

Appendix 600-J DEVELOPER INFORMATION FORM

DEVELOPER INFORMATION FORM

Groveland Community Services District wishes to assess your ability to successfully complete your proposed project. Your answers to these questions will assist the District in evaluating you as the developer as well as allowing the District to complete its due diligence. If during the course of the project, the information contained in the Developer Information Form is found to be incomplete or inaccurate, the work by the District may be suspended until such irregularities are resolved to the District's satisfaction.

(Please feel free to attach additional pages if needed, and include copies of all requested documents.)

A. THE DEVELOPER

Name. Legal name of Developer: _____

2. **Entity Type and Structure.** Please describe the type of legal entity and state of formation (i.e. corporation, limited partnership, limited liability company, individuals, family trust) and the ownership structure of the Developer (i.e., the identity of the principal shareholders, partners, members, etc. as appropriate).

3. **Internet Address.** Internet website, if any: _____

4. **Email Address.** (for official correspondence): _____

5. **Bank Reference.** Include at least one reference from a bank or financial institution (attach other bank references, as required) that you are currently using for development financial operations. Include name, address, email address, and telephone number.

Note: Financial statements and information obtained from bank references are necessary as part of the investigative process prior to selling any public finance. Such material will remain strictly confidential, except to the extent that such material is legally required to be disclosed in connection with the sale of securities.

Name and phone/fax number/e-mail of contact individual:

Name: _____

Phone: _____

Fax: _____

E-mail: _____

6. **Developer's Financial History.** Please describe any current or recent financial difficulties of the Developer and, if the Developer is a single-asset entity, its corporate parent, including:

- Current or recent defaults on any loans, lines of credit or other obligation related to the Property or other projects.
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- Any voluntary or involuntary proceedings against the Developer under bankruptcy or other debtor-protection laws.
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7. **Developer's Prior Experience.**

A. Developments in which the Developer (or, if the Developer is a single-asset entity, its corporate parent) has active development operations):

Project Name	City, State	Number of Lots	Status

Please describe any settled or prevailing legal claims with respect to any of the developments set forth in 7A.

8. **Development Experience.** Number of homes built or non-residential acres developed in the prior fiscal three years by the Developer (or, if the Developer is a single-asset entity, its corporate parent): _____

Number of homes the Developer anticipates completing, or non-residential acres the Developer anticipates developing (or, if the Developer is a single-asset entity, its corporate parent), in the current fiscal year: _____

9. **Prior Bond Financings and Continuing Disclosure Compliance.** Has the Developer (or, if the Developer is a single-asset entity, its corporate parent) been involved in prior public financings since 1995? If YES, please describe status of your compliance with obligations to provide continuing disclosure reports with respect to prior bond financings that closed in the last 5 years.

10. **Attachments.** Please provide the following documents:

- Formation documents (partnership certificate, articles of incorporation, LLC articles of organization, etc.).
- If you are privately held, please attach the most recent copy of your financial statements, including audited statements, if available. If you are a publicly held company, please list the

date of your last 10Q or 10K filing and enclose a copy of your most recent Annual Report or Internet address where the Annual Report can be found.

- Literature or brochures describing the Developer, its history and development experience.

11. **Prior Criminal or Civil Convictions.** Please describe any criminal or civil convictions, stays or other cost-related business interruptions realized by the Developer or its Principals.

12. **Prior Bankruptcy Filings.** Has the Developer or its Principals ever filed for bankruptcy or been declared bankrupt. Please describe.

B. PROPERTY DESCRIPTION

1. **General Description.** Provide a general description of the proposed development of all of properties owned by the Developer in the District’s sphere of influence (including property owned by other owners, to the extent known):

- Project name (if any) _____
- Total proposed residential units and type of units (single-family homes, condominiums, multifamily) _____
- Total proposed non-residential acreage types of non-residential uses _____

2. **All Property Owners in District.** Names of all owners of property within the proposed District (including the Developer):

3. **Long-Term Plans.** What are your long-term plans for the Property (i.e., sale of raw land to developers, sales of finished lots or improved parcels to merchant builders, construction and sale of product to end users, long-term hold)?

If you plan to sell all or a portion of the property to other developers, please provide the following about these buyers (if known):

Buyer Name & Contact Information	Under Contract?	Anticipated Closing Date	Conditions to Closing

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4. **Developer's Property.** For the property owned by the Developer in the proposed District, please list the following:

Parcel or Tract Number	Estimated Net Developable Acres	Number of Lots, Units at Build-out	Property Acquisition Date	Purchase Price

5. **Property Acquisition.** If you don't own the properties listed in 4 above, what is the anticipated closing date and price, and any unfulfilled conditions to closing:

6. **Current Property Use.** Describe the existing land use of the Property listed in 4 above (including whether it is vacant or occupied):

7. **Debt Secured by the Property.** Please list any current or planned deeds of trust, mortgages, lines of credit or other financing that are or will be secured by the property in Tuolumne County:

Parcel/Tract Number	Lender & Financing Type	Original Loan Amount	Current Outstanding Amount
		\$	\$
		\$	\$
		\$	\$
		\$	\$

8. **Overlapping Districts.** Describe any assessment districts or community facilities districts formed or being formed and which include the Property within their boundaries.

9. **Attachments.** Please provide the following documents:

- Any appraisal prepared for the Property to be developed within the last two years.
- A current preliminary title report, pro forma title report or final title policy for the property.

C. PROPERTY DEVELOPMENT PLAN

1. **Infrastructure Development Schedule.** Please list the following with regard to the construction of infrastructure and subdivision improvements, using actual or projected dates as appropriate.

Tract Number	Tentative Map Approval	Begin Grading	Finish Grading	Finish Infrastructure Improvements	Final Map Approval

Infrastructure Costs. Please list the projected costs to improve the property to “finished lot” (or similar) status and the anticipated sources of funding.

Improvement Type Bond-Financed Facilities	Source of Funds Bond Proceeds	Total Anticipated Cost
		\$
		\$
		\$
		\$

Carrying Costs During Property Development. Please state your anticipated source of financing for property carrying costs during the development process (including costs of private debt service, ordinary property taxes and the special taxes that will be levied to pay debt service on the bonds):

4. **Residential Development Plan.** For residential developments, if the Developer intends to carry out the residential construction, please list the following for each residential neighborhood or development within the project (sorted by parcel, tract or other unit you are using in your development plans), using actual or projected dates as appropriate.

Neighborhood Parcel or Tract	Begin Production Home Construction	Open Model Homes	First Home Sale Closings	Last Home Sale Closings	Number Of Homes	Number Of Model Types	Square Footage Range	Proposed Price Range
								\$
								\$
								\$
								\$
								\$

5. **Residential Development Costs.** Please state your anticipated source of financing for residential development (if the Developer intends to carry out the residential construction) and indicate whether financing has been obtained.

6. **Non-Residential Development Plan.** For commercial, industrial, institutional and other non-residential developments, if the Developer intends to carry out the non-residential construction, please list the following for each development within the project (sorted by parcel, tract or other unit you are using in your development plans), using actual or projected dates as appropriate. Also indicate whether the Developer intends to sell finished lots, pads or buildings to end users *or* intends to retain ownership of the property and lease it to end users.

Neighborhood, Parcel or Tract	Proposed Use	Begin Construction	Complete Construction	Land Area (acres)	Building Area (sq-ft)	Intended for Lease or Sale?

7. **Non-Residential Development Costs.** Please state your anticipated source of financing for non-residential development (if the Developer intends to carry out the non-residential construction) and indicate whether financing has been obtained.

8. **Attachments.** Please provide the following documents:

- Brochures or sales materials (if available) for the proposed development project in the District.

D. ENTITLEMENT STATUS AND OTHER CONDITIONS TO DEVELOPMENT

1. **Entitlements.** Please describe the status of the following land use approvals and entitlements for the property, whether pending or received (all to the extent applicable), including actual or anticipated date of approval and any conditions to approval:

- General plan, specific plan and zoning amendments:
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- Development Agreement:
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- Tentative and final subdivision or other maps:
-

- SB 50 finance agreement, mitigation agreement, or similar agreement with the school district with respect to the payment of school fees:

-
- Compliance with SB 221 (Government Code Section 66473.7) (proof that a sufficient water supply is available for the development):
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- Any other entitlements required to develop the property:
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2. **Compliance with Environmental Conditions.** Describe any environmental conditions to developing the property (such as the presence of jurisdictional wetlands, endangered plant or animal species, or endangered species habitat on the property to the developed) and how those conditions will be or have been met (such as receipt of permits or approvals from the Department of Fish & Game, California Coastal Commission, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers or other state or federal agencies):

3. **Other Conditions.** Describe any other conditions to developing the property (such as the payment of impact fees, the contribution of land or the construction of improvements) and how those conditions will be met:

4. **Utilities.** Provide the names of the following utility service providers and, if “can” or “will” serve letters or other approvals have not been obtained, describe any conditions to receipt of utility service.

- Water: _____
- Sanitary Sewer: _____
- Storm water drainage: _____
- Electricity: _____
- Telephone: _____

5. **Growth Control.** Please describe any proposed governmental restrictions on the rate of future growth in the jurisdiction where the Property is located (such as growth control ordinances or voter initiatives) that may affect the development of the property.

6. **Litigation.** If any claim has been made or suit has been filed, or any claim or suit is now threatened against the Developer with respect to the proposed development of the Property, please attach a copy of the complaint, or if unavailable, please list the court in which the action is pending and the case number, or if the claim or action has not yet been filed please attach any documents summarizing the claim or action.

7. **Other Matters.** Please describe any other foreseeable circumstances not described above that could prevent or significantly delay the proposed development of the Property.

8. **Attachments.** Please provide the following documents:

- Any general plan, specific plan and zoning amendments obtained in connection with your project
- Tentative and final subdivision or other maps
- Tentative map conditions of approval
- Streambed alteration permits, U.S. Army Corps or California Department of Fish and Game permits, endangered species “incidental take” permits, or other governmental permits relating to environmental issues on the property
- If the SB 50 finance agreement, mitigation agreement, or similar agreement with the school district with respect to the payment of school fees for the property was signed by a predecessor owner, proof that the agreement has been assigned to and assumed by the property owner (i.e., a copy of the purchase and sale agreement or other assignment document with the prior owner who signed the SB 50 finance agreement or mitigation agreement).
- Other permits required for property development

E. ENVIRONMENTAL MATTERS

1. **CEQA Review.** Please provide evidence of the environmental review carried out under the California Environmental Quality Act for this project (such as a Notice of Determination or county or GCSD resolution approving any Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report prepared for your project).

2. **Environmental Reports.** Please provide executive summaries of the following environmental studies or reports, including the cover page and statement of conclusions and recommendations:

- Phase I environmental site assessment (and Phase II if prepared).
- Geotechnical or seismic study.
- Biological, Cultural, and/or Archeological studies
- Any other reports concerning the physical condition of the property

3. **Geographic Impediments.** Describe any physical impediments (earthquake faults or setback zones, soil slippage, high ground water table, flood zone restrictions, streambed or wetlands, etc.) to the planned development of the property and plans to accommodate those impediments.

4. **Other Impediments.** Describe any other impediments to the planned development of the property (such as endangered or threatened species habitats, ground contamination, etc.) and plans to accommodate those impediments.

F. PROPERTY TAXES

1. **Current Status.** What is the current status of property taxes, special taxes and assessments on the Property?

2. **Past Three Years.** Have any property taxes or assessments on the Property been delinquent at any time during the past 5 years (or since the Developer and present landowner acquired it)?

3. **Taxes on Other Property.** Are you delinquent in the payment of any property taxes, special taxes or assessments on property that the developing entity or its Principals owe.

4. **Ability to Pay Special Taxes.** Do you foresee any difficulty in your ability to make timely payment of your property and special taxes and assessments?

5. **Recent Tax Bill.** Please attach a copy of the most recent tax bill for the Property and evidence that current installments due have been paid.

The undersigned hereby certifies that the foregoing information is complete, true, correct, and complete as of the date set forth below under penalty of perjury.

LANDOWNER: _____

DEVELOPER: _____

Dated _____

By: _____

Title: _____