

**CALIFORNIA EDUCATIONAL FACILITIES AUTHORITY
BOND FINANCING PROGRAM**

EXECUTIVE SUMMARY

<p>Applicant: University of the Pacific (“Pacific”) Stockton, CA San Joaquin County</p> <p>Facility Type: Private University</p> <p>Project Site: Stockton, CA</p> <p>Accreditation: Western Association of Schools and Colleges</p>	<p>Amount Requested: \$69,000,000</p> <p>Date Requested: May 28, 2015</p> <p>Resolution Number: 301</p>																				
<p>Use of Proceeds: Bond proceeds will be used to refund the CEFA Series 2004 and Series 2006 tax-exempt bonds. The refunding of these bonds is expected to provide Pacific with a net present value savings of approximately \$8,530,158 or 11.63% under current market conditions.</p>																					
<p>Type of Issue: Negotiated public offering, fixed rates, \$5,000 minimum denominations</p> <p>Credit Enhancement: None</p> <p>Expected Credit Rating: A2 (Moody’s)</p> <p>Financing Team: Please see Exhibit 1 to identify possible conflicts of interest</p>																					
<p>Environmental Benefits: Because this is a refunding of existing debt, environmental benefits are not applicable to this financing.</p>																					
<p>Financial Overview: Net tuition and fees primarily support Pacific and despite fluctuations in total revenue, Pacific continued to post positive operating results over the review period. Pacific’s balance sheet shows remarkable growth, reaching a milestone of holding nearly \$1 billion in total assets.</p>																					
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<p>Legal Review: No information was disclosed to question the financial viability or legal integrity of the Applicant.</p>																					
<p>Staff Recommendation: Staff recommends the Authority approve Resolution No. 301 in an amount not to exceed \$69,000,000 for the University of the Pacific subject to a bond rating of at least investment grade by a nationally recognized rating agency. Macias Gini & O’Connell, LLP, the Authority’s financial analyst, and Public Financial Management, Inc. the Authority’s financial advisor, concur with the Authority’s staff recommendations.</p>																					

STAFF SUMMARY AND RECOMMENDATION

University of the Pacific (“Pacific”)

May 28, 2015

Resolution No. 301

- I. PURPOSE OF FINANCING:** Pacific is taking advantage of current low rates in the bond market to realize debt service savings. Bond proceeds will be used to current refund all or a portion of the CEFA Series 2004 and the CEFA Series 2006 bonds, providing an estimated net present value savings of approximately \$8,530,158 or 11.63% over the life of the bonds, under current market conditions.

Refunding \$ 75,109,540

Pacific intends to refund all or a portion of the outstanding balances of the CEFA Series 2004 and CEFA Series 2006 bonds, of which \$5,900,000 and \$67,420,000, respectively, are currently outstanding as of March 31, 2015.

The CEFA Series 2004 bonds were originally issued in August 2004 in the amount of \$11,500,000. Bond proceeds were used to complete various projects at all three campus locations including renovations to residence halls, installation of fire sprinklers and alarms, upgrading information technology and purchasing a variety of equipment for the purposes of the upgrades and renovations.

The CEFA Series 2006 bonds were originally issued in June 2006 in the amount of \$77,180,000. Bond proceeds were used to construct, renovate and equip various projects at all three campus locations. Projects included the construction of the University Center building, the Biology Building and the expansion and renovation of the law library. Bond proceeds were also used to refund all or a portion of the CEFA Series 2000 and CEFA Series 2002 bonds.

Environmental Benefits:

Because this is a refunding of existing debt, environmental benefits are not applicable to this financing.

Financing Costs 897,020

Cost of Issuance..... 296,459
Underwriter’s Discount 600,561

TOTAL USES OF FUNDS \$76,006,560

II. GUIDELINES DISCUSSION:

Executive summary and recommendations include minimum requirements. Additional or more stringent covenants or disclosures may be added following consultation with Authority staff but without further notification to the Authority's Board. These covenants cannot be diluted or removed without subsequent review. If there have been modifications to the covenant proposal following the preparation of this executive summary, staff will report such changes at the meeting.

After reviewing Pacific's credit profile, including its current financial profile, prior bond transactions and considering what the market will support, Pacific's financial advisor, the Authority's financial advisor (Public Financial Management, Inc. ("PFM")), and the underwriter of the proposed bonds have concluded that the covenants listed below should be applicable to this transaction. Pacific and PFM note that the current financial situation of Pacific does not suggest that additional covenants should be required by the Authority.

- ✓ **Unconditional Promise to Pay.** *Borrower agrees to pay Trustee all amounts required for principal and interest and other payments and expenses designated in the Loan Agreement. All Revenues¹ and any other amounts held in a designated fund or account under the Indenture are pledged to secure the full payment of the bonds.*
- ✓ **Disposition of Property Limitations.** *Under the Loan Agreement, Borrower agrees that it will not voluntarily encumber or transfer any of its real property, if at the time of such encumbrance or transfer the value of its unencumbered real property would be less than 50 percent of the value of all of its real property immediately prior to such encumbrance or transfer.*
- ✓ **Comply with SEC Rule 15c2-12.** *The rule prohibits underwriters from underwriting municipal bond deals unless the issuer or borrower contractually agrees to disclose designated financial and operating information to the marketplace during the life of the bonds and to report designated "material events" such as missed debt service payments, any change in bond ratings, defeasance, redemptions, etc. Borrower will undertake all responsibility for continuing disclosure to bondholders.*

Staff and PFM have reviewed the entirety of this financing package and find it to be acceptable and appropriate given the credit quality of Pacific.

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¹ Capitalized terms are defined in the Indenture or Loan Agreement.

III. FINANCIAL ANALYSIS:

University of the Pacific
Statement of Activities
 Unrestricted (\$000's)

	Year Ended June 30,		
	2014	2013	2012
Revenues:			
Net tuition and fees	\$ 222,046	\$ 219,333	\$ 213,818
Sales and services of auxiliary enterprises	28,332	27,569	30,577
Government grants and contracts	14,234	34,438	39,436
Private grants, gifts, and bequests	18,763	10,289	9,207
Investment return distributed	7,221	7,498	4,103
Dental clinic fees	13,629	13,637	14,353
Other	5,875	5,807	5,337
Net assets released from restrictions	8,465	26,231	1,787
Total revenues	318,565	344,802	318,618
 Expenses:			
Instructional and departmental research	143,118	136,407	133,868
Auxiliary enterprises	32,329	28,631	30,064
Sponsored programs	12,485	29,506	34,940
Academic support	25,415	26,220	25,529
Student services	22,312	22,949	22,626
Student aid	1,398	1,742	1,886
General administration	12,222	12,581	11,628
Fund-raising activities	13,997	13,752	13,258
Operations and maintenance at plant	18,251	21,732	18,105
Depreciation and amortization	18,001	16,315	18,548
Interest	7,150	6,499	6,846
Total expenses	306,678	316,334	317,298
Increase in net assets from operations	11,887	28,468	1,320
 Non-operating activities:			
Gain on sale of real estate	40,787	-	23,342
Investment/return, net of distributions	7,762	8,992	(11,792)
Other changes	-	-	-
Change in net assets	60,436	37,460	12,870
UNRESTRICTED NET ASSETS, BEGINNING OF YEAR	282,551	245,091	232,221
UNRESTRICTED NET ASSETS, END OF YEAR	\$ 342,987	\$ 282,551	\$ 245,091

University of the Pacific
Statement of Financial Position (000's)

	As of June 30,		
	<u>2014</u>	<u>2013</u>	<u>2012</u>
ASSETS:			
Cash and cash equivalents	\$ 10,460	\$ 13,974	\$ 5,286
Accounts receivables, net	10,635	10,263	11,197
Pledges receivable, net	16,523	10,326	6,367
Estate gift receivable	4,500	113,472	-
Inventories, prepaid expenses, and other assets	7,144	9,059	10,352
Student loans receivable, net	31,979	32,247	33,031
Investments	562,862	350,884	333,332
Fixed assets, net	389,762	336,310	301,118
Total assets	\$ 1,033,865	\$ 876,535	\$ 700,683
LIABILITIES AND NET ASSETS:			
Accounts payable and accrued liabilities	\$ 47,569	\$ 38,042	\$ 25,720
Advance deposits and deferred revenue	12,667	13,255	14,323
Self-insurance reserves	9,553	7,909	6,697
Early retirement reserves	1,801	2,051	2,389
Capital lease obligations	2,415	1,669	2,863
Asset retirement obligation	7,953	7,197	6,840
Financing liability	-	20,121	-
Deferred gain on sale of real estate	4,212	-	-
Notes and bonds payable	180,995	131,983	135,219
Trust and annuity obligations	9,479	8,919	8,756
Federal student loan funds	30,119	29,655	29,269
Total liabilities	\$ 306,763	\$ 260,801	\$ 232,076
Net assets:			
Unrestricted	342,987	282,551	245,091
Temporarily restricted	103,819	54,127	64,710
Permanently restricted	280,296	279,056	158,806
TOTAL NET ASSETS	727,102	615,734	468,607
TOTAL LIABILITIES AND NET ASSETS	\$ 1,033,865	\$ 876,535	\$ 700,683

Financial Ratios

	Proforma			
	<u>FYE 6/30/14</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
Debt service coverage (x)	2.47	3.22	4.57	2.30
Debt to expendable net assets (x)	0.40	0.41	0.40	0.45
Expendable net assets to operations (x)		1.46	1.06	0.98
Margin		4%	8%	0%

Financial Discussion:

Net tuition and fees primarily support Pacific and despite fluctuations in total revenue, Pacific continued to post positive operating results over the review period.

Pacific is primarily supported by net tuition and fees, accounting for 67.1%, 63.6%, and 69.8% of total revenues for the FY 2012, FY 2013, and FY 2014, respectively. Increases in net tuition and fees, from nearly \$213.8 million in FY 2012 to approximately \$222.0 million in FY 2014, are in line with the increases at other California private colleges and universities. Pacific's total unrestricted revenue has fluctuated from approximately \$318.6 million in FY 2012, up to nearly \$344.8 million in FY 2013, and down slightly to roughly \$318.6 million in FY 2014. Pacific attributes the fluctuation to a bump in net assets released from restrictions in FY 2013. In which, Pacific explains were related with an estate gift received in FY 2013.

Pacific reduced operating expenses almost 3.3% over the review period, from approximately \$317.3 million in FY 2012 to roughly \$306.7 million in FY 2014. The reduction in expenses were mainly associated with their sponsored programs, in which Pacific reduced operating expenses by nearly 64.3%, from approximately \$34.9 million in FY 2012 to \$12.5 million in FY 2014. In FY 2014 Pacific ended the California Parole Advocacy Program ("CalPAP") at their Sacramento McGeorge School of Law campus that cost approximately \$17 million annually to operate. The closing of the CalPAP allowed Pacific to reallocate expenses and post positive operating earnings of nearly \$11.9 million in FY 2014.

Pacific's balance sheet shows remarkable growth reaching a milestone of holding nearly \$1 billion in total assets.

Pacific's balance sheet shows remarkable growth, reaching a milestone of holding nearly \$1 billion in total assets. Total assets increased approximately 47.4% over the review period, from approximately \$700.7 million in FY 2012 to \$876.5 million in FY 2013 and growing to approximately \$1 billion in FY 2014. Pacific's investment portfolio is the primary factor contributing to the increase, growing nearly 47.6% over the review period from approximately \$333.3 million in FY 2012 to approximately \$562.9 million in FY 2014. The rebound of global markets and endowment contributions had a significant role in Pacific's remarkable gains.

Pacific's liabilities also increased over the review period, which is in line with their Master Plan. Notes and bonds payable increased nearly 33.9%, from approximately \$135.2 million in FY 2012 to roughly \$181 million in FY 2014. During FY 2014, Pacific entered into a taxable loan agreement with JPMorgan Chase for \$19.5 million and a \$36.5 million privately placed bank issuance with CEFA, funds of which were both used to pay off a line of credit and finance capital projects towards the San Francisco campus.

Pacific's anticipates continuing to generate positive financial results due to improvements to its facilities. With this proposed financing, the proforma debt service coverage ratio remains solid at a 2.47x, indicating Pacific can likely manage the additional debt.

IV. BACKGROUND:

General:

Founded in 1851, Pacific is the oldest chartered university in California. From its beginnings in Santa Clara, the institution has evolved into an institution with campuses in Stockton, Sacramento, and San Francisco. Pacific's main campus in Stockton offers an array of undergraduate programs in the arts and sciences, in addition to several undergraduate, graduate and professional programs, including international studies, music, pharmacy, business, engineering, and education. Pacific's campus in Sacramento houses the McGeorge School of Law, one of the largest law schools in California, which offers legal training to its students, along with a variety of legal and legal related programs to practitioners in the western United States. Pacific's Dugoni School of Dentistry in San Francisco has a record of training practicing dentists, while providing clinical services to qualified clinics in the Bay Area as well as on the Stockton campus. The School of Dentistry enrolls approximately 500 students annually, including approximately 30 students in an undergraduate dental hygiene program offered at the Stockton campus.

Administration:

Pacific is governed by a Board of Regents (the "Board") which provides general oversight and direction to the University. Pacific's by-laws state that the Board shall consist of not less than 21 and not more than 35 persons. The Board by-laws have established three-year Board terms and term limits. The Board has also adopted a process for member evaluation, including an annual assessment on Board member attendance and participation.

Accreditations:

Pacific has been accredited since 1949 by the Western Association of Schools and Colleges ("WASC"), the primary accrediting body for institutions of higher education in the western United States. WASC accreditation reaffirmed Pacific's accreditation in June 2012 and extended the University's accreditation for ten years with the next accreditation process scheduled to begin in 2019. The McGeorge School of Law is accredited by the American Bar Association and the State Bar of California. The Dugoni School has recently been reviewed by the Commission on Dental Accreditation of its DDS and IDS (Pre-Doc), AEGD and Orthodontics programs and the next visit for the programs is scheduled for 2021.

Academic Programs:

Pacific is comprised of nine colleges and schools on three campuses in major cities of Northern California:

- In Stockton, the College of the Pacific (Arts & Sciences), Conservatory of Music, Eberhardt School of Business, Gladys L. Benerd School of Education, School of Engineering, School of International Studies, Thomas J. Long School of Pharmacy and Health Sciences, and Graduate School offer a variety of undergraduate, professional and graduate degrees.
- In Sacramento, the McGeorge School of Law offers the Juris Doctor degree with an array of specialist concentrations.
- In San Francisco, the Dugoni School of Dentistry offers a Doctor of Dental Surgery, post-graduate studies for graduates of foreign dental programs, advanced general dentistry, and oral and maxillofacial surgery.

V. OUTSTANDING DEBT (\$000's):

<u>Issue:</u>	<u>Original Issue Amount</u>	<u>Amount Outstanding as of 06/30/14</u>	<u>Estimated Amount Outstanding After Proposed Financing*</u>
Existing Debt:			
CEFA, Series 2004	\$ 11,500	\$ 6,100	\$ -
CEFA, Series 2006	77,180	68,865	-
CEFA, Series 2009	15,000	12,870	12,870
CEFA, Series 2012A	35,435	33,740	33,740
CEFA, Series 2014	36,500	36,500	36,500
JPMorgan Chase (taxable)	19,500	19,500	19,500
Proposed:			
CEFA, Series 2015			69,000
Total		<u>\$ 177,575</u>	<u>\$ 171,610</u>

*As of proposed issuance date of Series 2015 Bonds, principal balance remaining outstanding

VI. DUE DILIGENCE:

Due diligence has been completed with regard to the following items:

- Religious Due Diligence
- Legal Review
- Compliance with Section 94212(b) of the Education Code – California Environmental Quality Act (Not applicable in refundings.)
- Iran Contracting Act Certificate

VII. STAFF RECOMMENDATION:

Staff recommends the Authority approve Resolution No. 301 in an amount not to exceed \$69,000,000 for the University of the Pacific subject to a bond rating of at least investment grade by a nationally recognized rating agency. Macias Gini & O'Connell, LLP, the Authority's financial analyst, and Public Financial Management, Inc. the Authority's financial advisor, concur with the Authority's staff recommendations.

EXHIBIT 1

Financing Team for University of the Pacific

Borrower:	University of the Pacific
Agent for Sale:	California State Treasurer
Issuer's Counsel:	Attorney General's Office
Issuer's Financial Advisor:	Public Financial Management, Inc.
Issuer's Financial Analyst:	Macias Gini & O'Connell, LLP
Bond Counsel:	Jones Hall
Borrower's Counsel:	Squire Patton Boggs LLP
Underwriter:	George K. Baum & Company
Underwriter Counsel:	Ballard Spahr LLP
Trustee:	U.S Bank, N.A.
Trustee Counsel:	Dorsey & Whitney LLP
Verification Agent:	Causey Demgen & Moore P.C.

RESOLUTION NO. 301

RESOLUTION OF THE CALIFORNIA EDUCATIONAL FACILITIES AUTHORITY
AUTHORIZING THE ISSUANCE OF REFUNDING REVENUE BONDS
TO REFINANCE PROJECTS
AT THE EDUCATIONAL FACILITIES
OF THE UNIVERSITY OF THE PACIFIC

WHEREAS, the California Educational Facilities Authority (the “Authority”), a public instrumentality of the State of California, is authorized and empowered by the provisions of the California Educational Facilities Authority Act (the “Act”) to issue revenue bonds and to loan the proceeds thereof to a participating private college or a participating nonprofit entity (both as defined in the Act) for the acquisition or construction of projects (as defined in the Act), to refund existing bonds, mortgages, or advances or other obligations incurred, given, or made by a participating private college for the acquisition or construction of any projects, to loan the proceeds thereof to a participating private college for the purpose of refinancing projects not originally funded pursuant to the Act (including repayment of costs, as defined in the Act), and to refund existing bonds or notes of the Authority;

WHEREAS, the University of the Pacific (the “Borrower”) is a nonprofit public benefit corporation duly organized and existing under the laws of the State of California;

WHEREAS, the Authority has previously issued its Revenue Bonds (University of the Pacific), Series 2004 (the “2004 Bonds”), in the aggregate principal amount of \$11,500,000, of which \$5,900,000 currently is outstanding, and made a loan (the “2004 Loan”) of the proceeds thereof to the Borrower to finance or refinance the acquisition or construction of projects, as more particularly described under the caption “2004 Project” in Exhibit A hereto (the “2004 Project”); and

WHEREAS, the Authority has previously issued its Revenue Bonds (University of the Pacific), Series 2006 (the “2006 Bonds” and together with the 2004 Bonds, the “Prior Bonds”), in the aggregate principal amount of \$77,180,000, of which \$65,900,000 currently is outstanding, and made a loan (the “2006 Loan” and together with the 2004 Loan, the “Prior Loans”) of the proceeds thereof to the Borrower to finance or refinance the acquisition or construction of projects, as more particularly described under the caption “2006 Project” in Exhibit A hereto (the “2006 Project” and together with the 2004 Project, the “Prior Project”); and

WHEREAS, the Borrower has requested that the Authority issue one or more series of its refunding revenue bonds in an aggregate principal amount not to exceed \$69,000,000, (i) to refund all or a portion of the outstanding Prior Bonds, and (ii) pay costs of issuance of the Bonds (defined below);

WHEREAS, to the extent required by subdivision (b) of Section 94212 of the Education Code, the Borrower has provided documentation to the Authority demonstrating, to the extent applicable, that the Project has complied with Division 13 (commencing with Section 21000) of the Public Resources Code or is not a “project” under such division; and

WHEREAS, approval of the terms of issuance and sale of such refunding revenue bonds and various related matters is now sought.

NOW, THEREFORE, BE IT RESOLVED by the California Educational Facilities Authority as follows:

Section 1. Pursuant to the Act, refunding revenue bonds of the Authority designated as the “California Educational Facilities Authority Refunding Revenue Bonds (University of the Pacific), Series 2015” (the “Bonds”), in a total aggregate principal amount not to exceed \$69,000,000, are hereby authorized to be issued from time to time, in one or more series, with such other name or names of the Bonds or series thereof as designated in the indenture pursuant to which the Bonds will be issued. The proceeds of the Bonds shall be used for any or all of the purposes set forth in the fifth recital above.

Section 2. The Treasurer of the State of California (the “Treasurer”) is hereby authorized to enter into agreements to sell the Bonds in one or more series, on one or more sale dates at any time within one year of the date of adoption of this Resolution, at public or private sale, in such aggregate principal amount (not to exceed the aggregate principal amount set forth in Section 1) and in such series, at such prices, at such interest rate or rates, with such maturity date or dates and upon such other terms and conditions as the Treasurer, with the advice and consent of the Borrower, may determine. The Bonds, at issuance, shall be rated at investment grade by an active nationally recognized rating agency. The Bonds or any series of them may, at the sole option of the Borrower, be secured or supported by one or more of the following: deed of trust, bond reserve fund, bond insurance, other credit and/or liquidity facility and/or another security arrangement.

Section 3. The following documents:

the Loan Agreement relating to the Bonds (the “Loan Agreement”), between the Authority and the Borrower;

the Indenture relating to the Bonds (the “Indenture”), between the Authority and U.S. Bank National Association, as trustee (the “Trustee”);

the Bond Purchase Contract, including the appendices thereto, relating to the Bonds (the “Bond Purchase Contract”), among George K. Baum & Company (the “Underwriter”), the Treasurer and the Authority, and accepted and approved by the Borrower; and

the preliminary official statement relating to the Bonds (the “Preliminary Official Statement”)

are hereby approved in substantially the forms on file with the Authority prior to this meeting, with such insertions, deletions or changes therein (including, without limitation, insertions, deletions or changes therein appropriate to reflect provisions relating to a deed of trust, a bond reserve fund, bond insurance, any other credit and/or liquidity facility and/or another security arrangement, at the sole option of the Borrower, for any series of Bonds) as the officer(s) executing the same may require or approve, such approval to be conclusively evidenced by

execution and delivery thereof in the case of the Loan Agreement, the Indenture and the Bond Purchase Contract and by delivery thereof in the case of the Preliminary Official Statement. The Executive Director shall seek the advice of bond counsel and counsel to the Authority with respect to any such insertions, deletions or changes therein.

Section 4. The dated dates, maturity dates (not exceeding 50 years from the respective date of issue), interest rates, manner of determining interest rates, interest payment dates, denominations, forms, registration privileges or requirements, place or places of payment, terms of purchase or tender, terms of redemption, provisions governing transfer and other terms of the Bonds, shall be as provided in the Indenture, as finally executed.

Section 5. The Underwriter is hereby authorized to distribute the Preliminary Official Statement for each issue of the Bonds to persons who may be interested in the purchase of such Bonds offered in such issuance, it being understood that, at the discretion of the Underwriter (in consultation with the Borrower), a preliminary official statement may not be used with respect to any series of Bonds. The preparation of the final official statement for each issue of the Bonds (the "Official Statement") is hereby authorized. The Underwriter is hereby directed to deliver the Official Statement to all actual purchasers of such Bonds.

Section 6. The Bonds, when executed, shall be delivered to the Trustee for authentication by the Trustee. The Trustee is hereby requested and directed to authenticate the Bonds by executing the Trustee's Certificate of Authentication appearing thereon, and to deliver the Bonds, when duly executed and authenticated, to or upon direction of the Underwriter thereof in accordance with written instructions executed on behalf of the Authority, which instructions are hereby approved. Said instructions shall provide for the delivery of the Bonds to or upon direction of the Underwriter, as determined and confirmed by the Treasurer, upon payment of the purchase price thereof.

Section 7. Each officer of the Authority is hereby authorized and directed, for and in the name and on behalf of the Authority, to do any and all things which they may deem necessary or advisable in order to consummate the issuance, sale, and delivery of the Bonds and otherwise to effectuate the purposes of this Resolution and the Indenture, Loan Agreement, Bond Purchase Contract and Official Statement. The Authority hereby approves any and all documents to be delivered in furtherance of the foregoing purposes, including without limitation: (a) a tax certificate and agreement or certificate as to arbitrage and other certifications; and (b) any agreement or commitment letter with respect to the provision of bond insurance, a letter of credit, a surety bond, a credit facility and/or a liquidity facility for the Bonds.

Section 8. The provisions of the Authority's Resolution No. 2014-03, dated December 4, 2014, apply to the documents and actions approved in this Resolution.

Section 9. The Authority hereby approves and ratifies each and every action taken by its officers, agents and employees prior to the date hereof in furtherance of the purposes of this Resolution.

Section 10. This Resolution shall take effect from and after the date of adoption.

Date of Adoption: _____

EXHIBIT A

Prior Project:

Renovation of student residential facilities, safety renovations and upgrades to equipment on the Borrower's Stockton campus and its Sacramento campus. The Stockton campus is located at 3601 Pacific Avenue, Stockton, California. The Sacramento campus is located at 3200 Fifth Avenue, Sacramento, California.

Construction and renovation of student residential facilities, construction of a portion of a building that houses certain humanities departments and a parking lot adjacent thereto, construction of a dental clinic and dental hygiene clinic and training facility, construction and renovation of existing science facilities, construction of a multi-purpose sports facility, construction and renovation of library facilities, and construction and renovation of administrative offices on the Stockton campus and the Sacramento campus.

Construction and renovation of a dental clinic the University's School of Dentistry operates in Union City. The Union City clinic is located at 120 J Street, Union City, California.