Exhibit A

Project Location
Exhibit B

New Market Tax Credits
B STREET THEATRE
FINANCIAL FORECAST
ENTITY FLOW CHART - AT CLOSING

NMTC Investor

$7,488,000 NMTC Equity
100.00% Member

B Street Fund, LLC

$12,000,000 QEI

Affiliated Lender

Tranche I $8,300,000 - 1%
Tranche II $5,958,000 - 1%
Tranche III $2,254,000 - 1%

Allocatee I

$240,000 Suballocation Fee

$1,200 Equity
9.01% Member

Sub-CDE I, LLC

90.00% Member

$4,150,000 Loan A1
1.0000% Interest Rate

$3,504,000 Loan B1
2.5500% Interest Rate

$4,106,000 Loan C1
1.0000% Interest Rate

Allocatee II

$240,000 Suballocation Fee

$1,200 Equity
9.01% Member

Sub-CDE II, LLC

60.00% Member

$4,150,000 Loan A2
1.0000% Interest Rate

$3,594,000 Loan B2
2.5500% Interest Rate

$4,106,000 Loan C2
1.0000% Interest Rate

I Bank

$8,360,000 I Bank
3.5000% Interest Rate

B Street QALICB

Lease Payments

B Street Theatre

Acquisition Cost 5,958,000
Hold Costs 14,009,000
Developer Fee -
Soft Costs 2,735,315
Reserves $72,500
Total 23,515,815

PRELIMINARY DRAFT - FOR DISCUSSION PURPOSES ONLY
This draft is subject to adjustments and/or revisions.

Flow Chart-Closing
Exhibit C
Standard Terms and Conditions

a. An executed stipulated sum or guaranteed maximum price contract for construction of the Project

b. Additional evidence satisfactory to the IBank demonstrating the amount of all hard and soft costs of the Project

c. Evidence satisfactory to the IBank that the Borrower has sources of funds available (in addition to the IBank loan) sufficient to fund all hard and soft costs of the Project

d. Arrangements satisfactory to the IBank have been made for the disbursement of all sources of funding for the Project

e. Evidence satisfactory to the IBank has been provided that the construction and operation of the Project will be carried out in full compliance with all applicable environmental requirements and conditions

f. Evidence satisfactory to the IBank has been provided that the Project complies with all applicable land use and zoning requirements

g. Evidence satisfactory to the IBank has been provided that the Borrower has good and marketable title to the Project and that there are no encumbrances against the Property other than encumbrances acceptable to the IBank

h. Evidence satisfactory to the IBank has been provided that all applicable governmental and other necessary approvals having been obtained

i. Evidence satisfactory to the IBank of due authorization of the IBank loan and all related transactions by the governing bodies of the Borrower, the guarantor, the CDEs and all other participating parties
Exhibit D

B Street Board of Directors

Bob Slobe
Board President
North Sacramento Land
Company

John Barrett
Board Treasurer
Ueltzen & Company, LLP

Buck Busfield
Producing Artistic Director
B Street Theatre

Timothy Busfield
Founder and Board Member Emeritus
B Street Theatre

Mike Heller
President
Heller Pacific

Beth Carlson
Sierra Vista Bank

Pam Eggert
Arts Patron

Rick Frey
Arts Patron

Gregg D. Josephson
Stewart Ward & Josephson LLP

Julia Kelly
Arts Patron

Mary Kinney
Sister/Brother Style

The Hon. Lloyd Levine (ret.)
Filament Strategies

Garry Maisel
Western Health Advantage

Skip Rosenbloom, M.D., M.P.H
Sacramento Surgery Center Associates

Liberty Sanchez
Sanchez Advocacy

Glenn Sorensen
Sutter Commercial Properties

Jon Stevenson
Trumpette

Ali Youssefi
CFY Development, Inc.
Exhibit E

Regional Trade Area
Exhibit F

Sutter Health 990s
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

The organization may have to use a copy of this return to satisfy state reporting requirements.

A For the 2011 calendar year, or tax year beginning 2011, and ending 2011

B Check applicable
   D Employer identification number
   Employer Identification Number
   94-2789897

C Name of organization
   SUTTER HEALTH

D Tax-exempt status: [ ] 501(c)(3) [ ] 501(c)(4) [ ] (insert no.) [ ] 4947(a)(1) or 527

E Telephone number
   (916) 286-6665

F Name and address of principal officer
   PATRICK FY

G Gross receipts $ 760,898,287.

H(1) Is this a group return for a parent? [ ] Yes [ ] No

H(2) Are all affiliates included? [ ] Yes [ ] No

I Website: [ ] www.sutterhealth.org

J Form of organization: [ ] Corporation [ ] Trust [ ] Association [ ] Other

K L Year of formation: 1981. [ ] State of legal domicile: CA

Part I Summary

1 Briefly describe the organization's mission or most significant activities

   SEE SCHEDULE O

2 Check this box [ ] if the organization discontinued its operations or disposed of more than 25% of its net assets

   3 [ ] 14.

3 Number of voting members of the governing body (Part VI, line 7a)

4 Number of independent voting members of the governing body (Part VI, line 1b)

5 Total number of individuals employed in calendar year 2011 (Part V, line 5)

6 Total number of volunteers (estimate if necessary)

7a Total unrelated business revenue from Part VIII, column (C), line 12

7b Net unrelated business taxable income from Form 990-T, line 34

8 Contributions and grants (Part VIII, line 1n)

9 Program service revenue (Part VIII, line 2p)

10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)

11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)

12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)

13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)

14 Benefits paid to or for members (Part IX, column (A), line 14)

15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-18)

16a Professional fundraising fees (Part IX, column (A), line 11e)

16b Total fundraising expenses (Part IX, column (D), line 25)

17 Other expenses (Part IX, column (A), lines 11e-11d, 11f-24e)

18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)

19 Revenue less expenses. Subtract line 18 from line 12.

20 Total assets (Part X, line 18)

21 Total liabilities (Part X, line 26)

22 Net assets or fund balances. Subtract line 21 from line 20.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature of officer

Type or print name and title

Paid Preparer Use Only

Firm's name: [ ] ERNST & YOUNG U.S. LLP

Firm's EIN [ ] 34-6565596

Firm's address [ ] 125 S. RIO GRANDE STREET, SUITE 400 SALT LAKE CITY, UT 84101

Phone no.

Check [ ] if self-employed

PTIN

May the IRS discuss this return with the preparer shown above? [ ] Yes [ ] No

For Paperwork Reduction Act Notice, see the separate instructions.

Form 990 (2011)

OCT 20 2011

OMB No. 1545-0047

Open to Public Inspection

JSA

58791K 4019
Exhibit G

Public Comments
March 16, 2014

Teveia Barns  
Executive Director  
California Infrastructure and Economic Development Bank  
980 9th Street, Suite 900  
Sacramento, CA 95814

Dear Ms. Barns and I-Bank Board Members:

I’m writing in strong support for the new B Street Theatre Performing Arts Complex. This project will create jobs, generate revenue into the local economy, expose children to professional theater, and help schools enhance learning through programs tied to curriculum.

B Street Theatre is a homegrown cultural asset that has introduced thousands of children to quality educational theater and entertained patrons for more than 25 years. The non-profit prides itself on being financially self-sustaining and is recognized as one of the best professional regional theaters in the nation. B Street will thrive in a state-of-the-art-facility by serving as a cultural hub and partnering with Sutter Medical Center and Sutter’s Fort to bring the theatre experience to patients and visitors.

Again, I am pleased to support B Street Theatre as they seek funding from the California Infrastructure and Economic Development Bank (I-Bank) to provide quality theater. I applaud I-Bank for expanding its lending guidelines to include low-cost, tax-exempt financing for capital improvement projects of qualified nonprofits.

Thank you for your consideration of the application from the B Street Theatre and my letter supporting this worthy program.

Roger Dickinson  
Assemblymember, 7th District
May 13, 2014

Teveia Barnes
Executive Director
California Infrastructure and Economic Development Bank
980 9th Street, Suite 900
Sacramento, CA 95814

Dear Ms. Barnes and I-Bank Board Members:

Thank you for your consideration of B Street Theatre’s loan application to California Infrastructure and Economic Development Bank (I-Bank). As a Sacramento City Councilmember, I am writing to register my strong support for the new B Street Theatre Performing Arts Complex. This project will create jobs, add millions of dollars to the local economy, expose more children to professional theater, and help more schools enhance learning through programs tied to curriculum.

As you know, the B Street is a homegrown cultural asset that has introduced thousands of school children to high quality, educational theater and has entertained and enlightened families and theater patrons for more than 25 years. As the most prolific theater in the region, B Street Theatre should relocate to a state-of-the-art facility where it will serve as a cultural hub, increasing traffic at surrounding restaurants and retail shops, and where it will partner with neighboring Sutter Medical Center and Sutter’s Fort to bring the theater experience to patients and visiting children and families.

This project will make Sacramento a better place for many thousands of children, generations of families, and arts patrons while infusing millions of dollars ($40 million in the first five years) into the local economy. B Street is the only arts organization of its size in the region has always been financially self-sustaining. It serves more people than any other arts
organization in the region and is recognized as one of the best professional regional theaters in the nation.

I applaud I-Bank for expanding its lending guidelines to include low-cost, tax-exempt financing for capitol improvement projects of qualified nonprofits. I hope that B Street’s future success will be in part because of your support. Thank you for helping get this major regional project to the finish line.

Best,

[Signature]

Steve Hansen
Sacramento City Councilmember, District 4
May 13, 2014

Ms. Tevez Barnes
Executive Director
California Infrastructure and Economic Development Bank
980 9th Street, Suite 900
Sacramento, CA 95814

Dear Ms. Barnes and I-Bank Board Members:

Thank you for your consideration of B Street Theatre’s loan application to California Infrastructure and Economic Development Bank (I-Bank). As a Sacramento County Supervisor, I am writing to register my strong support for the new B Street Theatre Performing Arts Complex.

This project will create jobs, add millions of dollars to the local economy, expose more children to professional theater, and help more schools enhance learning through programs tied to curriculum. The B Street Theatre is a homegrown cultural asset that has introduced thousands of school children to high quality, educational theater and has entertained and enlightened families and theater patrons for more than 25 years.

As the most prolific theater in the region, B Street Theatre should relocate to a state-of-the-art facility where it will serve as a cultural hub, increasing traffic at surrounding restaurants and retail shops, and where it will partner with neighboring Sutter Medical Center and Sutter’s Fort to bring the theater experience to patients and visiting children and families. This project will make Sacramento a better place for many thousands of children, generations of families, and arts patrons while infusing millions of dollars ($40 million in the first five years) into the local economy.

B Street is the only arts organization of its size in the region which has always been financially self-sustaining. It serves more people than any other arts organization in the region and is recognized as one of the best professional regional theaters in the nation.

I applaud I-Bank for expanding its lending guidelines to include low-cost, tax-exempt financing for capital improvement projects of qualified nonprofits. I hope that B Street’s future success will be in part because of your support. Thank you for helping get this major regional project to the finish line.

Respectfully,

[Signature]

Phil Serna
Supervisor, District 1
May 14, 2014

Teveia Barnes
Executive Director
California Infrastructure and Economic Development Bank
980 9th Street, Suite 900
Sacramento, CA 95814

Dear Ms. Barnes and I-Bank Board Members:

As the Mayor of the City of Sacramento, I am writing to acknowledge my strong support for the new B Street Theatre Performing Arts Complex and urge you to approve its loan application to California Infrastructure and Economic Development Bank (I-Bank). In fact, my entire City Council unanimously approved support for the B Street Application submission on April 22, 2014.

The B Street Theater Performing Arts Complex is a key component to the rebuilding of our central downtown to provide a vibrant quality of life for all those who work, play or visit our region. It will create jobs, add millions of dollars to the local economy, expose more children to professional theater, and help more schools enhance learning through programs tied to curriculum.

As you may know, the B Street is a homegrown cultural asset that has introduced thousands of school children to high quality, educational theater and has entertained and enlightened families and theater patrons for more than 25 years. This experience has made a difference in the lives of generations within our community. Since it is the most prolific theater in the region, it is only fitting that B Street Theatre should relocate to a state-of-the-art facility where it will serve as a cultural hub, increasing traffic at surrounding restaurants and retail shops, and where it will partner with neighboring Sutter Medical Center and Sutter’s Fort to bring the theater experience to patients and visiting children and families.

This project will make Sacramento a better place for many thousands of children, generations of families, and arts patrons while infusing over $40 million in the into the local economy in the first five years and much more afterwards.

B Street is the only arts organization of its size in the region that has always been financially self-sustaining. It serves more people than any other arts organization in the region and is recognized as one of the best professional regional theaters in the nation.

I applaud I-Bank for expanding its lending guidelines to include low-cost, tax-exempt financing for capitol improvement projects of qualified nonprofits. I hope that B Street’s future success will be in part because of your support. I urge your support for the B Street Theater Application.

Thank you, in advance, for helping get this major regional project to the finish line.

Sincerely,

Kevin Johnson
MAYOR
Teveia Barns  
Executive Director  
California Infrastructure and Economic Development Bank  
980 9th Street, Suite 900  
Sacramento, CA 95814

Dear Ms. Barnes and I-Bank Board Members:

Thank you for your consideration of B Street Theatre's loan application to California Infrastructure and Economic Development Bank (I-Bank). I am writing to register my strong support for the new B Street Theatre Performing Arts Complex. This project will create jobs, add millions of dollars to the local economy, expose more children to professional theater, and help more schools enhance learning through programs tied to curriculum.

As you know, the B Street is a homegrown cultural asset that has introduced thousands of school children to high quality, educational theater and has entertained and enlightened families and theater patrons for more than 25 years.

As the most prolific theater in the region, B Street Theatre should relocate to a state-of-the-art facility where it will serve as a cultural hub, increasing traffic at surrounding restaurants and retail shops, and where it will partner with neighboring Sutter Medical Center and Sutter’s Fort to bring the theater experience to patients and visiting children and families.

This project will make Sacramento a better place for many thousands of children, generations of families, and arts patrons while infusing millions of dollars ($40 million in the first five years) into the local economy.

B Street is the only arts organization of its size in the region has always been financially self-sustaining. It serves more people than any other arts organization in the region and is recognized as one of the best professional regional theaters in the nation.

I applaud I-Bank for expanding its lending guidelines to include low-cost, tax-exempt financing for capital improvement projects of qualified nonprofits. I hope that B Street’s future success will be in part because of your support. Thank you for helping get this major regional project to the finish line.

In Support,

[Signature]

Jay Schenirer  
Vice Mayor  
City of Sacramento  
District 5
May 14, 2014

I-Bank Board  
c/o Teveia Barnes  
Executive Director  
California Infrastructure and Economic Development Bank  
980 9th Street, Suite 900  
Sacramento, CA 95814

Dear Ms. Barnes and I-Bank Board Members:

Thank you for your consideration of B Street Theatre’s loan application to the California Infrastructure and Economic Development Bank (I-Bank). As the City Councilmember who represented Midtown for 17 years, I am writing to register my strong support for the new B Street Theatre Performing Arts Complex.

The B Street Theatre is a homegrown cultural asset that has introduced thousands of school children to high quality, educational theater and has entertained and enlightened families and theater patrons for more than 25 years.

As the most prolific theater in the region, B Street Theatre should relocate to a state-of-the-art facility where it will serve as a cultural hub, increasing traffic at surrounding restaurants and retail shops, and where it will partner with neighboring Sutter Medical Center and Sutter’s Fort to bring the theater experience to patients and visiting children and families.

This project will create jobs, add millions of dollars to the local economy ($40 million in first five years), expose thousands of children to professional theater, and help schools throughout the region enhance learning through programs tied to curriculum.

B Street is the only arts organization of its size in the region that has consistently been financially self-sustaining. It serves more people than any other arts organization in the region and is recognized as one of the best professional regional theaters in the nation.

I applaud I-Bank for expanding its lending guidelines to include low-cost, tax-exempt financing for capitol improvement projects of qualified nonprofits. I hope that B Street’s future success will be in part because of your support.

Warmest regards,

STEVE COHN  
Councilmember, District 3
Ms. Teveia Barnes  
Executive Director  
California Infrastructure and Economic Development Bank  
980 9th Street, Suite 900  
Sacramento, CA 95814

Dear Ms. Barnes and I-Bank Board Members:

I am writing in support of B Street Theatre’s loan application to California Infrastructure and Economic Development Bank (I-Bank). This funding will help spur the new B Street Theatre Performing Arts Complex, creating jobs, stimulating our local economy, and exposing more children to professional theater.

B Street Theatre is a homegrown cultural asset that has introduced thousands of school children to high quality, educational theater and has entertained and enlightened families and theater patrons for more than 25 years. As the most prolific theater in the region, B Street Theatre plans to relocate to a state-of-the-art facility where it will serve as a cultural hub. In turn this move will increase traffic to surrounding restaurants and retail shops. Additionally, they will partner with neighboring Sutter Medical Center, Sacramento to bring the theater experience to patients and visiting children and families.

This project will strengthen Sacramento’s cultural footprint for children, generations of families, and arts patrons. B Street Theatre is the only arts organization of its size in the region and has a proven history of been financially self-sustaining. Serving more people than any other arts organization in the region, B Street Theatre is recognized as one of the best professional regional theaters in the nation.

I applaud the I-Bank for expanding its lending guidelines to include low-cost, tax-exempt financing for capital improvement projects of qualified nonprofits. I hope that B Street’s future success will be in part because of your support. Thank you for your thoughtful and thorough consideration of this application.

Sincerely,

DORIS O. MATSUI  
Member of Congress
May 15, 2014

Ms. Teveia Barnes,
Executive Director
California Infrastructure and Economic Development Bank
980 5th Street, Suite 900
Sacramento, CA 95814

Dear Ms. Barnes and I-Bank Board Members:

Thank you for your consideration of the loan application submitted by Sacramento’s B Street Theater to the California Infrastructure and Economic Development Bank (I-Bank). I strongly support this application, and appreciate the continued efforts of the B Street Theater to enhance children’s learning and awareness of diversity through their work with schools.

For the past 25 years, school children and their families have participated in writing plays as well as enjoying live theater productions specifically designed for them. At the new location close to Sutter’s Fort, B Street will partner with State Parks to bring California history to life through plays for visiting school groups.

The B Street Theater is nationally recognized for its excellence as a regional, professional theater. Its productions showcase innovation and creatively interpret traditional classics, as well as leading-edge modern plays. In addition to creating jobs, the community as a whole benefits when theater-goers patronize local restaurants and shops.

Although B Street, despite its size, has been financially self-sustaining, a capital improvement project of this scale is a challenge for any non-profit organization. Thank you for your thoughtful consideration of the B Street Theater project. I urge the I-Bank to support this worthy application.

Sincerely,

[Signature]

DARRELL STEINBERG
President pro Tempore
6th Senate District
May 15, 2014

Teveia Barnes, Executive Director  
California Infrastructure and Economic Development Bank  
980 9th Street, Suite 900  
Sacramento, CA 95814  

Dear Ms. Barnes and I-Bank Board Members:

Thank you for your consideration of B Street Theatre’s loan application to California Infrastructure and Economic Development Bank (I-Bank). As President and CEO of SACTO (Sacramento Area Commerce and Trade Organization), the Sacramento Region’s economic development organization, I am writing to register my strong support for the new B Street Theatre Performing Arts Complex. This project will create jobs, add millions of dollars to the local economy, expose more children to professional theater, and help more schools enhance learning through programs tied to curriculum.

As you know, the B Street Theatre is a homegrown cultural asset that has introduced thousands of school children to high quality, educational theater and has entertained and enlightened families and theater patrons for more than 25 years. As the most prolific theater in the region, B Street Theatre should relocate to a state-of-the-art facility where it will serve as a cultural hub, increasing traffic at surrounding restaurants and retail shops, and where it will partner with neighboring Sutter Medical Center and Sutter’s Fort to bring the theater experience to patients and visiting children and families.

This project will make Sacramento a better place for many thousands of children, generations of families, and arts patrons while infusing millions of dollars ($40 million in the first five years) into the local economy.

B Street is the only arts organization of its size in the region that has always been financially self-sustaining. It serves more people than any other arts organization in the region and is recognized as one of the best professional regional theaters in the nation.

I applaud I-Bank for expanding its lending guidelines to include low-cost, tax-exempt financing for capital improvement projects of qualified nonprofits. B Street Theatre’s future success will be in part because of your support. Thank you for helping get this major regional project to the finish line.

Sincerely,

[Signature]

BARBARA A. HAYES  
President & CEO