



Property at a Glance



Tall Timbers Apartments

ADDRESS: 1251 N. Ardenwood Baton Rouge, LA 70806-1911
 COUNTY: E. Baton Rouge Parish
 EARNEST MONEY: \$100,000
 LETTER OF CREDIT: \$600,000
 SALES PRICE: Unstated Minimum
 TERMS: All Cash, 30 Days To Close
 SALE TYPE: Foreclosure

PROPERTY INFORMATION

Total Units		Residential	Commercial
328	Revenue 328	0	
	Non-Revenue 0		

Foundations:	Concrete Slab
Roof:	Composition Singles
Exterior:	Brick Veneer / Siding / Plaster
Floors/Finish:	Carpet / Vinyl Tile

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other:
		X							

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
32	2	1974	1990	16.5	315,624

Mechanical Systems		Utilities		Parking	
Heating:	Air Conditioning:	Public Water	X	Street	Asphalt
Fuel: Electric	Windows: Screen	Gas Main	X	Curb	Concrete
System: Individual		Electric	X	Sidewalk	Concrete
Hot Water:		Sanitary Sewer	X	Parking Lot	St. Perimeter
Fuel: Electric		Storm Sewer		Parking Spaces:	631
System: Individual		Septic Tank			

Apartment Features		Community Features		Owner Expense		Tenant Expense	
X	Air Conditioning		Garage	Water/Sewer		Electric	
X	Dishwasher		Covered Parking	Gas			
	Microwave	X	Laundry Facility				
X	Garbage Disposal	X	Cable/Sat Hookup				
X	Refrigerator	X	Playground				
X	Range/Oven	2	Pool				
X	Drapes/Blinds	X	Community Space				

OCCUPANCY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2003	79%	80%	80%	79%	76%	70%	65%	64%				
2002	73%	77%	78%	80%	82%	83%	81%	80%	79%	80%	80%	80%

ESTIMATED ANNUAL RENTAL INCOME:

Number of Units	Type	Approx Square Feet	Current Rent	Estimated/Possible After Sale Rent	Estimated/Possible Total After Sale Rent	Total Estimated/Possible Annual Income
32	1BR	668	\$362	\$365	\$11,680	
198	2BR	902	416	430	85,140	
98	3BR	1180	502	500	49,000	
TOTAL MONTHLY					\$145,820	

Rent	\$1,749,840
Commercial	
Parking	
TOTAL	\$1,749,840
Estimated Annual Expenses:	
Administrative	\$381,905
Utilities	160,968
Operating	260,406
Taxes/Insurance	265,650
Reserve/Replace	98,400
TOTAL	\$1,167,329

COMMENTS CONCERNING PROPERTY INFORMATION:

The above two bedroom current rent was computed by averaging the six different rents ranged from \$382 to \$452.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information is for the purpose of permitting parties to determine whether or not the property is of such type.

C FORECLOSURE DEED
BY: U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

M UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE
NO. 116-42

TO: WOODSIDE MANOR
APARTMENTS, L.L.C., A DELAWARE
LIMITED LIABILITY COMPANY

THIS INDENTURE made this 19th day of August, 2004;
WHEREAS, on December 20, 1993, a certain Special Mortgage was executed by Ardenwood Limited Partnership, A Partnership in Commendam, as mortgagee in favor of Standard Mortgage Corporation as mortgagee and was recorded on December 21, 1993, as Original 966, Bundle 10465, of the Mortgage Records of East Baton Rouge Parish, Louisiana; and
WHEREAS, the beneficial interest in the Special Mortgage is now owned by the Secretary, pursuant to an assignment dated July 31, 2003 and recorded August 1, 2003 as Original 915, Bundle 11507, of the Mortgage Records of East Baton Rouge Parish, Louisiana; and
WHEREAS, by virtue of a default in the covenants and conditions of the Mortgage, the Secretary designated me as Foreclosure Commissioner to conduct a non-judicial foreclosure of the Mortgage under the provisions of the Multifamily Mortgage Foreclosure Act of 1981 (the Act) 12 U.S.C. 3701 et seq.; My Designation of Foreclosure Commissioner dated May 19, 2004 was recorded at Original 702, Bundle 11570, East Baton Rouge, Louisiana; and;
WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail on June 2, 2004,

to:
Ardenwood Limited Partnership
By: CJB Investments, Inc.
General Partner
4101 Plaza Tower Drive
Baton Rouge, LA 70816
7001 1140 0003 6297 6104
Gary J. Ehling
Ardenwood Limited Partnership
By: CJB Investments, Inc.
General Partner
8107 Jefferson Highway
Baton Rouge, LA 70809
7001 1140 0003 6297 6106
Mrs. Jeanne P. Birchknidge
Attorney at Law
Gordon, Ariza, McColman & Duplantier
201 St. Charles Ave.
4th Floor
New Orleans, LA 70130
7001 1140 0003 6297 6021

the owners of the property secured by the mortgage as shown on the public records on June 2, 2004 and on June 2, 2004, to:
Sun America Affordable Housing
1 Sun America Center 3rd Floor
Los Angeles, CA 90057-6922
Attn: Michael L. Fowler
7001 1140 0003 6297 6120
Mr. Francis R. White, III
Attorney at Law
205 East Lockwood Street
Covington, LA 70331
Mr. Jason G. Dupre
Attorney at Law
11821 Westing Ave.
Baton Rouge, LA 70816

the parties who as of June 2, 2004, had a lien on the property secured by the Mortgage and;
WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in THE ADVOCATE, a daily newspaper of general circulation published in Baton Rouge, Louisiana on June 24, 2004, July 9, 2004 and July 12, 2004; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was posted in a prominent place at 1251 N. Ardenwood Dr., Baton Rouge, LA 70816, on June 29, 2004; and
WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on July 19, 2004 at which Roland von Kuratowski on behalf of WOODSIDE MANOR APARTMENTS, L.L.C., a Delaware Limited Liability Company, listing it's Registered Agent as National Registered Agent, Inc., 9 East Lockerman Street, Suite 1B, Dover Delaware, 19901, submitted the highest bid in the amount of FOUR MILLION THREE HUNDRED FIFTY THOUSAND and 00/100 (\$4,350,000.00) DOLLARS; and
WHEREAS, the following costs were incurred in conducting the foreclosure sale;

- a. \$1,548.31 for advertising and postage expenses incurred in mailing, and publishing the Notice of Default and Foreclosure Sale;
- b. \$ 1,104.23 for mileage expenses incurred in posting the Notice of Default and Foreclosure Sale, and for the Commissioner's attendance at the foreclosure sale and foreclosure sale closing;
- c. \$ 39.00 for reasonable and necessary costs incurred for title and lien record searches;
- d. \$ 65.00 for the Commissioner's necessary out-of-pocket expenses incurred for recording documents;
- e. \$3,089.69 as Commission to the Foreclosure Commissioner.

NOW THEREFORE, for the sum of FOUR MILLION THREE HUNDRED FIFTY THOUSAND and 00/100 (\$4,350,000.00) DOLLARS, the undersigned hereby grants, bargains, sells, and conveys to Woodside Manor Apartments, L.L.C., a Delaware Limited Liability Company, the property located in East Baton Rouge Parish, Louisiana, previously titled in the name of Ardenwood Limited Partnership, a Louisiana Partnership, more fully described as:

A. A certain tract or parcel of ground, together with all the buildings and improvements thereon, and all servitudes, right of ways, and appurtenances thereunto belonging, containing 14.448 acres, identified as Tract D-1A on that map entitled "the Resubdivision of Tract D-1, of the Melrose Place Subdivision into Tracts D-1A & D-1B and the addition of a 30' servitude to lot D-28, located in Section 79, T7S, R1E, East Baton Rouge Parish, LA for A.E. Probst" dated October 23, 1973, by Carey Hodges Associates, Inc. Baton Rouge, Louisiana, which tract is more particularly described as follows:

Commence at a point marking the intersection of the Northeasterly right of way line of Waverly Drive and the Southerly right of way line of North Afon Parkway, and proceed
Thence North 42 degrees 45 minutes 08 seconds East, a distance of 199.96 feet to a point and corner;
Thence proceed South 47 degrees 14 minutes 52 seconds East a distance of 200 feet to the POINT OF BEGINNING;
Thence proceed North 42 degrees 45 minutes 08 seconds East, a distance of 1,456.01 feet to a point and corner;
Thence proceed North 02 degrees 29 minutes 00 seconds West a distance of 219 feet to a point and corner;
Thence proceed North 87 degrees 39 minutes 21 seconds East a distance of 505.27 feet to a point on the Westerly side of Ardenwood Drive;
Thence proceed along the Westerly side of Ardenwood Drive South 02 degrees 39 minutes 00 seconds East a distance of 192.0 feet to a point and corner;
Thence South 87 degrees 31 minutes 00 seconds West a distance of 39 feet to a point and corner;
Thence South 67 degrees 40 minutes 00 seconds West a distance 266.76 feet to a point and corner;
Thence South 42 degrees 45 minutes 08 seconds West a distance of 655.05 feet to a point and corner;

Thence proceed South 02 degrees 29 minutes 00 seconds East a distance of 628.66 feet to a point and corner;
Thence proceed South 87 degrees 31 minutes 00 seconds West a distance of 664.72 feet to a point and corner;
Thence proceed North 47 degrees 14 minutes 09 seconds West a distance of 182.26 feet to the POINT OF BEGINNING.
B. All of grantor's right, title and interest in and to the 50 foot wide predial servitude granted by Melrose Acres, Inc., in favor of grantor by act passed before James S. Holiday, Jr., Notary Public, on November 16, 1973 and registered in Conveyance Records in the Parish of East Baton Rouge as Original 91, Bundle 8573.

The seller hereby conveys to the purchaser all rights, title and interest in the herein described property held by seller herein, the Secretary and any other party claiming by, through, or under them on the date of the Mortgage referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale.

The ad valorem property taxes which become due subsequent to the execution of this deed will be the responsibility of the purchaser and all tax bills should be mailed to: WOODSIDE MANOR APARTMENTS, L.L.C. 860 BARONNE STREET, NEW ORLEANS, LA 70130

The covenants contained in the attached Use Agreement are incorporated into this Deed and shall be enforceable by the parties thereto as covenants running with the land.

Pursuant to the authority granted to me, Foreclosure Commissioner by the Secretary Housing and Urban Development and the Multifamily Mortgage Foreclosure Act of 1981 (the Act) 12 U.S.C. 3701 et seq., I hereby direct the Clerk of Court and Ex-Officio Recorder of Mortgages for the Parish of East Baton Rouge, State of Louisiana, to cancel and erase the following Interjections from the Public Records of the Parish East Baton Rouge, State of Louisiana, which pursuant to the Multifamily Mortgage Foreclosure Act of 1981 (the Act) 12 U.S.C. 3701 et seq. and the authority of the Secretary Department of Housing and Urban Development are null and void and no longer enforceable:

1. Special Mortgage and Resolution of date December 20, 1993, executed by ARDENWOOD LIMITED PARTNERSHIP, A PARTNERSHIP IN COMMENDAM CJB INVESTMENTS, INC. in favor of STANDARD MORTGAGE CORPORATION in the amount of \$7,335,100.00. Recorded December 21, 1993, as Original 966, Bundle 10465, of the Mortgage Records of East Baton Rouge Parish, Louisiana.
2. Regulatory Agreement Multifamily Housing Project of date, December 20, 1993, by and between ARDENWOOD LIMITED PARTNERSHIP, "Owners," A LOUISIANA PARTNERSHIP IN COMMENDAM, by CJB INVESTMENTS, INC. And the U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. Recorded December 21, 1993, as Original 969, Bundle 10465, of the Mortgage Records of East Baton Rouge Parish, Louisiana
3. Tax Regulatory Agreement of date, December 20, 1993, by and between ARDENWOOD LIMITED PARTNERSHIP (The "Owner"), by CJB INVESTMENTS, INC., General Partner, LOUISIANA HOUSING FINANCE AGENCY, (the "Issuer"), and PREMIER BANK, NATIONAL ASSOCIATION (a "Trustee"). Recorded December 21, 1993, as Original 966, Bundle 10465, of the Mortgage Records of East Baton Rouge Parish, Louisiana.
4. Building Loan Agreement of date, December 20, 1993, by and between ARDENWOOD LIMITED PARTNERSHIP, A LOUISIANA PARTNERSHIP IN COMMENDAM by CJB INVESTMENTS, INC., "Borrower" and STANDARD MORTGAGE CORPORATION, "Lender". Recorded December 21, 1993, as Original 997, Bundle 10465, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

5. Affidavit of dated December 23, 1993, wherein appeared MICHAEL B. SONGY, P. E., who deposited and say that as the request of ARDENWOOD, L.P., he inspected the job site on December 20, 1993, at 11:30 o'clock a.m. At that time and date, no work had begun on the site, and no materials had been furnished to the building site. Recorded December 21, 1993, as Original 966, Bundle 10465, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

6. Request for Notice of Seizure of date January 6, 1994, where SUNAMERICA AFFORDABLE HOUSING PARTNERS, INC. does hereby request notice in the event of the seizure of the above described property. Recorded January 7, 1994, as Original 263, Bundle 10471, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

7. Tax Credit Regulatory Agreement of date April 7, 1994, between ARDENWOOD LIMITED PARTNERSHIP, ("Owner") by SSA, LLC, General Partner and LOUISIANA HOUSING FINANCE AGENCY (the Credit Agency). Recorded April 8, 1994, as Original 706, Bundle 10580, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

8. First Amendment to Mortgage by ARDENWOOD LIMITED PARTNERSHIP to STANDARD MORTGAGE CORPORATION of date August 15, 2000, affecting Mortgage recorded December 21, 1993, as Original 966, Bundle 10465 above. Recorded September 22, 2000 as Original 789, Bundle 11169, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

9. First Amendment to Regulatory Agreement for Multi-family Housing Projects by and between ARDENWOOD LIMITED PARTNERSHIP and U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT of date August 15, 2000, affecting Agreement recorded December 21, 1993, as Original 969, Bundle 10465 above. Recorded September 22, 2000, as Original 781, Bundle 11169, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

10. Assignment dated July 31, 2003, of the Mortgage Note described in Original 966, Bundle 10465, above, by STANDARD MORTGAGE CORPORATION to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C. Recorded August 1, 2003, as Original 915, Bundle 11507, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

11. Notice of Lis Pendens in Suit Number 513, 487, 1st Judicial District Court, Parish of East Baton Rouge, State of Louisiana, vs. BATON ROUGE SEWER & DRAIN SERVICE, INC. VERSUS ARDENWOOD LIMITED PARTNERSHIP. Recorded December 16, 2003, as Original 431, Bundle 11538, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

12. Designation of Foreclosure Commissioner last dated January 19, 2004 wherein the Secretary of Housing and Urban Development designates Roy S. Lilley as Foreclosure Commissioner, recorded as Original 702, Bundle 11570, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

13. Notice of Default and Foreclosure Sale, United States of America, State of Louisiana Parish of East Baton Rouge. U.S. DEPARTMENT OF HOUSING & URBAN VS ARDENWOOD LIMITED PARTNERSHIP, A PARTNERSHIP IN COMMENDAM, CIB INVESTMENTS, INC., whereby the Foreclosure Commissioner, Covington, LA has sent Notice to ARDENWOOD LIMITED PARTNERSHIP, A PARTNERSHIP IN COMMENDAM, CIB INVESTMENTS, INC, affecting the above described property. Recorded as Original 327, Bundle 11581, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

14. Notice of Default and Foreclosure Sale, United States of America, State of Louisiana Parish of East Baton Rouge. U.S. DEPARTMENT OF HOUSING & URBAN VS ARDENWOOD LIMITED PARTNERSHIP, A PARTNERSHIP IN COMMENDAM, CIB INVESTMENTS, INC., whereby the Foreclosure Commissioner, Covington, LA has sent Notice to ARDENWOOD LIMITED PARTNERSHIP, A PARTNERSHIP IN COMMENDAM, CIB INVESTMENTS, INC, affecting the above described property. Recorded as Original 90, Bundle 11632, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

15. Lien of date, November 27, 2002, executed by THE SHERWIN-WILLIAMS COMPANY ("Claimant") against Le TRIUMPHIE PROPERTY GROUP, L.L.C., Contractor, and ARDENWOOD LIMITED PARTNERSHIP, Owner, in the amount of \$33,991.27, recorded December 2, 2002, as Original 249, Bundle 11418, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

16. Lien of date, August 26, 2003, executed by BATON ROUGE SEWER & DRAIN SERVICES, INC. DWA ROTO ROOTER SEWER-DRAIN SERVICE, against ARDENWOOD LIMITED PARTNERSHIP, in the amount of \$32,020.87, recorded December 16, 2003, as Original 778, Bundle 11518, of the Mortgage Records of East Baton Rouge Parish, Louisiana.

THIS DONE and PASSED in my office in New Orleans, Louisiana in the presence of the undersigned competent witness, the Foreclosure Commissioner, the purchaser and me Notary, after a reading of the whole.

WITNESSES:

THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

By: [Signature]
ROY S. LILLEY, FORECLOSURE COMMISSIONER

WOODSIDE MANOR APARTMENTS, L.L.C, A DELAWARE LIMITED LIABILITY COMPANY, PURCHASER

By: [Signature]
ROLAND VON KURNATOWSKI

[Signature]
[Signature]
[Signature]
GERARD G. METZGER,
NOTARY PUBLIC LSBN 962
MY COMMISSION EXPIRES AT DEATH

CANCELLATION OF ENCUMBRANCE

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

By virtue of the attached AUTHORIZATION, the inscription of the BUILDING LOAN AGREEMENT recorded as original 997 of bundle 10465 of the records of this office, is hereby cancelled.

Baton Rouge, Louisiana, this 18th day of AUGUST, 2004.

DOUG WELBORN
Clerk and Recorder

By: [Signature]
Deputy Clerk and Recorder

*TRACT D-1A, MELROSE PLACE

By: 408
Clerk of Court/Mortgage Dept

CANCELLATION OF ENCUMBRANCE

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

By virtue of the attached AUTHORIZATION, the inscription of the AFFIDAVIT recorded as original 36 of bundle 10466 of the records of this office, is hereby cancelled.

Baton Rouge, Louisiana, this 18th day of AUGUST, 2004.

DOUG WELBORN
Clerk and Recorder

By: [Signature]
Deputy Clerk and Recorder

*MORTGAGEE SHOULD READ RODI & SONGY, INC
**TRACT D-1A, MELROSE PLACE

By: 408
Clerk of Court/Mortgage Dept

CANCELLATION OF ENCUMBRANCE

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

By virtue of the attached AUTHORIZATION, the inscription of the REQUEST FOR NOTICE OF SEIZURE recorded as original 263 of bundle 10471 of the records of this office, is hereby cancelled.

Baton Rouge, Louisiana, this 18th day of AUGUST, 2004.

DOUG WELBORN
Clerk and Recorder

By: [Signature]
Deputy Clerk and Recorder

*TRACT D-1A, MELROSE PLACE

*Ardenwood Limited Partnership - not

By: 408
Clerk of Court/Mortgage Dept