

EXHIBIT 13
RECEIVER'S, CRO'S AND DEBTOR'S
SECOND AMENDED PLAN OF REORGANIZATION (MAY 27, 2010)

TRUSTCO PROPERTIES

TrustCo Real Estate Properties

as of 5-26-2010

Certain land parcels may be withdrawn pursuant to the Bare Land Election

| | Project | Legal Name | City | ST | Asset Type |
|----|--|------------------------------------|----------------|-----------|-------------------|
| 1 | Bluffs at Northwood Apartments | Bluffs at Northwoods Property | Gastonia | NC | Apartment |
| 2 | French Quarter Apartments | Whichita Falls Apartments Property | Wichita Falls | TX | Apartment |
| 3 | Willow Trace Apartments | Willow Trace Property | Clemmons | NC | Apartment |
| 4 | Bechtel Warehouse | Fairway Group I | Richland | WA | Commercial |
| 5 | Cascadia Canyon II | Cascadia Canyon | Salem | OR | Commercial |
| 6 | HR Industrial Properties (Fiber Fab) | HR Industrial Properties I | Gervis | OR | Commercial |
| 7 | HR Salem Associates (Neilsen Building) | HR Salem Properties | Salem | OR | Commercial |
| 8 | Sunwest Properties II (Home Office) | Sunwest Properties II | Salem | OR | Commercial |
| 9 | Presidio Pointe | Atwater Senior Living | Atwater | CA | Land - Senior |
| 10 | Avondale Senior Living | Avondale Senior Living | Avondale | AZ | Land - Senior |
| 11 | Mountain Terrace | Broomfield Senior Living | Broomfield | CO | Land - Senior |
| 12 | Prairie Ridge | Cheyenne Senior Living | Cheyenne | WY | Land - Senior |
| 13 | Drakes Landing | Eugene Senior Living | Eugene | OR | Land - Senior |
| 14 | Lone Oak Cottages | Lone Oak Retirement Cottages | Eugene | OR | Land - Senior |
| 15 | Braxton Senior Living | Braxton Senior Living | Fort Bragg | CA | Land - Senior |
| 16 | Chaparral Heights | Highland Chaparral Senior Living | Highland | CA | Land - Senior |
| 17 | White Cliffs | Kingman Senior Living | Kingman | AZ | Land - Senior |
| 18 | Lacey Care | Lacey Care | Lacey | WA | Land - Senior |
| 19 | Poulsbo Senior Living | Poulsbo Senior Living | Poulsbo | WA | Land - Senior |
| 20 | Cottonwood Lodge | West Salem Senior Living | Salem | OR | Land - Senior |
| 21 | Lavender Fields | Sequim Senior Living | Sequim | WA | Land - Senior |
| 22 | Oregon Gardens | Oregon Gardens Assisted Living | Silverton | OR | Land - Senior |
| 23 | Garden Estates Cottages | Temple Cottages | Temple | TX | Land - Senior |
| 24 | Blossom Valley Cottages | Wenatchee Cottages | Wenatchee | WA | Land - Senior |
| 25 | Absaroka expansion land | Cody Senior Living II | Cody | WY | Land - Adjacent |
| 26 | Autumn Park Cottages | Autumn Park Cottages | Indianapolis | IN | Land - Adjacent |
| 27 | Chesterley Meadows Cottages | Chesterley Meadows Cottages | Yakima | WA | Land - Adjacent |
| 28 | Cordova Estates Cottages | Cordova Cottages | Cordova | TN | Land - Adjacent |
| 29 | Hawthorne Inn Cottages | Greenville Cottages | Greenville | SC | Land - Adjacent |
| 30 | Meadowlark Cottages | Meadowlark Cottages | Yreka | CA | Land - Adjacent |
| 31 | Minot II Cottages | Minot II | Minot | ND | Land - Adjacent |
| 32 | Regal Estates Cottages | Regal Estates Cottages | League City | TX | Land - Adjacent |
| 33 | Rose Valley Cottages II | Rose Valley Cottages II | Scappoose | OR | Land - Adjacent |
| 34 | Sunshine Village Cottages | Sunshine Village Cottages | Scottsdale | AZ | Land - Adjacent |
| 35 | Sweetwater Springs Cottages | Sweetwater Springs Cottages | Lithia Springs | GA | Land - Adjacent |
| 36 | Lowlands (West Salem lot 401) | Canyon Creek Development | Salem | OR | Land - NonSenior |
| 37 | Riddle Rd | Riddle Road Property | Canyonville | OR | Land - NonSenior |
| 38 | Spring Lake Property, LLC | Spring Lake Property | Spring Lake | NC | Land - NonSenior |
| 39 | Plum Ridge | Plum Ridge Care Communtiy | Klamath Falls | OR | Leasehold |

Non-Real Property Trustco Assets

1. 50% ownership interest in Lehigh Acres Senior Living, LLC, an entity controlled by a 3rd party (Elm Holding Corp.) which owns an independent senior living facility in Lehigh, Florida.
2. Contractual obligation related to buyout of receivership estate's interest in Clackamette Cove project in Wilsonville, OR, dating back to December, 2008.
3. 100% ownership interest in Metro St. Louis Property, LLC and 100% ownership Brookwood AL Ownership, LLC, with some indirect ownership in residential lots in Alabama.
4. 25% ownership interest in MCK, LLC, which owns bare land on Glen Helen Parkway in California.
5. 40% ownership interest in Verus College Place I, LLC (owned by receivership entity PH Whitman Road, LLC). Verus owns raw land in College Place, WA.
6. Contractual right of Kingman Station Apartments, LLC and Copper Ridge Apartments, LLC to a portion of the general partner's proceeds from sale of Kingman Station and Copper Ridge apartments in Arizona.
7. Encore Indemnity - cash reserves after liability run-out.
8. 100% ownership in CCD NY Properties, LLC ("CCD NY LLC"), which entity owns a 50% ownership interest in 150 East Genesee Street, LLC ("150 East LLC"), which entity owns a small senior living property in Skaneateles, NY. CCD NY LLC made a capital contribution of approximately \$450,000 to 150 East LLC and has rights to a preferred return and return of capital, along with retained ownership in project.
9. Court ordered restitution from Glen Rust to Fuse Advertising, currently being collected by the State of Oregon and paid at the rate of \$100 per month.

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