Legacy Obligation Trust Model

**LOCAL GOVERNMENT UNIT ("LGU")**
- REAL ESTATE
  - Vacant land
  - Buildings
  - Foreclosures
- INFRASTRUCTURE
  - Bridges, Tunnels, Airports, Roads
- ENTERPRISE
  - Hospitals, Nursing homes, Utilities

**PENSION FUNDS**

**OPEB FUNDS**

**LOT**

**STEP 1:** Unit transfers assets to LOT

**STEP 2:** LOT issues *marketable* Certificates of Trust ("COT") to the pension & OPEB funds evidencing beneficial ownership

**STEP 3:** Hire independent manager

**LOT MANAGER**
The LOT Manager maximizes economic value

**STEP 4:** LOT Manager negotiates sale, lease, or other economic interest with private sector enterprise where all beneficial interest accrues for the LOT

**STEP 5:** Success of deployed assets increase the value of the COT which benefits the pension & OPEB funds