

\$8,850,000
CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY
BOND DEVELOPMENT PROGRAM DEVELOPMENT REVENUE BONDS
(CITY OF GARFIELD HEIGHTS PROJECT)
SERIES 2004D

DEVELOPER'S AND OWNER'S CONTINUING DISCLOSURE STATEMENT

Attn: Keenan Rice
MuniCap, Inc.
8340 Governor Ridgely Lane
Ellicott City, MD 21043

In accordance with the "Developer's Continuing Disclosure Agreement" (the "Agreement") by and between the undersigned, Heritage Development Company, LLC (the "Developer"), Garfield Land Development, LLC (the "Owner") and MuniCap, Inc. (the "Administrator") dated as of September 29, 2004, the Developer and Owner hereby provides the following information as of January 12, 2009. All terms having initial capitalization and not defined herein shall have the meanings set forth in the Official Statement dated as of September 24, 2004. To the best of the knowledge of the undersigned:

1. Status of Completion of the Project financed with Bond proceeds as described in the Official Statement:

Public Improvement	Budget	Work Complete	Percent Complete
E. 98 th & Vista Way pavement & utilities, dedicated trunk lines	\$3,968,400	\$3,534,333	89.00%
Reimburse for ROW E. 98 th and road earthwork	\$1,400,000	\$1,400,000	100.00%
E. 98 th & Antenucci improvements	\$1,100,000	\$1,100,000	100.00%
New Drive Snider – Cannata Building, retaining wall and landscape	\$350,000	\$350,000	100.00%
Traffic signals	\$200,000	\$200,000	100.00%
Soft costs	\$725,000	\$725,000	100.00%
Sub-total public improvements	\$7,743,000	\$7,309,333	94.40%
Less Private funds	\$0	\$0	0.00%
TIF funded public improvements	\$7,743,000	\$7,309,333	94.40%

2. Status of Completion of the Development:

Chick Fil A has not indicated when construction will begin. Dollar Tree, BW-3, and Retail N are on hold pending completion of an active methane gas system and repair of all underground structures. Estimate that the gas system and repairs will be complete by 5/1/2009. This development has been on hold due to the Ohio Environmental Protection Agency since mid 2007.

3. Leasing Information: The original leaseable space described in the Official Statement totaled 690,000 square feet (i.e., 500,000 for Phase 1 and 190,000 for Phase 2). With the acquisition of an additional 3.0142 acres from Peter J., Ltd. And Boyas Excavating, Inc., as described below, leaseable space is now estimated to be 713,936 square feet (i.e., 502,752 for Phase 1 and 211,184

for Phase 2). Please note that since Garfield Land Development is not longer the owner of Phase 1, they are not aware of their current leasing status. The following was accurate of the time of sale:

<u>Status of Negotiations</u>	<u>Tenant</u>	<u>Square Footage</u>	<u>Percent of Phase</u>	<u>Percent of Total</u>
Phase 1:				
I. Leased Parcels				
<u>Leases signed prior to 09/04</u>				
1. Leased retail space	Wal-Mart	146,704	29.18%	20.55%
2. Leased retail space	Circuit City (Bankrupt)	33,862	6.74%	4.74%
3. Leased retail space	Sally Beauty	2,000	0.40%	0.28%
4. Leased retail space	Fashion Bug	7,824	1.56%	1.10%
5. Leased retail space	Office Max	19,983	3.97%	2.80%
6. Leased retail space	Bed, Bath & Beyond	30,112	5.99%	4.22%
7. Leased retail space	Joann Etc. (Vacant)	35,274	7.02%	4.94%
8. Leased retail space	Dick's Sporting Goods	47,662	9.48%	6.68%
9. Leased retail space	Giant Eagle	80,305	15.97%	11.25%
	<i>Subtotal:</i>	403,726	80.30%	56.55%
<u>Leases Executed after 09/04</u>				
1. Leased Retail Space	Alltel	1,960	0.39%	0.27%
2. Leased Retail Space	AJ Wright	25,000	4.97%	3.50%
3. Leased Retail Space	Bestcuts	1,200	0.24%	0.17%
4. Leased Retail Space	Qdoba	2,400	0.48%	0.34%
5. Leased Retail Space	360 Clothing	1,312	0.26%	0.18%
6. Leased Retail Space	PetsMart (Vacant)	20,087	4.00%	2.81%
7. Leased Retail Space	Radio Shack	2,400	0.48%	1.18%
8. Leased Retail Space	Nail Salon	1,200	0.24%	0.17%
9. Leased Retail Space	Mattress Matters	2,998	0.60%	0.42%
10. Leased Retail Space	Payless Shoes	3,000	0.60%	0.42%
11. Leased Retail Space	Fatburger	1,902	0.38%	0.27%
	<i>Subtotal:</i>	63,459	12.62%	8.88%
II. Remaining Leaseable Space	Includes Outlot Parcels	35,567	7.07%	4.98%
	<i>Subtotal Phase 1</i>	502,752	100.00%	70.42%
Phase 2:				
I. Leased Parcels				
1. Retail	Home Improvement	104,513	49.49%	14.64%
	<i>Subtotal:</i>	104,513	49.49%	14.64%
II. Remaining Leaseable Space		106,671	50.51%	14.94%
	<i>Subtotal Phase 2</i>	211,184	100.00%	29.58%
Total Development:		713,936	100.00%	100.00%

After the above lease are completed there will be no remaining space in Phase I and only 7.2 % remaining in Phase II to lease.

4. Zoning Classification: There has been no change in the zoning classification of any parcel in the District since bond issuance.
5. Legislative, Administrative or Judicial Challenges: There have been no legislative, administrative, or judicial challenges to the construction of the Project or the Development.

Only "challenge" was administrative in nature. Received Rule 13 Authorization on 03-18-05 from Ohio EPA allowing for final construction of utilities, methane protection systems, and structural systems over old landfill areas. Consent document with Rule 13 addressed past storm water and landfill violations of 1994 construction season. OEPA not against project, only very cautious in granting approvals or authorizations. Their "Authorization" process is not set-up for construction on landfills, but for the permitting and enforcement of activate or closed landfills. This Authorization from the OEPA allows for final construction of the project.

6. Change in Ownership: Phase 1 of the City View Center was sold on December 31, 2006. It is now controlled by City View Center, LLC.

The ownership of the development site remains "Garfield Land Development" (GLD).

7. Notice of Default in Construction Loan: The Developer has not received formal written notice of any default under its construction loan.
8. Change in Form, Organization or Ownership of Developer: There have been no material changes to the form, organization or ownership of the Developer or Owner (as described within the Official Statement under the sub-caption "THE FINANCED PROJECT").

There has change in ownership – See Question 6.

9. Changes in Plan to Develop the Development: There have been no material changes in the plan to develop the Development as described in the Official Statement under the heading "THE FINANCED PROJECT."

Garfield Land Development, LLC acquired 3.0142 acres of property from Block C by exercising its option to purchase from Peter J., Ltd. And Boyas Excavating, Inc. Deeds were prepared and dated 02/25/05, not recorded until 04/18/05.

10. Amendments or Supplements to the Cooperative Agreement: There have been no amendments or supplements to the Cooperative Agreement.
11. Amendments to or Defaults in the Construction Management Agreement: There have been no amendments to or any defaults by the Developer or Owner with respect to any Construction Management Agreements.
12. The developer and owner have not obtained actual knowledge of the occurrence of any Significant Events, as described in the Continuing Disclosure Agreement.

MCGILL PROPERTY GROUP, LLC

By: McGill Property Group, LLC

By: Matt McGill

Title: PM

Date: 1-10-09

GARFIELD LAND DEVELOPMENT, LLC

By: Garfield Land Development Company, LLC

By: Matt McGill

Title: PM

Date: 1-10-09