CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION A PUBLIC DOCUMENT

STATEMENT OF ECONOMIC INTERESTS CEIVED Official Use Only

COVER PAGE CEIVED

Please type or print in ink.				П	
NAME OF FILER (LAST)		(FIRST)	14	APR - I	PM (MIDDLE) 9
Righeimer	James		7.2		
1. Office, Agency, or Court					TA MESA
Agency Name (Do not use acronyms)			B ₹		© 64 11+ 10+15
City of Costa Mesa					
Division, Board, Department, District, if applicable		Your Position			
City Council		Mayor			
▶ If filing for multiple positions, list below or on an at	tachment. (Do not use	acronyms)			
Successor Agency to the Redevel	lopment Agency á	Position: Me	ember		
Agency: Successor Agency to the Redevel	T 7	Position:			
2. Jurisdiction of Office (Check at least one b					
☐ State	OX)			(O) 1 (1)	Track St.
		☐ Judge or Co	ourt Commissioner	(Statewide	Jurisdiction)
Multi-County		☐ County of _			
✓ City of Costa Mesa		Other			
B. Type of Statement (Check at least one box)					
Annual: The period covered is January 1, 2013, to December 31, 2013.	through	Leaving Off	fice: Date Left		<u></u>
The period covered is/	, through	The period leaving of the period leavin		uary 1, 2013	3, through the date of
Assuming Office: Date assumed			od covered is of leaving office.		, through
Candidate: Election year	and office sought, if dif	ferent than Part 1: _			
Schedule Summary					
Check applicable schedules or "None."	▶ Total n	umber of pages	including this	cover n	ane.
Schedule A-1 - Investments – schedule attached					ons – schedule attache
Schedule A-2 - Investments – schedule attached		Schedule D - Incom			
✓ Schedule B - Real Property – schedule attached		Schedule E - Incor	me – Gifts – Trave	l Payments	 schedule attached
	-or-				
□ None -	No reportable interests	on any schedule			
Verification					
MAILING ADDRESS STREET (Business or Agency Address Recommended - Public Document)	CITY		STATE	Z	IP CODE
77 Fair Drive	Costa Mesa		CA	9262	6
DAYTIME TELEPHONE NUMBER	E-M	MAIL ADDRESS (OPTIONA	AL)		171
(714) 404-7867					
I have used all reasonable diligence in preparing this state herein and in any attached schedules is true and comple	ement. I have reviewed ete. I acknowledge this	this statement and t	to the best of my ki	nowledge th	e information contained
I certify under penalty of perjury under the laws of th			11 211	t.	
Date Signed 03/28/2014	Signa	ture			
(month day year)	- 3114	102 1.4.1	611	78 L 100 A 10 A 10 A	. N

SCHEDULE A-1 Investments

Stocks, Bonds, and Other Interests (Ownership Interest is Less Than 10%)

Do not attach brokerage or financial statements.

CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION
Name
James Righeimer

► NAME OF BUSINESS ENTITY	► NAME OF BUSINESS ENTITY
First Community Bank	
GENERAL DESCRIPTION OF THIS BUSINESS	GENERAL DESCRIPTION OF THIS BUSINESS
Local Bank	
FAIR MARKET VALUE	FAIR MARKET VALUE
≥ \$2,000 - \$10,000	\$2,000 - \$10,000 \$10,001 - \$100,000
\$100,001 - \$1,000,000 Over \$1,000,000	\$100,001 - \$1,000,000 Over \$1,000,000
NATURE OF INVESTMENT ☑ Stock ☐ Other	NATURE OF INVESTMENT Stock Other (Describe)
(Describe) Partnership Income Received of \$0 - \$499 Income Received of \$500 or More (Report on Schedule C)	(Describe) Partnership (Income Received of \$0 - \$499 (Income Received of \$500 or More (Report on Schedule C
IF APPLICABLE, LIST DATE:	IF APPLICABLE, LIST DATE:
ACQUIRED DISPOSED	ACQUIRED DISPOSED
► NAME OF BUSINESS ENTITY	► NAME OF BUSINESS ENTITY
Greenglass Associates	11
GENERAL DESCRIPTION OF THIS BUSINESS	GENERAL DESCRIPTION OF THIS BUSINESS
Medical Building	
FAIR MARKET VALUE	FAIR MARKET VALUE
\$2,000 - \$10,000 \$10,001 ~ \$100,000	\$2,000 - \$10,000
☑ \$100,001 - \$1,000,000	S100,001 - \$1,000,000 Over \$1,000,000
NATURE OF INVESTMENT O	NATURE OF INVESTMENT
NATURE OF INVESTMENT 5% Owner ☐ Stock ✓ Other	Stock Other
(Describe) ☐ Partnership ○ Income Received of \$0 - \$499 ⑥ Income Received of \$500 or More (Report on Schedule C)	(Describe) Partnership O Income Received of \$0 - \$499 O Income Received of \$500 or More (Report on Schedule C)
IF APPLICABLE, LIST DATE:	IF APPLICABLE, LIST DATE:
ACQUIRED DISPOSED	// 13
► NAME OF BUSINESS ENTITY	► NAME OF BUSINESS ENTITY
Strathspey Crown	
GENERAL DESCRIPTION OF THIS BUSINESS	GENERAL DESCRIPTION OF THIS BUSINESS
Medical Distributor	
FAIR MARKET VALUE	FAIR MARKET VALUE
☑ \$2,000 - \$10,000	\$2,000 - \$10,000 \$10,001 - \$100,000
S100,001 - \$1,000,000 Over \$1,000,000	S100,001 - \$1,000,000 Over \$1,000,000
NATURE OF INVESTMENT	NATURE OF INVESTMENT
✓ Stock Other(Describe)	Stock Other (Describe)
Partnership Income Received of \$0 - \$499 Income Received of \$500 or More (Report on Schedule C)	Partnership O Income Received of \$0 - \$499 O Income Received of \$500 or More (Report on Schedule C)
IF APPLICABLE, LIST DATE:	IF APPLICABLE, LIST DATE:
	// 13/ / 13
ACQUIRED DISPOSED	ACQUIRED DISPOSED
•	1
Comments:	

SCHEDULE A-2

Investments, Income, and Assets of Business Entities/Trusts

(Ownership Interest is 10% or Greater)

CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION
Name
James Righeimer

► 1. BUSINESS ENTITY OR TRUST	► 1. BUSINESS ENTITY OR TRUST
LMC Management Group LLC	SCJR Master Commercial Agreement
Name 4040 MacArthur Blvd., #250 Newport Beach, CA 92660 Address (Business Address Acceptable) Check one Trust, go to 2 Business Entity, complete the box, then go to 2	Name 4040 MacArthur Blvd., #250 Newport Beach, CA 92660 Address (Business Address Acceptable) Check one Trust, go to 2 Business Entity, complete the box, then go to 2
GENERAL DESCRIPTION OF THIS BUSINESS	GENERAL DESCRIPTION OF THIS BUSINESS
FAIR MARKET VALUE	Develop Commercial Centers
YOUR BUSINESS POSITION	YOUR BUSINESS POSITION
➤ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST) \$0 - \$499 \$10,001 - \$100,000 \$500 - \$1,000 \$OVER \$100,000 \$1,001 - \$10,000	➤ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST) ✓ \$0 - \$499
3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.) None FV Showroom Partners, Greenglass Associates, Verizon, SunCal Companies, MacArthur Group LLC	➤ 3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.) ✓ None
► 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST Check one box: □ INVESTMENT □ REAL PROPERTY	➤ 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST Check one box: INVESTMENT REAL PROPERTY
Name of Business Entity, if Investment, <u>or</u> Assessor's Parcel Number or Street Address of Real Property	Name of Business Entity, if Investment, <u>or</u> Assessor's Parcel Number or Street Address of Real Property
Description of Business Activity or City or Other Precise Location of Real Property	Description of Business Activity or City or Other Precise Location of Real Property
FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$2,000 - \$10,000	FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$2,000 - \$10,000 13
NATURE OF INTEREST Property Ownership/Deed of Trust Stock Partnership	NATURE OF INTEREST Property Ownership/Deed of Trust Stock Partnership
Leasehold Other	Leasehold Other
Check box if additional schedules reporting investments or real property are attached	Check box if additional schedules reporting investments or real property are attached

Comments:____

SCHEDULE A-2

Investments, Income, and Assets of Business Entities/Trusts

(Ownership Interest is 10% or Greater)

CALIFORNIA FORM 700
FAIR POLITICAL PRACTICES COMMISSION
Name
James Righeimer

► 1. BUSINESS ENTITY OR TRUST	► 1. BUSINESS ENTITY OR TRUST
Arbor Capital Group Inc.	FV Showroom Partners I, LLC
Name 4040 MacArthur Blvd. #250 Newport Beach, CA 92660 Address (Business Address Acceptable) Check one Trust, go to 2 Business Entity, complete the box, then go to 2	Name 4040 MacArthur Blvd.#250 Newport Beach, CA 92660 Address (Business Address Acceptable) Check one Trust, go to 2 Business Entity, complete the box, then go to 2
GENERAL DESCRIPTION OF THIS BUSINESS Real Estate Finance	GENERAL DESCRIPTION OF THIS BUSINESS Retail Center
FAIR MARKET VALUE	FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$0 - \$1,999 \$2,000 - \$10,000 \$10,001 - \$100,000 \$100,001 - \$1,000,000 Over \$1,000,000
NATURE OF INVESTMENT ✓ Partnership	NATURE OF INVESTMENT ☑ Partnership ☐ Sole Proprietorship ☐ Other
YOUR BUSINESS POSITION Warrager	YOUR BUSINESS POSITION
➤ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST) ✓ \$0 - \$499	➤ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST) \$0 - \$499 \$10,001 - \$100,000 \$500 - \$1,000 VOVER \$100,000
S1,001 - \$10,000 ▶ 3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF	\$1,001 - \$10,000
INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.) None	3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.) None
	Bassett Furniture, Hertz,Coffee Bean, Dippin Dots, Quiznos, Panda Express, Patio World, Flame Broiler, Pita Fresh,Ortho Mattress,Java Teak,Cancun Fræs
► 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST Check one box:	➤ 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST Check one box:
☐ INVESTMENT ☐ REAL PROPERTY	☐ INVESTMENT
Name of Business Entity, if Investment, <u>or</u> Assessor's Parcel Number or Street Address of Real Property	Name of Business Entity, if Investment, or Assessor's Parcel Number or Street Address of Real Property 18010, 11, 30, 90, 93 Newhope, Fountain Valley, CA
Description of Business Activity or City or Other Precise Location of Real Property	Description of Business Activity or City or Other Precise Location of Real Property
FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$2,000 - \$10,000	FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$2,000 - \$10,000 13 13 13 13 14 15 15 15 15 15 15
NATURE OF INTEREST Property Ownership/Deed of Trust Stock Partnership	NATURE OF INTEREST ☐ Property Ownership/Deed of Trust ☐ Stock ☐ Partnership
Leasehold Other	Leasehold Yrs, remaining Other
Check box if additional schedules reporting investments or real property are attached	Check box if additional schedules reporting investments or real property are attached

Comments:_

SCHEDULE A-2

Investments, Income, and Assets of Business Entities/Trusts

(Ownership Interest is 10% or Greater)

CALIFORNIA FORM 700
FAIR POLITICAL PRACTICES COMMISSION
Name
James Righeimer

► 1. BUSINESS ENTITY OR TRUST	► 1. BUSINESS ENTITY OR TRUST
MacArthur Group LLC	Beverly Group
Name 4040 MacArthur Blvd. #250 Newport Beach, CA 92660 Address (Business Address Acceptable) Check one	Name 4040 MacArthur Blvd.#250 Newport Beach, CA 92660 Address (Business Address Acceptable) Check one
☐ Trust, go to 2 ☑ Business Entity, complete the box, then go to 2	☐ Trust, go to 2 ☐ Business Entity, complete the box, then go to 2
GENERAL DESCRIPTION OF THIS BUSINESS Real Estate Development	GENERAL DESCRIPTION OF THIS BUSINESS Real Estate Development
FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$0 - \$1,999	FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$0 - \$1,999 \$2,000 - \$10,000
NATURE OF INVESTMENT Partnership Sole Proprietorship Other	NATURE OF INVESTMENT ✓ Partnership Sole Proprietorship Other
YOUR BUSINESS POSITION Manager	YOUR BUSINESS POSITION Manager
► 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)	➤ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)
□ \$0 - \$499	✓ \$0 - \$499
INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.) None	INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.) None
► 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST Check one box: INVESTMENT REAL PROPERTY	► 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST Check one box:
MAN DE MAN DE MENT PROPERTY	│
Name of Business Entity, if Investment, or Assessor's Parcel Number or Street Address of Real Property 178-071-21	Name of Business Entity, if Investment, <u>or</u> Assessor's Parcel Number or Street Address of Real Property
Description of Business Activity or City or Other Precise Location of Real Property	Description of Business Activity or City or Other Precise Location of Real Property
FAIR MARKET VALUE IF APPLICABLE, LIST DATE:	FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$2,000 - \$10,000 13 13 13 13 14 15 15 15 15 15 15
NATURE OF INTEREST ✓ Property Ownership/Deed of Trust ☐ Stock ☐ Partnership	NATURE OF INTEREST Property Ownership/Deed of Trust Stock Partnership
Leasehold Other	Leasehold Other
Check box if additional schedules reporting investments or real property are attached	Check box if additional schedules reporting investments or real property are attached

Comments:____

SCHEDULE B Interests in Real Property (Including Rental Income)

CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION
Name
James Righeimer

COSTA Mesa FAIR MARKET VALUE \$2,000 - \$10,000 \$10,001 - \$100,000 ACQUIRED DISPOSED NATURE OF INTEREST Ownership/Deed of Trust Easement City If RENTAL PROPERTY, GROSS INCOME RECEIVED \$0,001 - \$10,000 OVER \$1,000 OVER \$1,000 OVER \$1,000 OVER \$1,000 OUTER
\$2,000 - \$10,000
Ownership/Deed of Trust
Ownership/Deed of Trust
IF RENTAL PROPERTY, GROSS INCOME RECEIVED □ \$0 - \$499 □ \$500 - \$1,000 □ \$1,001 - \$10,000 ☑ \$10,001 - \$100,000 □ OVER \$100,000 SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more. □ None Verizon, T-Mobil, Metro PCS You are not required to report loans from commercial lending institutions made in the lender's regular coubusiness on terms available to members of the public without regard to your official status. Personal loan loans received not in a lender's regular course of business must be disclosed as follows: NAME OF LENDER* NAME OF LENDER*
SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more. None Verizon, T-Mobil, Metro PCS You are not required to report loans from commercial lending institutions made in the lender's regular coubusiness on terms available to members of the public without regard to your official status. Personal loan loans received not in a lender's regular course of business must be disclosed as follows: NAME OF LENDER* \$10,001 - \$10,000 \$1,001 - \$10,000
SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more. None Verizon, T-Mobil, Metro PCS You are not required to report loans from commercial lending institutions made in the lender's regular coubusiness on terms available to members of the public without regard to your official status. Personal loan loans received not in a lender's regular course of business must be disclosed as follows: NAME OF LENDER* \$10,001 - \$10,000 \$1,001 - \$10,000
SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more. None Verizon, T-Mobil, Metro PCS You are not required to report loans from commercial lending institutions made in the lender's regular coubusiness on terms available to members of the public without regard to your official status. Personal loan loans received not in a lender's regular course of business must be disclosed as follows: NAME OF LENDER* NAME OF LENDER*
interest, list the name of each tenant that is a single source of income of \$10,000 or more. None Verizon, T-Mobil, Metro PCS You are not required to report loans from commercial lending institutions made in the lender's regular coubusiness on terms available to members of the public without regard to your official status. Personal loans received not in a lender's regular course of business must be disclosed as follows: NAME OF LENDER* NAME OF LENDER*
You are not required to report loans from commercial lending institutions made in the lender's regular coubusiness on terms available to members of the public without regard to your official status. Personal loan loans received not in a lender's regular course of business must be disclosed as follows: NAME OF LENDER* NAME OF LENDER*
ADDRESS (Business Address Acceptable) ADDRESS (Business Address Acceptable)
BUSINESS ACTIVITY, IF ANY, OF LENDER BUSINESS ACTIVITY, IF ANY, OF LENDER
NTEREST RATE TERM (Months/Years) INTEREST RATE TERM (Months/Years)
% None % None
HIGHEST BALANCE DURING REPORTING PERIOD HIGHEST BALANCE DURING REPORTING PERIOD
\$500 - \$1,000 \$1,001 - \$10,000 \$500 - \$1,000 \$1,001 - \$10,000
\$10,001 - \$100,000

SCHEDULE C Income, Loans, & Business Positions

(Other than Gifts and Travel Payments)

CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION
Name
James Righeimer

NAME OF SOURCE OF INCOME	► 1. INCOME RECEIVED	
0 0 1 0 1	NAME OF SOURCE OF INCOME	
SunCal Companies	 	
ADDRESS (Business Address Acceptable)	ADDRESS (Business Address Acceptable)	
2392 Morse Ave., Irvine, CA 92614		
BUSINESS ACTIVITY, IF ANY, OF SOURCE	BUSINESS ACTIVITY, IF ANY, OF SOURCE	
Commercial Development		
YOUR BUSINESS POSITION	YOUR BUSINESS POSITION	
Partner		
GROSS INCOME RECEIVED	GROSS INCOME RECEIVED	
\$500 - \$1,000 \qquad \qquad \$1,001 - \$10,000	☐ \$500 - \$1,000 ☐ \$1,001 - \$10,000	
	S10,001 - \$100,000 OVER \$100,000	
CONSIDERATION FOR WHICH INCOME WAS RECEIVED	CONSIDERATION FOR WHICH INCOME WAS RECEIVED	
Salary Spouse's or registered domestic partner's income	☐ Salary ☐ Spouse's or registered domestic partner's inco	me
Loan repayment Partnership	☐ Loan repayment ☐ Partnership	
Sale of		
(Real property, car, boat, etc.)	Sale of	M-4
Commission or Rental Income, list each source of \$10,000 or more	Commission or Rental Income, list each source of \$10,000 or	or more
		ii more
Translit of D.		
Other Travel/Lodging for Real Estate Developments	Other	
(Describe)	(Describe)	
A LOANS PECENTS OF OUTSTANDING PURILS THE		
▶ 2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PER		
You are not required to report loans from commercial le retail installment or credit card transaction, made in the members of the public without regard to your official sta	lender's regular course of business on terms availab	art of a
regular course of business must be disclosed as follows	d.	pie to der's
		der's
NAME OF LENDER*	INTEREST RATE TERM (Months/Years)	ole to der's
NAME OF LENDER*	— (Montalo) Tours)	ole to der's
NAME OF LENDER* ADDRESS (Business Address Acceptable)	INTEREST RATE TERM (Months/Years) % None	der's
	— (Montalo) Tours)	der's
	% None	ole to der's
ADDRESS (Business Address Acceptable)	SECURITY FOR LOAN None Personal residence	ole to
ADDRESS (Business Address Acceptable)	SECURITY FOR LOAN	ole to
ADDRESS (Business Address Acceptable) BUSINESS ACTIVITY, IF ANY, OF LENDER	% None SECURITY FOR LOAN None Personal residence Real Property	ole to
ADDRESS (Business Address Acceptable) BUSINESS ACTIVITY, IF ANY, OF LENDER HIGHEST BALANCE DURING REPORTING PERIOD	% None SECURITY FOR LOAN None Personal residence Real Property	ole to
ADDRESS (Business Address Acceptable) BUSINESS ACTIVITY, IF ANY, OF LENDER HIGHEST BALANCE DURING REPORTING PERIOD \$500 - \$1,000 \$1,001 - \$10,000		ole to der's
ADDRESS (Business Address Acceptable) BUSINESS ACTIVITY, IF ANY, OF LENDER HIGHEST BALANCE DURING REPORTING PERIOD \$500 - \$1,000 \$1,001 - \$10,000 \$10,001 - \$100,000		der's
ADDRESS (Business Address Acceptable) BUSINESS ACTIVITY, IF ANY, OF LENDER HIGHEST BALANCE DURING REPORTING PERIOD \$500 - \$1,000 \$1,001 - \$10,000	SECURITY FOR LOAN None Personal residence Real Property Street address City Other	ole to der's
ADDRESS (Business Address Acceptable) BUSINESS ACTIVITY, IF ANY, OF LENDER HIGHEST BALANCE DURING REPORTING PERIOD \$500 - \$1,000 \$1,001 - \$10,000 \$10,001 - \$100,000		ole to der's
ADDRESS (Business Address Acceptable) BUSINESS ACTIVITY, IF ANY, OF LENDER HIGHEST BALANCE DURING REPORTING PERIOD \$500 - \$1,000 \$1,001 - \$10,000 \$10,001 - \$100,000		ole to der's