

**\$12,350,000**  
**PARK CENTER COMMUNITY DEVELOPMENT AUTHORITY (VIRGINIA)**  
**SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2007**

**DEVELOPER’S CONTINUING DISCLOSURE STATEMENT**

Attn: Keenan Rice  
MuniCap, Inc.  
6760 Alexander Bell Drive, Suite 220  
Columbia, MD 21046

In accordance with the “Continuing Disclosure Agreement” (the “Disclosure Agreement”) dated April 1, 2007 is executed and delivered by (i) PARK CENTER COMMUNITY DEVELOPMENT AUTHORITY (the “Authority”), (ii) by, PARK CENTER, LLC (the “Developer”), and (iii) MUNICAP, INC. (the “Administrator”) entered in to in connection with the issuance by the Authority of its \$12,350,000 Special Assessment Revenue Bonds, Series 2007 (the “Bonds”), the Developer hereby provides the following information as of December 31, 2007. All terms having initial capitalization and not defined herein shall have the meanings set forth in the Private Placement Memorandum dated May 11, 2007. To the best of the knowledge of the undersigned:

**1) Status of Development and Completion of the Public Improvements:**

Please See Attached Table (Exhibit 1)

**2) Status of Development:**

**A. Status of road improvements:**

Progressing on schedule and within project resources.

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**B. Status of water infrastructure:**

Progressing on schedule and within project resources.

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**C. Status of sanitary sewer infrastructure:**

Progressing on schedule and within project resources.

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**D. Status of storm water management systems:**

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Progressing on schedule and within project resources.

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**E. Status of public utilities, travelways, city parking and private utility improvements:**

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Progressing on schedule and within project resources.

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3) **Status of Financing**

A. **Loans Secured by Property within the District:**

- Loan Description: Construction Loan from LaSalle Bank N.A.
- Loan Amount: \$ 56,000,000
- Amount drawn through 1/14/08: \$ 9,467,519
- Amount repaid through 1/14/08: \$ 0.00
- Balance at 1/14/08: \$ 9,299,258 (draw less interest)
- Interest rate: Floating on Libor + 2%

B. **Event of Default on any Loan:** The developer has not received formal written notice and is not aware of any default on any loan.

C. **Liens:** There exist no other liens for borrowed money secured by the property owned by the developer in the district.

D. **Availability of Funds to Complete the District Development:** There are sufficient Series 2007 Bond financed and non-bond financed funds available to complete the district development under construction. The sources of funds to complete the district development are as follows:

(Please provide list of non-bond financed proceeds by budget line item in the table provided below)

Description	Amount
Bond financed proceeds	\$7,400,000
Non-Bond financed proceeds from LaSalle Bank	\$56,000,000
Developer Equity (Land and Cash)	\$12,180,966
<b>Total ( bond financed and non-bond financed proceeds</b>	<b>\$75,580,966</b>

4) **Government Permits and Approvals:**

Permit/Approval	Approved	Actual/Projected Date of Permit	Approved by
Site Development Permit	Yes	January 4, 2007	City of Manassas Park
Traffic Signal	Yes	January 4, 2007	City of Manassas Park
Building Permits	Yes	September 30,2007	City of Manassas Park

5) Status of Lot and Home Sales and Closings:

A. Status of Lot Sales and Closings with Buyers:

NA (Rental Product)

Buyers	Lot Type	Planned Number of Lots	Lots Under Contract	Lots Settled	Sales Price
<b>Total</b>					

B. Status of Building Permits, Home Sales and Closings:

NA (Rental Product)

Residential Type	Planned Number of Units	Building Permits Issued	Homes Sold	Homes Settled	Average Selling Price
<b>Total</b>					

- 6) **Material Changes in the Form, Organization or Ownership of the Developer:** There have been no material changes in the form, organization or ownership of the company as described in the Private Placement Memorandum.
- 7) **Legislative, Administrative or Judicial Challenges:** There have been no legislative, administrative, or judicial challenges to the construction of the improvements or development within the district.
- 8) **Material Changes in the nature of the 2007 Bond Facilities:** There have been no material changes in the plan to develop the 2007 Bond Facilities as described in the Private Placement Memorandum.
- 9) **Material Changes in the Nature of the Park Center Development:** There have been no material changes in the plan to develop the Park Center Development as described in the Private Placement Memorandum.
- 10) **Notice of Default received or given by the Company under any Sales Agreement:** There have been no notices of default received or given by the company under any sales agreement between the company and a buyer of land within the district.
- 11) **Other Comments:**  

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NA

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- 12) **Reporting of Significant Events:** The developer has not obtained actual knowledge of the occurrence of any significant events attached hereto.

**PARK CENTER, LLC**

By: Park Center, L.L.C.

By: William P. [Signature]

Title: Development Associate

Date: 2.29.08

### **Significant Events**

- (i) failure to pay any real property taxes or special assessment levied within the district on a parcel owned by the developer;
- (ii) material damage to or destruction of any development or improvements within the district;
- (iii) material default by the developer on any affiliate on any loan with respect to the development or permanent financing of district development undertaken by the developer;
- (iv) material default by the developer of any affiliate on any loan secured by property with the district owned by the developer or any affiliate;
- (v) payment default by the developer or any affiliate on any loan to the developer or by any affiliate on any loan to such affiliate (whether or not such loan is secured by the property within the district);
- (vi) the filing of the developer or any affiliate or any owner of more than 25% interest in the developer or any affiliate in bankruptcy or any determination that the developer or any affiliate or any other owner of more than 25% in the developer or any affiliate is unable to pay its debts as they become due;
- (vii) the filing of any lawsuit with a claim for damage, in excess of \$1,000,000 against the developer or any affiliate which may adversely affect the completion of the district development or litigation which would materially adversely affect the financial conditions of the developer or affiliate; and
- (viii) any change in the legal structure, chief executive officer or ownership of the developer.

**Exhibit 1**  
**Status of Development and Completion of the Public Improvements**



**Park Center  
Community Development Authority  
REQUEST FOR DISBURSEMENT**

Development:	Park Center
Location:	Manassas Park, Virginia
Date:	1/14/2008

	(A) Budget	(B) Revised Budget	(C) Previously Funded	(D) Current Request	(E) = (C)+(D) Requests To Date	(F)= (B) - (E) Remaining to be Funded	%
<b>Sources:</b>							
1 Project Costs	7,400,000	7,400,000	4,485,920	3,184	4,489,104	2,910,896	61%
2 All Other Costs	2,952,141	2,952,141	664,659	-	664,659	2,287,481	23%
<b>Total</b>	<b>\$10,352,141</b>	<b>\$10,352,141</b>	<b>\$5,150,579</b>	<b>\$3,184</b>	<b>\$5,153,763</b>	<b>5,198,377</b>	<b>50%</b>
<b>Uses:</b>							
<b><u>Project Costs</u></b>							
<u>Milleson Park</u>							
Land/Closing Costs/Real Estate Taxes	1,421,933	1,425,195	1,425,196	-	1,425,196	-	100%
Landscaping/Hardscape	50,000	50,000	-	-	-	50,000	0%
<u>Manassas Drive</u>							
Design/Submission Fees:	46,000	46,000	44,099	-	44,099	1,901	96%
Dry Utility Relocation and New Service	80,000	80,000	81,204	-	81,204	(1,204)	102%
Bonds, Fees and Permits	50,690	50,690	-	-	-	50,690	0%
Hard Costs	1,139,112	1,282,112	178,103	(1,903)	176,200	1,105,912	14%
<u>Traffic Signal</u>							
Design/Submission Fees:	19,700	19,700	19,526	-	19,526	174	99%
Bonds, Fees, Permits	5,000	5,000	-	-	-	5,000	0%
Hard Costs	213,484	213,484	-	-	-	213,484	0%
<u>SWM Pond Design and Pro-Rata Contribution</u>	60,000	60,000	54,780	-	54,780	5,220	91%
<u>Public Utilities, Travelways, and City Parking</u>							
Design/Submission Fees	173,206	173,206	134,118	5,087	139,205	34,001	80%
Bonds, Fees, Permits	50,000	50,000	-	-	-	50,000	0%
Hard Costs	3,610,849	3,610,849	2,318,432	-	2,318,432	1,292,417	64%
<u>Contingency</u>	250,000	103,738	439	-	439	103,299	0%
<u>Developer Fee and Overhead</u>	230,024	230,024	230,022	-	230,022	2	100%
<b>Sub Total</b>	<b>\$7,400,000</b>	<b>\$7,400,000</b>	<b>\$4,485,919</b>	<b>3,184</b>	<b>\$4,489,104</b>	<b>\$2,910,897</b>	<b>61%</b>
<b><u>All Other Costs</u></b>							
<u>Financing Costs</u>							
Issuance Costs (Legal and Consulting)	342,841	342,841	320,459	-	320,459	22,381	93%
3 Years of CDA Admin Expenses	60,000	60,000	4,200	-	4,200	55,800	7%
Financial Fees	340,000	340,000	340,000	-	340,000	-	100%
Capitalized Interest/GIC (24 Months)	1,330,000	1,330,000	-	-	-	1,330,000	0%
Debt Service Reserve Fund	879,300	879,300	-	-	-	879,300	0%
<b>Sub Total</b>	<b>\$2,952,141</b>	<b>\$2,952,141</b>	<b>\$664,659</b>	<b>\$0</b>	<b>\$664,659</b>	<b>\$2,287,481</b>	<b>23%</b>
<b>Total CDA Draw Request</b>	<b>\$10,352,141</b>	<b>\$10,352,141</b>	<b>\$5,150,578</b>	<b>\$3,184</b>	<b>\$5,153,763</b>	<b>\$5,198,378</b>	<b>50%</b>