#### RESOLUTION NO. 03-2003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING RELATING TO A REVISION OF THE 2002 AMENDED AND RESTATED PROJECT AND FINANCING PLAN FOR FALCON'S LAIR TAX INCREMENT FINANCE REINVESTMENT ZONE NUMBER FOUR, CITY OF MESQUITE, TEXAS.

WHEREAS, the City established Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four, City of Mesquite, Texas (the "Zone"), and established a Board of Directors for the Zone to promote development or redevelopment in the Zone pursuant to Ordinance No. 3303 approved by the City Council on June 7, 1999, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated; and

WHEREAS, the Board of Directors of Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four, City of Mesquite, Texas (the "Board"), on August 2, 2000, prepared and adopted a Revised Project Plan and Financing Plan pursuant to Ordinance No. 3380 approved by the City Council on August 7, 2000; and

WHEREAS, the Board on May 1, 2002, prepared and adopted an Amended and Restated Project and Financing Plan pursuant to Ordinance No. 3503 approved by the City Council on May 20, 2002; and

WHEREAS, the Board on January 27, 2003, prepared and adopted a revision of the 2002 Amended and Restated Project and Financing Plan (the "Plan"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference for the Zone; and

WHEREAS, the Plan reflects changes in the financing but is otherwise substantially consistent with the adopted original and revised plans for the Zone which were approved by the City Council on August 16, 1999, August 7, 2000, and May 20, 2002, respectively; and

WHEREAS, in accordance with the Property Redevelopment and Tax Abatement Act, Chapter 311 of the Texas Property Tax Code, Vernon's Texas Codes Annotated, the City is required prior to the adoption of an ordinance adopting an amended plan of the Zone to hold a public hearing on the proposed amendments providing interested persons the opportunity to speak and present evidence for or against the Plan; and

WHEREAS, the City desires by calling and holding such public hearing to provide a reasonable opportunity for an owner of property located within the proposed zone and all other taxing entities and other interested persons to address the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

UUU230 Economic Development/Falcon's Lair Public Hearing/February 3, 2003 Page 2 of 2

SECTION 1. That a public hearing shall be held at 3:00 p.m. on February 17, 2003, in the City Council Chamber, City Hall, 711 N. Galloway, Mesquite, Dallas County, Texas, at which time any interested person may appear and speak for or against the benefits to the City, its residents and property owners to the proposed Amended and Restated Project and Financing Plan referenced in the above recitals.

<u>SECTION 2.</u> That notice of such public hearing shall be published in the official newspaper of the City of Mesquite no later than seven (7) days prior to the date of such hearing, and that written notice of such hearing along with a copy of the resolution shall be sent by mail to all taxing units overlapping the territory inside Reinvestment Zone Number Four.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 3rd day of February, 2003.

Mike Andersor

Mayor

APPROVED:

ATTEST:

Judy Wornack City Secretary

3. J. Smith

#### 2003 Amended and Restated

#### **Project and Financing Plan**

Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four, City of Mesquite, Texas 000231

EXHIBIT 'A'

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#### Schedule 1:

#### Summary of Building Areas and Cash Flows, 2001 through 2030

Assumptions:	•	Reimbursement horizons:	
Average total value per SF of building:	\$80	Original project costs, City:	2014
Construction period, In years:	10	Original project costs, developer:	2015
Land maintains agricultural valuation until built?	yes	Expanded zone project costs, developer:	2020
· · ·			· · · · · · · · · · · · · · · · · · ·

,					umulative Receipts [1	
	. *	й. Х		Actual	Actual to MISD	Actual to City General
Program	Buildings SF In Original Zone	Buildings SF In Zone, Expanded		to TIF Fund	Net of Cash to TIF Fund (2)	Fund, Net of Cash to TIF Fund (2)
If no fill, no development	0	0	•	\$0	\$12,148	\$10,026
If developed as planned (3) NPV at 5.00%	2,742,146	8,403,799		\$69,270,859 \$40,99 <u>6</u> ,000	\$124,913,055 \$50,582,000	\$156,498,700 \$63,860,000

#### Notes:

The geography is greater than the original Zone boundaries. The MISD contributes tax increments generated within the original boundaries only.

(1) Recipts are adjusted for return of tax increments in the final year of contributions in excess of amount required for project costs.

(2) Real property tax retained, plus all business personal property tax and (for the City) sales tax. Does not include value of public improvements o administrative fees earned by City.

(3) Plan according to mix of land uses, floor area ratios, timing and appraisals anticipated by developer and other assumptions as stated in support schedules.

01/24/2003

#### Schedule 2:

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Additions				······································		348	<b>\$366,985</b>	279.47
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		1						· .
lejoidue		·	92.928	067,400,1\$	242'29\$	348	986'99E\$	272'41
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. <del>А</del> . У	.bЯ noswsJ	City of Mesquite	∀'N	'∀'N -	0\$	06	.А .N	)\$
00204001307693036	Lumley Rd.	Falcon's Lair L. P.	9.65	076'8\$	026'£\$	F.	076'2\$	26'8\$
00406001007898088	1401 IH 20	Falcon's Lair L. P.	418.24	081'699\$	267,958	<u>99</u>	666'28\$	22'9\$
00106001007898088	1400 HI 20	Falcon's Lair L. P.	76.70S	069'166\$	069'61\$	221.	990,375,066	216,333
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lajojdu2	el 1º (2002/1/1)	· · · · · · · · · · · · · · · · · · ·	625,61	079,000,18	099'79\$	184		\$
Subtotal 20	1401 HI 20	sexaT to eleic	.A. N .A. N 13.55	A.N 078,000,1 <b>2</b>	099 <b>'</b> 29\$	.А.И 181	.A .N	\$
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Assessed value reflects agriculatural use. Assessed value is total apprased value, the determinant of base value.

Acreage figures are approximate and subject to verification by survey.

## Schedule 3:

# **Estimated Development in Original Zone**

Acreage in original boundaries: Total acreage in Zone, excluding IH 20

401 07111 Ĥil

184 23 less developer's estimated dedications 161 net acres for development

				"No Fill" Scenarlo	cenario			<b>Development Scenario</b>	nt Scenar	0
	Est.	Est. Real Ppty.	-			Est. Real Ppty.	-			Est. Real Ppty.
	Floor	Appraisal Increase	% of Net	Estimated	Est.	Appraisal	% of Net	Estimated	Est.	Appraisal
Anticipated	Area	per Building SF,	Acreage	Net Land SF	Building	Increase,	Acreage		Building	Increase,
Land Use	Ratio	In 2002	for This Use	for This Use	SF	In 2002 Dollars	for This Use for This Use	for This Use		in 2002 Dollars
			-			, , <b>, ,</b> ,				
Unimproved land			100%	7,013,160	0	<b>20</b>	%0	0	0	\$0
Retail	0.25	\$80	%0	0	0	Ş	14%	981,842	245,461	\$19,636,848
Office	0.35		%0	0	•	0\$	19%	1,332,500	466,375	\$37,310,011
Flex	0.33		%0	0	0	\$0	10%	701,316	231,434	\$18,514,742
Industrial	0.45		%0	0	0	\$0	57%	3,997,501	1,798,876	\$143,910,043
Total or Average	0.39	\$80	100%	7,013,160	0	\$0	100%	7,013,160	7,013,160 2,742,146	\$219,371,645

Land area figures are approximate, subject to verification by survey.

Appraised value per building SF is the approximate average DCAD total appraisal per building SF for taxable commercial construction in Mesquite since 1990. Floor area ratio (FAR) relates gross floor area, excluding garage space, to land area. Ratios are the developer's estimates for the site, at completion.

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#### Schedule 4:

#### **Estimated Development in Expanded Zone**

Acreage	)
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Total acreage in Zone, excluding IH 20

532

<u>-41</u> less developer's estimated dedications 491 net acres for development

· ·				Developme	nt Scena	rio
	Est.	Est. Real Ppty.				Est. Real Ppty.
	Floor	Appraisal Increase	% of Net	Estimated	Est.	Appraisal
Anticipated	Area	per Building SF,	Acreage	Net Land SF	Building	Increase,
Land Use	Ratio	In 2002 Dollars	for This Use	for This Use	SF	in 2002 Dollars
Unimproved land	. 0	\$0	0%	0	0	\$0
Retail	0.25	\$80	6%	1,282,370	320,593	\$25,647,403
Office	0.35	\$80	4%	854,913	299,220	\$23,937,576
Flex	0.33	\$80	34%	7,266,764	2,398,032	\$191,842,576
Industrial	0.45	\$80	56%	11,968,788	5,385,955	\$430,876,373
Residential	0.04	\$80	0%	0	0	\$0
Total or Average	0.39	\$80	100%	21,372,836	8,403,799	\$672,303,928
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Land area figures are approximate, subject to verification by survey.

Floor area ratio (FAR) relates gross floor area, excluding garage space, to land area. Ratios are the de Appraised value per building SF is the approximate average DCAD total appraisal per building SF for ta

Schedule 5: Estimated Timing of Taxable Development Assumption:     Schedule 5: Assumption:       Min mil development hulls of Taxable Development enters rol by 1/1/2005: Mit mark wetty       Appriste ar of 1/1/ 1 app 2000 2001 2002 2003 2013 105 7.013,100 7.013	Schodule 5: Estimated Timing of Taxable Development enters rol by 1/1/2005. With fill, development build-out spans     OPV 000000000000000000000000000000000000						•.		:			• •			EXHII	A' TIBIHXE
Fettimated Timing of Taxable Development     Enteris roll by 1/1/2005.       Assumption:     With fill, development build-out spens     TO     years.     Initial development enteris roll by 1/1/2005.       Assumption:     With fill, development build-out spens     TO     years.     To 12, 100.     2010.     2011.     12       Year     1999 2000.     2001.     2003.     2003.     2003.     2010.     2011.     2011.     2011.     12       Syear     1999 2000.     2001.     2002.     2003.     2005.500.     2010.     2011.     2011.     12       Syear     1999 2000.     2001.     2002.     2003.     2005.500.     2010.     2011.     2011.     2011.     2011.     2011.     2011.     2011.     2011.     2011.     2011.     2011.     2011.     2013.	There     Estimated Timing of Taxable Development     Enters roll by 1/1/2005.       Assumption:     With fill, development build-out spare     10     years.     Initial development enters roll by 1/1/2005.       Assumption:     With fill, development build-out spare     10     years.     113     12       Assumption:     With fill, development build-out spare     10     201     200     2010     201					-		Sci	hedule	2						
Assumption:     With fill, development build-out spane     Total     years.     Initial development entres roll by 1/1/2005.       Plase     1     2     3     4     5     10     11     1     1       Plase     1     2     3     4     5     2005     2007     2009     211     12       Plase     1     2     3     4     5     2005     2007     2009     211     11       9 year     -     -     7     013,160     7,	Assumption:     With fill, development build-out spans     Total development enters roll by 1/1/2005.       Yewic     Base     1     2     3     4     5     0     10     11     1/1/2005.       Yewic     Base     1     2     3     4     5     0     200     201 <td></td> <td>Щ</td> <td>stin</td> <td>nat</td> <td></td> <td>limi</td> <td></td> <td>f Tax</td> <td></td> <td>Jevela</td> <td>pmen</td> <td></td> <td></td> <td></td> <td></td>		Щ	stin	nat		limi		f Tax		Jevela	pmen				
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byear 5 year 7,013,160 7,014,12 2,143	Sytem 7,013,160 7,140 7,140	"No Fill" Scenario					-			aş *						7107
syear   7,013,160   7,136   2,143   2,143   2,143   2,143   2,143   2,143   2,143   2	syear   7,013,160   7,143   2,143   2,143   2,143   2,143   2,143   2,143   2,143   2,143   2,143   2,143   2,143   2,143   2,142   2,142   2,142   2,142 <td>Original Zone</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>•</td> <td>• •</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Original Zone								•	• •					
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5 year   -   -   -   6.311,844   5,610,528   4,909,212   4,207,896   3,506,580   2,805,580   2,805,580   2,805,580   2,805,580   2,805,580   2,805,580   2,805,580   2,805,580   2,805,580   2,806,580   2,806,580   2,806,538   46,638 <td< td=""><td>5 year   -<td>Total OEA added the</td><td></td><td></td><td>,</td><td>1</td><td></td><td></td><td>,</td><td>1</td><td>•</td><td>1</td><td>•</td><td>•</td><td>л</td><td></td></td></td<>	5 year   - <td>Total OEA added the</td> <td></td> <td></td> <td>,</td> <td>1</td> <td></td> <td></td> <td>,</td> <td>1</td> <td>•</td> <td>1</td> <td>•</td> <td>•</td> <td>л</td> <td></td>	Total OEA added the			,	1			,	1	•	1	•	•	л	
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year   -	year   -	Original Zone								-						
year   24,546   24,516   214,215   214,215   214,216   214,216   214,216   214,216   214,216   214,216   214,216   214,216   214,216   214,216   214,216   214,216   214,216	year   24,546   24,515   274,215   274,215   274,215   274,215   274,216   274,215   274,216   274,216   274,216   274,216   274,216   274,216   274,216   274,216   2	Net land inventory	ŧ	4		,	3	ı	6,311,844	5,610,528	4,909,212	4,207,896	3,506,580	2.805.264	2,103,948	1 402 632
-   -   -   -   -   24,546   24,41,661   24,546   24,242   274,215   274,215   274,215 <td>-   -   -   -   -   24,546   24,245   274,215   274,215   274,215   274,215   274,215   274,215   274,215   274,215   274,216   274,216</td> <td>Floor area added this year</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>× ۲.,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	-   -   -   -   -   24,546   24,245   274,215   274,215   274,215   274,215   274,215   274,215   274,215   274,215   274,216   274,216	Floor area added this year								× ۲.,						
7   7   7   7   46,638   47,918   47,143   23,143   23,143   23,143   24,11,651   47,215   274,21	7   7   7   7   46,638   47,948   179,488   179,488   179,488   179,488   179,488   179,488   179,488   174,215   274,215 <t< td=""><td>Retail Ottion</td><td>ı</td><td></td><td>,</td><td>• 1</td><td>,</td><td></td><td>24,546</td><td>24,546</td><td>24,546</td><td>24,546</td><td>24,546</td><td>24,546</td><td>24,546</td><td>24,546</td></t<>	Retail Ottion	ı		,	• 1	,		24,546	24,546	24,546	24,546	24,546	24,546	24,546	24,546
year - - 179,888 179,889 231,059 232,059 232,059	Year - - 179,888 179,883 179,883 179,883 179,883 179,883 179,883 179,883 179,883 179,883 179,883 179,883 179,883 179,883 179,883 179,883 179,810 170,833 174,215 274,215 274,215 274,215	Flex				1 1	• •		46,638	46,638	46,638	46,638	46,638	46.638	46,638	46,638
year   -   -   -   274,215   274,216   274,216   274,216   274,216   274,216   274,216   274,216   274,216   274,216   274,216   274,216	year   -   -   -   274,215   274,216   274,216   274,216   274,216   274,216   274,216   274,216   274,216   274,216   274,216   274,216	Industrial	t					. 1	179.888	179.888	179,888	179 888	23, 143 170 RRR	23, 143 170 ARA	170 000	23,143
vear   -   -   -   -   19,235,552   17,098,269   14,960,985   12,823,702   10,686,418   8,549,134   6,411,851   4     vear   -   -   -   -   -   19,235,552   17,098,269   14,960,985   12,823,702   10,686,418   8,549,134   6,411,851   4     -   -   -   -   -   -   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   29,922   29,923   239,803   32,059   538,595   538,595   538,595   538,595   538,595   538,595   538,595   538,595   538,595   538,595   538,595   538,595 <td< td=""><td>vear   -   -   -   19,235,552   17,098,269   14,960,985   12,823,702   10,686,418   8,549,134   6,411,851   4     vear   -   -   -   19,235,552   17,098,269   14,960,985   12,823,702   10,686,418   8,549,134   6,411,851   4     -   -   -   -   -   -   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,0595   538,595</td><td>Total GFA added this year</td><td>1</td><td></td><td></td><td>,</td><td></td><td>r</td><td>274,215</td><td>274,215</td><td>274,215</td><td>274,215</td><td>274,215</td><td>274,215</td><td>274,215</td><td>274,215</td></td<>	vear   -   -   -   19,235,552   17,098,269   14,960,985   12,823,702   10,686,418   8,549,134   6,411,851   4     vear   -   -   -   19,235,552   17,098,269   14,960,985   12,823,702   10,686,418   8,549,134   6,411,851   4     -   -   -   -   -   -   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,059   32,0595   538,595	Total GFA added this year	1			,		r	274,215	274,215	274,215	274,215	274,215	274,215	274,215	274,215
Ind inventory   -   -   -   19,235,552   17,096,269   14,960,965   12,823,702   10,686,418   8,549,134   6,411,851   4     irea added this year   -   -   -   -   32,059   538,595	Ind inventory   -   -   -   19,235,552   17,096,269   14,960,965   12,823,702   10,686,418   8,549,134   6,411,851   4     irea added this year   -   -   -   -   32,059   538,595 <t< td=""><td>Entire Zone as Expanded</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>·</td><td></td><td></td><td></td><td></td><td></td><td>• ,</td></t<>	Entire Zone as Expanded								·						• ,
irea added this year 	Irea added this year $         -$	Net land inventory	1			,	ı							8,549,134 (		4,274,567
initial   - </td <td><math display="block"> \begin{array}{cccccccccccccccccccccccccccccccccccc</math></td> <td>Floor area added this year</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>200 -</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	Floor area added this year								200 -						
ial   -   -   -   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,923   239,803   238,595   538,595	ial   -   -   -   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,922   29,923   239,803   238,595   538	Retail	r		•	•			32,059	32,059	32,059	32,059	32,059	32,059	32,059	32.059
strial 239,803 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	strial 239,803 230,840,380 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Utilice	•				•		29,922	29,922	29,922	29,922	29,922	29,922	29,922	29,922
	-   -   -   -   -   538,595 <t< td=""><td>FIGX</td><td>•</td><td>ı</td><td></td><td></td><td></td><td>ı</td><td>239,803</td><td>239,803</td><td>239,803</td><td>239,803</td><td>239,803</td><td>239,803</td><td>239,803</td><td>239,803</td></t<>	FIGX	•	ı				ı	239,803	239,803	239,803	239,803	239,803	239,803	239,803	239,803
		Residential	 1 1						, 538,595 D	538,595 D	538,595 0	538,595 D	538,595 0	538,595 D	538,595 0	538,595 0
		Total GFA added this year			<b> </b> ,	.			840,380	840,380	840,380	840,380	840,380	840,380	840,380	840,380
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#### schedule 51

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#### Schedule 5:

#### Estimated Timing of Taxable Development

Year: Appraisals as of 1/1/:	27 2026	28 2027	29 2028	30 2029	Cumulative Total
"No Fill" Scenario			2	.* .	
Original Zone					
Net land inventory	7,013,160	7,013,160	7,013,160	7,013,160	
Floor area added this year	3	, .			antanjarin sala shqiptisi yi
Retail	-	-	-	-	·
Office	-	-	ì	-	-
Flex	-	-	÷.	-	-
Industrial		•.	n de la companya de	-	-
Total GFA added this year	-	-			-
					۰.
<b>Development Scenario</b>					
Original Zone					
Net land inventory	0	0	. 0	0	
Floor area added this year	_	-			
Retail	0	0	. 0	0	245,461
Office	. 0	0	0	. 0	466,375
Flex	- 0	0	0	0	231,434
Industrial	0	0	0	0	1,798,876
Total GFA added this year	Ō	0	0	. Ó	2,742,146
Enlire Zone as Expanded			•		
•	0	0	0	<b>0</b> <sup>2</sup>	<b>王治是是是是</b> 有利用的资源
Net land inventory Floor area added this year	. 0	U	· U	U	
Retail	0	0	0	0	320,593
Office	· 0	0	. U	0	299,220
Flex	0	0	0	0	2,398,032
Industrial	. · · · ·	0	0	. 0	5,385,955
Residential	0	0		0 0	0,000,000
Total GFA added this year	0		0	0	8,403,799
	-	-	. –	-	, -,

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<b>EXHIBIT</b>	

## Schedule 6:

## **Estimated Annual Appraised Values**

Assumptions:

Development quantities and timing are from separate schedules. Development quantities and timing are from separate schedules. Agricultural valuation continues indefinitely in "No Fill" scenario. Agricultural valuation status ends by 1/1/2004 in development scenario. In "No Fill" scenario, amuel fand appreciation: 3.0%

Development scenario only: All anticipated dedications are deducted from unimproved land inventory on 1/1/2005. Annual pre-construction initiation after 1/1/02.

3.0% Applied to new construction only

	Applied to prior development
0%	-5%
Annuel vacant land inflation:	Post-construction annual appraisal change: 1.5%

13 13	Base 1 1999 2000	2 2001	3 2002	4 2003	5 2004	6 2005	7 2006	8 2007	9 2008	10 2009	11 2010
				•							
									·		
\$18,200 \$17,285 \$17,285 \$17,285 20 20 20 20 20 20	5 \$17,2	\$17,28	ŝ	\$17,803	\$18,338	\$18,888	\$18,454	\$20,038	\$20,639	\$21,258	\$21,896
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				0.4	03	\$0	0\$	\$0	\$0		
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\$16,240 \$17,265 \$17,265 \$17,285 \$17,285 \$0 \$0		14	<b>\$0</b>	\$17,803 \$0	\$18,338 \$138	\$18,888 \$688	\$19,454	\$20,038 \$1,838	\$20,639 \$2,439	\$21,258 \$3,058	\$21,896 \$3,696
-		•		-							
\$18,200 \$17,285 \$17,285 \$42.761	LD	\$42.76	Ξ	\$44,044	\$45.368	\$46 727	5.4R 12R	S40 572	451 DED	103 CO1	
			0	20	\$0	US SU	05				404, 108
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\$18,200 \$17,285 \$17,285 \$42,761	5 \$42,7	\$42,76	-	\$44,044	\$45,366	\$46.727	> \$48.128	\$49.572	\$51.059	\$57 501	000 FEA
\$0 \$0 \$0 \$0 \$	\$0 \$	53	\$0	\$368	\$1,689	\$3,050	\$4,452	\$5,896	\$7,383		\$10,493
-											
\$18,200 \$17,285 \$17,285 \$17,285		\$17,28	ŝ	\$17,803	\$18,336	\$16,999	\$15,563	\$14.027	\$12.383	\$10.629	58 758
-	-	69	0	\$0	\$0	\$2,145,771	\$4,388,103	\$6,730,373	\$9,176,071	\$11.728.797	\$14.392.266
20 20		Š	_	0\$	<b>0</b> \$	\$4,076,966	\$8,337,395	\$12,787,709	\$17,434,535	\$22,284,713	\$27,345,305
\$0		47	0\$	0\$	0\$	\$2,023,156	\$4,137,354	\$6,345,780	\$8,651,724	\$11,058,580	\$13,569,850
\$0 \$0 \$0 \$0		0\$		\$0	\$0	\$15,725,439	\$32,158,523	\$49,324,019	\$67,247,491	\$85,955,323	\$105,474,747
\$18,200 \$17,285 \$17,285 \$17,285		\$17,28		\$17,803	\$18,338	\$23,988,331	\$49,036,937	\$75,201,907	\$102,522,204	\$131,038,042	\$160,790,926
	D¢	D A		∩ #	8130	323,970,131	\$49,UIB,/3/	\$15,183,707	\$102,504,004	\$131,019,842	\$160,772,726
							·~-				
\$18,200 \$17,285 \$17,285 \$42,761		\$42,761		\$544,044	\$560,366	\$519.459	\$489,861	\$468.374	\$451.851	\$436.516	\$416 078
20		\$0		\$0	<b>\$</b> 0	\$2,802,561	\$5.731.237	\$8.790.443	\$11.984.733	\$15,318,819	C18 707 530
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SO 50				5	, <b>.</b> ,	C20 083 156	EA7 RED EKA	CES 757 517	#11,100,101 #20,646 000	414,231,001	
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\$42.7	\$42.7	\$42,76 \$1			\$560,366	60 C	\$150,724,693	\$230,895,180	\$314,611,663	\$401,993,629	\$493,162,898
		Ā			210,005	\$13,940,248	\$ io'ea''	\$230,851,503	\$314,567,987	\$401,949,952	\$493,119,222

#### Schédule 6:

#### Estimated Annual Appraised Values

							· · ·			
Yea Appraisals as of 1/1/		13 2012	14 2013	15 2014	16 2015	17 2016	18 2017	19 2018	20 2019	21 2020
"No Fill" Scenario	•									
Original Zone							. •			
Floodplain/agricultura	\$22,553	\$23,229	\$23.926	\$24,644	\$25,383	\$26,145	\$26,929	\$27,737	\$28,569	Pop. 400
Retail	\$0					,,				
Office	\$0	\$0	• -		\$0					• •
Flex	\$0				,.	• •			4 -	\$0 \$0
Industrial	\$0		.\$0	\$0						\$0
Total appraised value	\$22,553				\$25,383					\$29,426
Captured appraised value	\$4,353	\$5,030	\$5,727	\$6,444	\$7,184	\$7,945	\$8,730	\$9,537	\$10,370	\$11,227
Zone as Expanded (starting 2002)				· .		· .				
Floodplain/agriculture	\$55,794	\$57,468	\$59,192	\$60,967	\$62,797	\$64,680	\$66,621	\$68,619	\$70,678	\$72,798
Retali	\$0		\$00,152		\$0					\$0
Office	\$0	\$0	\$0	, -	ŝo					\$0
Flex	\$0	\$0	\$0		\$0					\$0
Industrial	\$0									\$0
Total appraised value	\$55,794	\$57,468	\$59,192		\$62,797			\$68,619	\$70,678	\$72,798
Captured appraised value	\$12,118	\$13,791	\$15,515	\$17,291	\$19,120	\$21,004	\$22,945	\$24,943	\$27,002	\$29,122
Development Scenario	· · ·				4					
Original Zone										1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -
Unimproved land*	\$6,766	\$4,646	\$2,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail	\$17,170,313	\$20,066,896	\$23,086,098	\$26,232,135	\$26,625,617	\$27,025,001	\$27,430,376	\$27,841,832	\$28,259,459	\$28,683,351
Office	\$32,623,595	\$38,127,102	\$43,863,587	\$49,841,056	\$50,588,672	\$51,347,502	\$52,117,714	\$52,899,480	\$53,692,972	\$54,498,367
Flex	\$16,189,152	\$18,920,216	\$21,766,893	\$24,733,156	\$25,104,153	\$25,480,715	\$25,862,926	\$26,250,870	\$26,644,633	\$27,044,302
industrial	\$125,833,865	\$147,061,679	\$169,188,120	\$192,244,073	\$195,127,734	\$198,054,650	\$201,025,469	\$204,040,852		\$210,207,986
Total appraised value	\$191,823,690	\$224,180,539	\$257,907,090		\$297,446,175		\$306,436,486	\$311,033,033	\$315,698,528	\$320,434,006
Captured appraised value	\$191,805,490	\$224,162,339	\$257,888,890	\$293,032,219	\$297,427,975	\$301,889,668	\$306,418,286	\$311,014,833	\$315,680,329	\$320,415,807
Zone as Expanded (starting 2002)						· •				
Unimproved land	\$384,623	\$324,819	\$211,908	. \$0	\$0	\$0	\$0	-\$0	. \$0	\$0
Retell	\$22,425,897	\$26,209,082	\$30,152,419	\$34,261,412	\$34,775,333	\$35,296,963	\$35,826,417	\$36,363,814	\$36,909,271	\$37,462,910
Office	\$20,930,838	\$24,461,810	\$28,142,258	\$31,977,318	\$32,456,977	\$32,943,832	\$33,437,989	\$33,939,559	\$34,448,653	\$34,965,383
Flex	\$167,745,712	\$196,043,936	\$225,540,094	\$256,275,359	\$260,119,490	\$264,021,282	\$267,981,601	\$272,001,325	\$276,081,345	\$280,222,565
Industrial	\$376,755,075	\$440,312,583	\$506,560,639	\$575,591,718	\$584,225,592	\$592,988,976	\$601,883,811	\$610,912,068	\$620,075,749	\$629,376,885
Residential	\$0	\$0	\$0	\$0	- \$0		\$0	\$0	\$0	\$0
Total appraised value	\$588,242,145	\$687,352,230	\$790,607,317	\$898,105,805	\$911,577,392	\$925,251,053	\$939,129,819	\$953,216,768	\$967,515,018	\$982,027,743
Captured appraised value	\$588,198,469	\$687,308,554	\$790,563,641	\$898,062,129	\$911,533,716	\$925,207,377	\$939,086,143	\$953,173,090	\$967,471,341	\$981,984,067

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EXHIBIT 'A'

#### ig einbertos

#### Estimated Annual Appraised Values

0\$	0\$	0\$	0\$	201'628'250'1\$	977,445,540,18	864,148,820,12	558'599'110'1\$	£84,417,300 <b>2</b>	Captured appraised value
778,048,551,12	219,106,246,972	561,868,680,12	029,197,670,12	877,256,780,18	\$1,042,288,452	471,288,850,12	169'607,110,18	691 992 966\$	eulev besteriqqe lejoT
0\$	0\$	D\$	0\$	0\$ /	0\$	0\$	0\$	0\$	letinebizeA
122,623,917	995,986,807\$	¥69\$`210'2'869\$	916'781'889 <b>\$</b>	129'110'819\$	989'266'299\$	862'921'899\$	108,996,3992	863,718,8638	leitlaubni
219,604,0262	649,888,615	699,500,1168	114,704,806\$	782,678,106\$	710,814,762 <b>8</b>	778,SS93,022,6S <del>8</del>	£52'269'992\$	\$\$84 <sup>+</sup> 452'204	Flex
890'626'68\$	772 886 66\$	291,908,858	299'262'86\$	279,768,758	E86'011'ZE\$	\$30,562,544	\$36,022,211	£98'687'SE\$	POlitice
245,834,716	\$45°501'690	20'8/9'175	999'296'07\$	E61 '89E'0#\$	797,187,958	991'721'6E\$	977'969'86\$	£38'720'8E\$	(is)eX
0\$ 1	0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	bnsi bevorgminU
	•								(S005 prittets) bebriedx∃ se enoS
0\$	0\$	0\$	0\$	062'081'546\$	544,870,0458	112'250'586\$	426'001'0EE\$	116,552,2556\$	Saptured appraised value
150,186,886\$	668,989,086\$	230'769'935'025	907 946 056\$	£342'1881'57E\$	\$26'960'07E\$	116'020'SEE\$	VZ1'611'0EE\$	\$352'S40'216	eulev beziergge lejoT
\$240'348'L04	867,795,738	\$233'288'28'	109'099'622\$	\$226,453,701	\$223,107,095	S76'608'612\$	\$\$199'91Z\$	\$213'301'10C	leittsubrit
\$30,922,184	\$30,465,206	188,410,05\$	014,178,95\$	\$28°134°364	768,607,85 <b>8</b>	249,972,852	817,188, <b>72</b> \$	296'6 <del>77</del> '22 <b>\$</b>	xel3
<b>\$62'312'88</b> 6	900,292,168	967,484,09 <b>2</b>	278,098,938	\$28'110'518	089'778'29\$	79L'186'99 <b>\$</b>	089,841,868	\$55,315,842	Office
992'967,S6 <b>\$</b>	\$35,311,582	170,468,168	110,606,162	G11,000,058	£30'443'463	099'E66'67\$	906,936,550,305	109'211'62\$	(is)9A
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	*bnat bevorgminU
•						•			enoZ lenighO
1									Development Scenario
0\$	0\$	0\$	0\$	111,048 ·	652'88\$	228'98\$	955'88\$	905,152	Saptured appraised value
<u>986'76\$</u>	612,268	EE9'68\$	526'98\$	£6E'178\$	966'18\$	679,878	ZEZ'11\$	286'72\$	eulev besierqqa lejoT
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	(shizubri
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	. xeiA
0\$	0\$	22	6\$	0\$	0\$	<b>2</b> 0	0\$	0\$	Office
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Retail
S86'76\$	612'26 <b>\$</b>	£69 <b>*</b> 233	926'98\$	262 785	359,182	679'672	SEZ,TT <b>8</b>	286 <b>,</b> 47 <b>\$</b>	Floodplain/agriculture
	,	and the g		2					Zone as Expanded (starting 2002)
0\$	0\$	0\$	0\$	£16'51\$	026'+1\$	SS6'E1\$	610,618	601,518	Captured appraised value
<u>\$66'86\$</u>	922'26\$	161'96\$	201'90\$	E11'46\$	021'66\$	\$35,155	812,162	606'06\$	eulev besienqqe letoT
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Industrial
0\$	0\$ .	0\$	0\$	0\$	0\$	0\$	0\$	0\$	, xel=
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Ollice
	0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	lieteA
965,85\$	975,752	161 96\$	161,8E <b>\$</b>	ELL 425	233,120	232,155	812,168	80 <b>2'0</b> 2\$	Floodpisin/agriculture
									enoZ lenigirO
				: :					oinanso2 "III" oN"
5029	8202	2027	9202	5025	<b>\$202</b>	£2023	2202	1202	:/1/1 to se slesienqqA
OE.	62	. 8Z	12	92	52	24	£Z	22	Leal
1.1									

Page 3 of 3

1,2,2000

#### Schedule 7: Estimated Real Property Tax Collected, Contributed to TIF and Retained, If No Fill, No Development

Assumptions:

	:		7.0000	ubaous	•															
	· ·			Prope	erty tax	rates p	er \$100		Tax o	ollectio	on rate:	99%	1						· · .	
							MISD:	\$1,58000		78			•							
					· .		City:	\$0.54148												
								·····	-	. *						4				
	Year: Base 1	2	3	4	5	. 6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Valuations for Jan. 1, 1999 200	0 2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
	Collections by May 1, 2000 200	1 2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
							·····		· · · · · · · · · · · · · · · · · · ·											
	Est. real property tax collected by:							•		Ĵ.				4						
	MISD 想要過 \$27	0 \$270	\$270	\$278	\$287	\$295	\$304	\$313	\$323	\$333	\$342	\$353	\$363	\$374	\$385	\$397	\$409	\$421	\$434	\$447
	City, from original Zone 👬 🐩 \$9	3 \$93	\$93	\$95	\$98	\$101	\$104	\$107	\$111	\$114		\$121	\$125	\$128			\$140			
	City from total expanded Zone	3 \$93	\$229	\$236	\$243	\$250	\$258	\$266	\$274	\$282	\$290	\$299	\$308	\$317	\$327	\$337	\$347	\$357		+
	Total (MISD original, City revised)		\$500	\$515	\$530	\$546	\$562	\$579	\$597	\$614	\$633	\$652	\$671	\$692	\$712		\$756			\$826
	18098742544				****		+	4010	1001		4000		<b>401 1</b>	<b>WUUZ</b>	Ψ1 1 <u>2</u>	ψι 54	φιού	φιιο	4002	<b>⊅0</b> ∡0
	Est. property tax dedicated to TIF by:		2						· · ·			· `								
	MISD 改善统 \$	0 \$0	50	\$0	\$2	\$11	\$20	\$29	\$38	<sup>:</sup> \$48	\$58	\$68	\$79	\$90	\$101	\$112	\$124	\$137	\$149	\$162
	City, from original Zone* 112		\$0	\$0	\$1	\$4	\$7	\$10	\$13	<sup>1</sup> \$16	\$20	\$23	\$27	\$31	\$35	\$39	\$43	\$137	\$51	•
	City from total expanded Zone		\$0	\$2	\$9	\$16	\$24	\$32	\$40	\$48	\$56	\$65	\$74	\$83	\$93	,	•	• •		\$56
-	Total (MISD original, City revised)	·	\$0	\$2	\$11	\$27	\$43	\$60	\$78					\$173		\$102	\$113	\$123	\$134	
	Form (mode ongminit, ony formout) 音楽語解語 中	υ ψυ	φυ	ψ£	ΨΓΙ	Ψ£ſ	φ <b>4</b> 0	400	4/0	· 490	<b>₽114</b>	φ193	φ105	φιζο	\$193	\$215	\$237	\$260	\$283	\$307
	Est, real property tax retained by:											`								
	MISD 影響終 \$27	0 \$270	\$270	\$278	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	POOL		¢nor	#00F	<b>*</b> ***
	City, from original Zone	,	\$93	\$95	\$98	\$98	φ205 \$98	φ200 \$98	\$98 \$98	\$98	₽200 \$98					\$285	\$285	\$285	\$285	\$285
							•				•	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98
-				\$234			\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234		\$234
	Total (MISD original, City revised)	3 \$363	\$500	\$513	\$519	\$519	\$519	\$519	\$519	<b>\$</b> 519	\$519	\$519	\$519	\$519	\$519	\$519	\$519	\$519	\$519	\$519

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EXHIBIT 'A'

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#### Schedule 7:

#### Estimated Real Property Tax Collected, Contributed to TIF and Retained, If No Fill, No Development

Year: Valuations for Jan. 1, Collections by May 1,	2020	22 2021 2022	23 2022 2023	24 2023 2024	25 2024 2025	26 2025 2026	27 2026 2027	28 2027 2028	29 2028 2029	30 2029 2030	Est. Adjustment at End of Term if No Spending	Cumulative, 30 Years	While MISD Con Est. % of Total Cont Original Zone F	
Est. real property tax collected by:				•						5 4				•
MISD	\$460	\$474	\$488	\$503	\$518	\$534	\$550	\$566	\$583	\$601		\$12,148		
City, from original Zone			\$167		\$178	\$183	\$188	\$194	\$200	\$206		\$4,163		
City from total expanded Zone		\$402	\$414	\$426	\$439	\$452	\$466	\$480	\$494	\$509		\$10,026	•	
Total (MISD original, City revised)	\$851	\$876	\$902	\$929	\$957	\$986	\$1,016	\$1,046	\$1,077	\$1,110	······	\$22,174	•	
Est. property tax dedicated to TIF by:												-		1 m.
MISD		\$189	\$204	\$218	\$233	\$249	\$0	\$0	\$0	<b>\$</b> 0	(\$2,496)	\$0	74%	51%
City, from original Zone*		\$65	\$70	\$75	\$80	\$85	\$0	\$0	\$0	÷ \$0	(\$855)	\$0	26%	化的高级合同的
City from total expanded Zone		\$168	\$180	\$192	\$205	\$218	\$0	<u> </u>	\$0	\$0	(\$2,277)	\$0	臺灣電腦的時代的	49%
Total (MISD original, City revised)	\$332	\$357	\$384	\$411	\$438	\$467	\$0	\$0	\$0	\$0	(\$4,773)	\$0	100%	100%
Est. real property tax retained by:			800F		#00-5		<b>6</b> 750		<b>*</b> -**	1				
MISD		\$285	•	\$285	\$285	\$285	\$550	\$566	\$583	•••	\$2,496	\$12,148		
City, from original Zone		\$98	\$98	\$98	\$98	\$98	\$188	\$194	\$200	\$206	\$855	\$4,163		
City from lotal expanded Zone		\$234		\$234	\$234	\$234	\$466	\$480	\$494	\$509	\$2,277	\$10,026	· · ·	
Total (MISD original, City revised)	9018	\$519	\$519	\$519	\$519	\$519	\$1,016	\$1,046	\$1,077	\$1,110	\$4,773	\$22,174		

Paga 2 of 2

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#### Estimated Real Property Tax Collected, Contributed to TIF and Retained,

#### If Developed as Planned

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Taxes do not include payments for rollback of agricultural valuations to market appraisals for five preceeding years. First rollback payment is received in 2006. Rollback payments will flow to TIF fund , although rollback payments due to residential development (est. 3%) will flow to City general fund.

	· · · · · · · · ·	· .	·		
216 2216 2234 2234 534 2534 2534 268 268 268 582 2582 2582	\$	2829 2829 289 234 2594 259 289 289 289 289 289 289	\$534 \$534 \$534 \$534 \$68 \$68 \$68	225 0225 2363 2800 225 265 263 255 263 263 255 263 263 255 250 2550 255 2550 2550	Est. real property tax retained by: MISD City, from original Zone City from total expanded Zone Total (MISD original, City revised)
847 \$1,028,202 \$1,201,656 441 \$3,153,127 \$3,684,422	\$3'569'667 \$4,204,126 \$5,156, \$649,468 \$702,352 \$643, \$1,663,290 \$2,154,714 \$2,643, \$1,663,266 \$2,154,714 \$2,643, \$1,663,368 \$2,049,412 \$2,643, \$1,663,368 \$2,049,412 \$2,643,	\$766,751 \$1,76,024 \$167,772 \$403,034 \$167,772 \$403,034 \$167,500 \$2,413,638 \$167,500 \$2,413,638	895'965\$ 022'\$ 289'28 ( 895'965\$ 022'\$ 289'28 (	\$ 0\$ 0\$   \$ 0\$ 0\$   \$ 0\$ 0\$   \$ 0\$ 0\$   \$ 0\$ 0\$	Est. property tax dedicated to TIF by: MISD City from original Zone City from total expanded Zone Total (MISD original, City revised)
944 \$3,153,361 \$3,684,656	\$1,603,662 \$2,049,697 \$2,643, \$1,603,662 \$2,049,697 \$2,643, \$1,666,524 \$2,154,948 \$2,643, \$1,666,524 \$2,154,948 \$2,643, \$1,666,524 \$2,154,948 \$2,643, \$1,603,176 \$4,504,645 \$5,158,	806,971,18 800,763,8 161,604 90,018,506,708 647,762,18 806,708 647,762,18 806,708 760,414,52 810,376,18 760,414,52 810,376,18 760,516,18,18,18,18,18,18,18,18,18,18,18,18,18,	209'966\$ \$00'5\$ 916'2\$ 6	225 2353 2363 260 263 2353 253 263 263 263 255 2550 2550 255	Est. real property tax collected by: MISD City, from original Zone City from fotal expanded Zone Total (MISD original, City revised)
210Z 110Z 0	11 2009 2010 2011 2008 2009 2011 6 10 10	2001 2008 2006 2001 4 8		2000 2001 2002 2003 1999 2000 2001 2003 1996 1 2 3	,t .net ioi anoueuleV
	[%66]		y tax rates per \$100 MISD: \$1.58000 City: \$0.54146	heqon9	

6 to 1 egs9

#### Schedule 8:

#### Estimated Real Property Tax Collected, Contributed to TIF and Retained, If Developed as Planned

Year:	14	15	16	17	18	19	20	21	22	23	24
Valuations for Jan. 1,	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Collections by May 1,	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
						() ()				· · ·	
Est. real property tax collected by:						· · · · ·					· · · · ·
MISD	\$4,034,183	\$4,583,895	\$4,652,653	\$4,722,443	\$4,793,280	\$4,865,179	\$4,938,156	\$5,012,229	\$5,087,412	\$5,163,723	\$5,241,179
City, from original Zone	\$1,382,550	\$1,570,941	\$1,594,505	\$1,618,423	\$1,642,699	\$1,667,340	\$1,692,350	\$1,717,735	\$1,743,501	\$1,769,654	\$1,796,199
City from total expanded Zone.	\$4,238,171	\$4,814,433	\$4,886,649	\$4,959,949	\$5,034,348	\$5,109,863	\$5,186,511	\$5,264,309	\$5,343,274	\$5,423,423	\$5,504,774
Total (MISD original, City revised)	\$8,272,353	\$9,398,327	\$9,539,302	\$9,682,392	\$9,827,628	\$9,975,042	\$10,124,668	\$10,276,538	\$10,430,686	\$10,587,146	\$10,745,953
Est, property tax dedicated to TIF by;							1997 - 1997 -			· · ·	
	\$4,033,898	\$4,583,610	\$0	50	\$0	\$0	\$0	\$0	\$0	. \$0	\$0
City, from original Zone			\$1,594,408	\$1,618,325	\$1,642,602	2* ·	\$1,692,252	\$0	\$0	\$0 \$0	\$0 \$0
City from total expanded Zone			\$4,886,415	\$4,959,715	\$5.034.114	\$5,109,629	\$5,186,277	\$0	\$0	\$0 \$0	\$0 \$0
Total (MISD original, City revised)			\$4,886,415		\$5,034,114	\$5,109,629	\$5,186,277	\$0	\$0	\$0	\$0 \$0
											••
Est, real property tax retained by:							+				
MISD	\$285	\$285	\$4,652,653	\$4,722,443	\$4,793,280	\$4,865,179	\$4,938,156	\$5,012,229	\$5,087,412	\$5,163,723	\$5,241,179
City, from original Zone	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$1,717,735	\$1,743,501	\$1,769,654	\$1,796,199
City from total expanded Zone	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$5,264,309	\$5,343,274	\$5,423,423	\$5,504,774
Total (MISD original, City revised)	\$519	\$519	\$4,652,887	\$4,722,677	\$4,793,514	\$4,865,413	\$4,938,391	\$10,276,538	\$10,430,686	\$10,587,146	\$10,745,953

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EXHIBIT 'A'

000246

#### Schedule 8:

#### Estimated Real Property Tax Collected, Contributed to TIF and Retained, If Developed as Planned

Year: Valuations for Jan. 1, Collections by May 1,	25 2024 2025	26 2025 2026	27 2026 2027	28 2027 2028	29 2028 2029	30 2029 2030	Est. Adjustment in Final Year for MISD	Est. Adjustment in Final Year for City	Cumulative, 30 Years
<b>.</b>					•		· ·	·· 、	
Est, real property tax collected by:						÷ .	•		,
MISD	\$5,319,797	\$5,399,594	\$5,480,588	\$5,562,797	\$5,646,239	\$5,730,932			\$101,229,802
City, from original Zone	\$1,823,142	\$1,850,489	\$1,878,246	\$1,906,420	\$1,935,016	\$1,964,041		e a construction de la construction	\$34,692,350
City from total expanded Zone	\$5,587,346	\$5,671,156	\$5,756,223	\$5,842,567	\$5,930,205	\$6,019,158			\$106,344,190
Total (MISD original, City revised)	\$10,907,143	\$11,070,750	\$11,236,811	\$11,405,363	\$11,578,444	\$11,750,090			\$207,573,992
Est. property tax dedicated to TIF by:				5. 1					
MISD	\$0	\$0	\$0	\$0	\$0	\$D	(\$2,579,427)		\$21,029,954
Clty, from original Zone	\$0	\$0	\$0	\$0	\$0	\$0		<b>美国内省代州</b> 使河南北	\$16,305,974
City from total expanded Zone		\$0	\$0	\$0	\$0	\$0	Name Rich Production and Advances and Same	(\$1,756,456)	\$48,240,905
Total (MISD original, City revised)		\$0	\$0	\$0	\$ <u>0</u>	-\$0	(\$2,579,427)	(\$1,756,456)	\$69,270,859
Est. real property tax relained by:					đ. Na seleta		-		
MISD	\$5,319,797	\$5,399,594	\$5,480,588	\$5,562,797	\$5,646,239	\$5,730,932	\$2,579,427	· · · · · · · ·	\$80,199,848
City, from original Zone		\$1,850,489	\$1,878,246	\$1,906,420	\$1,935,016				\$18,386,376
City from total expanded Zone		\$5.671,156	\$5,756,223	\$5,842,567	\$5,930,205	\$6,019,158	THE REPORT OF A CONTRACT OF	\$1.756,456	\$58,103,285
Total (MISD original, City revised)		\$11,070,750	\$11,236,811	\$11,405,363	\$11,576,444	\$11,750,090	\$2,579,427	\$1,756,456	\$138,303,133

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#### Schedule 9.1: Estimated Public Improvement Costs, Cash Advanced by City

	2002	Cash Adv. May, 2	002	Cash Adv May, :	2003	<i>r</i> .	h Advance (lay, 2004	by	Cash Adv May, 2		Cash Adv May, 2	
· · · · · · · · · · · · · · · · · · ·	Cost Estimate	% of Capital Cost	Cost, with Inflation	% of Capital Cost	Cost, with Inflation	% of Capital C		st, with lation	% of Capital Cost	Cost, with Inflation	% of Capital Cost	Cost, with Inflation
or Original Zone		· · ·										· · ·
Capital costs, in 2002 dollars				`								
IH 20 interchange and frontage roads	\$9,425,959	0%	\$0	0%	\$0	) 10	0% \$10.	000,000	0%	\$0	0%	\$
Subtotal	\$9,425,959	• • •	\$0		\$0	i j	\$10.	000,000		\$0		
Interest costs			. •			4				• -		•
(from reimbursement schedule)		<b>的</b> 建筑和										
City administrative fees	<b>Ö</b> sstanden och						Sin Ari Al		1.1.2.4.7.	in area	Na Walio Ing	小学内有
Total project costs for original Zone	e and second											
	, 		8.22%(CH <u>C1</u> ,42H 6.12H (H1)		alkeen benefanningstaddig				and a construction of the second second	anna an	\$4.41(41.822);E27(74);A37(79);	and the subscription of th
or Expanded Part of Zone Only									L.			
Capital costs, in 2002 dollars		4 <sup></sup>		-								
	\$0	0%	\$0	0%	\$0		0%	\$0	0%	\$0	0%	\$
Subtotal	\$0		\$0		\$0	la station	•	\$0		. \$0		\$
Interest costs	·为4)东西南京 (6)和11755-5-114-116-6-1	Land S. & Soc. The Lot of the st		2.20 mm in the little contract of	under State and the state		adiates not construct	25.7542.00.5	rit manife the same state of the	Rindra Strate estimat	1965 mar sounda a construction a construction	
(from reimbursement schedule)			er orre orr	<u> - 1997 - 19</u> 77			$2 \cdot 1 \cdot 1 \cdot 1$					a the parameter
Total for expanded part only								<b>19</b> 8 8				""我们这个"你
· · ·				·	· · · ·							
or All of Expanded Zone		na an a	elv.s.s.comitenerga		1.0000 Automatica		en de la contra cont			4	·····································	**************************************
	\$9,425,959											
Interest costs		学者 医支付								in an th	a sa ang ang ang ang ang ang ang ang ang an	
City administrative fees						2.17			ten du duy			
Total for all of expanded Zone												
		•								· · ·		
	Accumed nor	nual inflation o	Foostructio		3.0%	1	· .					· .
· · · · · · · · · · · · · · · · · · ·	naaumeu ani		CONSCRUCIN	ni coara.	0.070	<b>)</b> je		. '	1			

A project cost of the original Zone is the lesser of actual TIF revenue for any year or \$30,000, payable as an administative fee to the City.

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EXHIBIT 'A'

000448

#### Schedule 9.1: Estimated Public Improvement Costs, Cash Advanced by City

	Cash Adv May, 2 % of Capital Cost		Cash Adv May, 3 % of <u>Capital Cos</u> t		Total Cost Advanced, With Inflation
For Original Zone					
Capital costs, in 2002 dollars					
IH 20 interchange and frontage roads	0%	\$0	i or		<b>*</b> • <b>•</b> • • • • • • • • • • • • • • • •
Subtotal	076		0%	.\$0	\$10,000,000
interest costs		<b>4</b> 0	1.	\$0	\$10,000,000
(from reimbursement schedule)					£1.000 700
City administrative fees	的新闻的名		的复数复数 金属		\$4,662,720
Total project costs for original Zone	and a second				\$270,003
	<b>法正常</b> 在提出的"完全的				\$14,932,723
For Expanded Part of Zone Only	- /		35 J	1.1	• .
Capital costs, in 2002 dollars					
•	0%	\$0	0%	₫ O	<b>f</b> 0
Subtotal	0 <i>7</i> 0_	\$0 \$0		<u>\$0</u> \$0	\$0
Interest costs		- ψυ		. φ <b>υ</b>	\$0
(from reimbursement schedule)					#00 550 50 /
Total for expanded part only					\$22,556,561
retarior expanded part only g					\$22,556,561
or All of Expanded Zone					
Capital costs, in 2002 dollars					\$10,000,000
Interest costs	建制的公司				\$27,219,281
City administrative fees			2.4.4.4.4		\$270,003
Total for all of expanded Zone					\$37,489,284

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#### Schedule 9,2:

#### Estimated Public Improvement Costs, Cash Advanced by Developer or District

	2002	Cash Advi May, 2	•	Cash Adv May,		Cash Ad		Cash Adv May, 2		Cash Adv May, 1	
	Cost Estimate	% of Capital Cost	Cost, with Inflation	% of Capital Cost	Cost, with Inflation	% of Capital Cost	Cost, with Inflation	% of Capital Cost	Cost, with Inflation	% of Capital Cost	Cost, with Inflation
or Orlginal Zone				· · · ·							
Capital costs, in 2002 dollars							. *				
IH 20 interchange and frontage roads	\$1,572,209	0%	. \$0	0%	\$0	18%	\$318,457	43%	\$746,257	28%	\$488,00
Main road (4-lane divided, w utilities)	\$2,998,000	0%	\$0	50%	\$1,543,970	50%	\$1,590,289	0%	.\$0		,-
Ring road (with utilities)	\$2,332,000	0%	\$0		\$1,200,980		\$1,237,009	0%	\$0		
Subtotal	\$6,902,209		\$0		\$2,744,950		\$3,145,756	•	\$746,257	•	\$488.0
Interest costs						1					
(from reimbursement schedule)	网络白色神经	的复数的是	创建制的	or in the				的过去分词			
City administrative fees	计数据制度		建建物的			2019 - P. V. 197		自己的现在			法許許
Total project costs for original Zone	1. Ware	1. 121				Rederation of the				A PRENAME SCHOOL	1999 av
	anton ( - 1990 and along several provided and a solid several provided and a solid several provided and a solid	an a	NACIDAL CONTRACT STATE	are an approved to the provide	an na transferika na mining ta	NUT THE PARTY OF A DATE OF A	27 CONT 1975 2 CONT 201 2 CONT 201 2		-## F##################################	an Belorier Briter of the box and from	1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -
or Expanded Part of Zone Only				•					,		
Earthwork (2003 cost estimate)	\$13,906,820	0%	\$0	50%	\$6,953,410	50%	\$6,953,410	0%	\$0	. 0%	
Additional ring road (2002 cost)	\$2,332,000	0%	\$0	0%	\$0	5%	\$123,701	50%	\$1,274,120	45%	\$1,181,1
Roads/utilities (2002 cost)	\$1,638,000	0%	\$0	0%	\$0	5%	\$86,888	50%	\$894,943		\$829,6
Subtotal	\$17,876,820		\$0		\$6,953,410		\$7,163,999		\$2,169,063		\$2,010,7
Interest costs		· · ·						· · · ·			
(from reimbursement schedule)		他们边有些								经的复数	
Total for expanded part only	and the state	44、51-51-64-64	5.5 A. A.				14.5 4 4. 535			and the second	
	fafnad 13.ðarðfrað fra dir fila anglar	ntha maintaine an	44, 372 (B-9) 45, 252 (B-2) 1 93 (B-1)	17.7 <b>7 - 17.6</b> 7 - 16.47 - 16.47 - 16.47	a frait for finite and for the first second s						
or All of Expanded Zone											
Capital costs, in 2002 dollars	\$24,779,029	使自动感情		建合物作用			的智慧和的		和时代的新闻	的是自己的问题	<b>新的</b> 科社
Interest costs					al a sat						
City administrative fees						1. 2				的著作的法	理想的引
Total for all of expanded Zone							STATES.	di sana N		17月1日日	家的研究
	an a first an ann a first ann an	a series and the series of the							•		
		1. A.									
	Assumed anni	al inflation of	construction	n costs:	3.0%	(except earth	work, a 2003	cost estimate)			

A project cost of the original Zone is the lesser of actual TIF revenue for any year or \$30,000, payable as an administative fee to the City.

page 1 of 2

EXHIBIT 'A'

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#### Schedule 9.2:

#### Estimated Public Improvement Costs, Cash Advanced by Developer or District

· · · ·	Cash Adv May, 2		Cash Adv May, 2		Total Cos Advanced
	% of Capital Cost	Cost, with	% of Capital Cost	Cost, with Inflation	With Inflation
es Orleinet Zene				· · · ·	
or Orlginal Zone Capital costs, in 2002 dollars					
IH 20 interchange and frontage roads	10%	\$180,284	0%	\$0	\$1,733,0
Main road (4-lane divided, w utilities)		\$100,20	0%	\$0	\$3,134,2
Ring road (with utilities)	0%	\$0		\$D	\$2,437,9
Subtotal		\$180,284	•	\$0	\$7,305,2
Interest costs					
(from reimbursement schedule)					\$4,662,7
City administrative fees					\$270,0
Total project costs for original Zone					\$12,237,9
	**************************************	, 	olitige an and an inclusion	Caraces adding.	
or Expanded Part of Zone Only					
Earthwork (2003 cost estimate)	0%	. \$0	0%	\$0	\$13,906,8
Additional ring road (2002 cost)	0%	\$0	0%	\$0	\$2,578,9
Roads/utilities (2002 cost)	0%	\$0	0%	\$0	\$1,811,4
Subtotal		\$0	• • •	\$0	\$18,297,1
Interest costs			1	1.1	
(from reimbursement schedule)					\$22,556,5
Total for expanded part only					\$40,853,7
or All of Expanded Zone			*		
Capital costs, in 2002 dollars					\$25,602,4
Interest costs			destruition (		\$27,219,2
City administrative fees		9 Q 4			\$270,0
Total for all of expanded Zone	the second se	in the second			\$53,091,7

page 2 of 2

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#### Schedule 10.1:

#### **TIF Reimbursement Schedule for City,**

#### Project Costs for Original Zone, Using Tax Increments from Original Zone

	Assun	nptions:						1 •	· ·			·. ·
· · ·		F	ublic Improve	ment ca	pital	costs, adjuste	d for Inflation,	are imported fr	om the a separ	ate schedule.		
,			. *					change and ut				
• '		Inter	rest on advan	ces, con	npou	nded annually:	5.5%	Actual Interes	t terms are to l	pe determined.		
					No	interest has be	en credited to	TIF cash balar	ices.	· · ·		
		୍ର	ity may opt to	finance	publ	ic Improvemen	ts with bonds	or certificates, v	which will amor	tize differently.		
								E			1	
Year:		1	2	3		4	5	6	7	. 8	9	10
Appraisal and Levy:	1999	2000	2001	2002	<b>!</b> .	2003	2004	2005	2006	2007	2008	2009
Receipts by May 1,		-					· ·			· .		
Expenses during year ended May 31,	2000	2001	2002	2003	i	2004	2005	2006	2007	2008	2009	2010
			-									
Cash available to tax increment fund	( <b>2</b> 98)(25.1.244)		_									
Real property tax to Fund	调料	\$0	\$0		\$O	\$0	\$3		\$1,029,523	\$1,579,057	\$2,152,856	\$2,751,764
Priority TIF cash for City debt service (1)		\$0	\$0		\$0	\$0	\$3		\$647,052	\$992,431	\$1,353,060	\$1,729,470
Less administrative fees (2)	编码论		\$0		\$0	\$0	\$3		\$30,000	\$30,000	\$30,000	\$30,000
Net funds for City debt service		\$0	\$0		\$0	\$0	\$0	\$286,409	\$617,052	\$962,431	\$1,323,060	\$1,699,470
Adverse and that see to a												
Advances and debt service	<b>*</b> -		, đeo								<b>*</b> - <b>*</b> - <b>*</b> - <b>*</b>	· · · · · · · · · · · · · · · · · · ·
Principal carried from previous year	\$0	\$0	\$0		\$0	\$0	\$10,000,000		\$10,000,000		\$10,000,000	\$9,708,067
New principal advanced by developer	\$0	\$0	\$0		\$0	\$10,000,000	\$9	-\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	<b>\$</b> 0	\$0	\$0		\$0	\$0	\$Q	\$0	\$0	\$0	\$291,933	\$1,165,527
Net reimbursable principal	\$0	\$0	\$0		\$0	\$10,000,000	\$10,000,000		\$10,000,000	\$10,000,000	\$9,708,067	\$8,542,541
Interest carried from previous year	\$0	\$0	\$0		\$0	\$0	\$Q	\$550,000	\$843,841	\$823,200	\$456,045	\$0
Interest accrued this period	\$0	\$0	\$0		\$0	. \$0	\$550,000	\$580,250	\$596,411	\$595,276	\$575,082	\$533,944
Total interest before reduction this period	<b>\$</b> 0	\$0	\$0		\$0	\$0	\$550,000	\$1,130,250	\$1,440,253	\$1,418,477	\$1,031,128	\$533,944
Less interest repaid this year	\$0	\$0	\$0		\$0	\$0	\$U	\$286,409	\$617,052	\$962,431	\$1,031,128	\$533,944
Net reimbursable interest	<u>\$0</u>	<u>\$0</u>	\$0	·	\$0	\$0	\$550,000	\$843,841	\$823,200	\$456,045	\$0	\$0
Total principal and interest owed by Fund	\$0	\$0	\$0	· · ·	\$0	\$10,000,000	\$10,550,000	\$10,843,841	\$10,823,200	\$10,456,045	\$9,708,067	\$8,542,541
							<u>_</u>	·			· ·	. <b>"</b> –
Fund balance at end of period (3)	\$0	<u>\$0</u>	\$0		<u>\$0</u>	\$0	\$0	\$0	<u>\$0</u>	\$0	<u>\$0</u>	\$0

(1) The City has a claim senior to the developer or District for all funds flowing to the TIF in a tax year, subject to the maximum figures, "TIF cash flow for City debt service," as they appear in this schedule. Figures were based on appraisals of \$50 per SF GFA, plus inflation. TIF cash flow in excesss of the annual City fee and the "TIF cash flow for City debt service" amount flows to developer or District project costs.

(2) Annual administrative fees will be paid by the sole recipient of TIF cash flow in each year or, if multiple recipients, the party with claim to the first \$30,000.

(3) Fund balance after all TIF project costs, including interest and administrative costs, may be prorated to taxing units. City share of balance will be used to reimburse developer or District expenses for project costs.

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#### Schedule 10.1:

#### **TIF Reimbursement Schedule for City,**

#### Project Costs for Original Zone, Using Tax Increments from Original Zone

Year:	11	12	13	14	15	16	17	18	19	20
Appraisal and Levy: Receipts by May 1,	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Expenses during year ended May 31,	2011	2012	2013	2014*	2015	2016	2017	2018	2019	2020
Cash available to tex increment fund	• •		к				* *			•
Real property tax to Fund	\$3,376,654	\$4,028,424	\$4,708,004	\$5,416,351	\$6,154,454	\$0	\$0	\$0	\$0	\$0
Priority TIF cash for City debt service (1)	\$2,122,209	\$2,531,842	\$2,958,953	\$3,404,143	\$0	\$0	\$0	\$0	\$0	· \$0
Less administrative fees (2)	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0
Net funds for City debt service	\$2,092,209	\$2,501,842	\$2,928,953	\$3,374,143	\$0	\$0	\$0	\$0	\$0	\$0
Advances and debt service				· ·						
Principal carried from previous year	\$8,542,541	\$6,920,171	\$4,798,938	\$2,133,927	\$0	\$0	\$0	\$0	\$0	\$0
New principal advanced by developer	· \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$1,622,370	\$2,121,233	\$2,665,011	\$2,133,927	\$0	\$0	\$O	\$0	\$0	\$0
Net reimbursable principal	\$6,920,171	\$4,798,938	\$2,133,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year	\$0	\$0	\$0	· \$0	\$0	\$0	· \$0	\$0	\$0	\$0
interest accrued this period	\$469,840	\$380, <del>6</del> 09 ,	\$263,942	\$117,366	\$0	\$0	\$0	\$0	\$0	\$0
Total interest before reduction this period	\$469,840	\$380,609	\$263,942	\$117,366	\$0	\$0	\$0	\$0	\$0	\$0
Less Interest repaid this year	\$469,840	\$380,609	\$263,942	\$117,366	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable interest	<b>\$</b> 0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total principal and Interest owed by Fund	\$6,920,171	\$4,798,938	\$2,133,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	EOY 2014 fun	d balance flows	to developer	for original proj	ect costs, See	e Sched. 10.2 fo	r 2015 EOY b	alance.		
Fund balance at end of period (3)	\$0	\$0	\$0	\$1,122,850	\$0	\$0	\$0	<b>\$</b> 0 ·	\$0	\$0
•									·····	**************************************

\*Cash available to fund is unadjusted for return to MISD of funds in excess of project cost needs

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#### Schedule 10.1:

TIF Reimbursement Schedule for City,

#### Project Costs for Original Zone, Using Tax Increments from Original Zone

Year: Appraisal and Levy;	21 2020	22 2021	23 2022	24 2023	25 2024	26 2025	27 2026	28 2027	29 2028	30 2029	Total
Receipts by May 1,								•			Uses
Expenses during year ended May 31,	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	of Funds*
Cash available to tax increment fund					,	5.5	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1				
Real property tax to Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,700,526
Priority TIF cash for City debt service (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	÷. \$0	
Less administrative fees (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$270,003
Net funds for City debt service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Advances and debt service						i					
Principal carried from previous year	\$0	<u> </u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	. \$0	間被認知
New principal advanced by developer	. \$0	\$0	\$0	\$0	\$0	· \$0	\$0	\$0	\$0	\$0	\$10,000,000
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000,000
Net reimbursable principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	· \$0	\$0	<b>治時</b> 前法
Interest carried from previous year	<b>\$</b> 0	\$0	\$0	\$0	\$0	- \$0	\$0	\$0	\$0	\$0	
Interest accrued this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,662,720
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	指導動的發展
Less interest repaid this year	\$0	\$0	\$0	\$0	<b>\$</b> 0 1	\$0	\$0	\$0	\$0	\$0	\$4,662,720
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	- \$0	\$0	和的物质和
Total principal and interest owed by Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Carlos A.
und balance at end of period (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(

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#### Schedule 10.2:

#### TIF Reimbursement Schedule for Developer or District, Project Costs for Original Zone, Using Tax Increments from Original Zone

#### Assumptions:

Public improvement capital costs, adjusted for inflation, are imported from the a separate schedule.

Developer or District advances funds for identified items.

Interest on advances, compounded annually: 7.50% Actual Interest terms are to be determined.

No interest has been credited to TIF cash balances.

			÷			÷	· · ·				
Year:			2	3	4	5	6	7	8	9	10
Appreisal and Levy:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Receipts by May 1,							1 .				· . ·
Expenses during year ended May 31,	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Cash available to tax increment fund							- È		•		
Real property tax to Fund	建晶质	\$0	\$0	\$D	\$0	\$3	\$503,436	\$1,029,523	\$1,579,057	\$2,152,856	\$2,751,764
For developer's debt service (1)		\$0	\$0	\$0	\$0	\$0	\$187,028	\$382,471	\$586,626	\$799,796	\$1,022,294
Less administrative fees (2)			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net funds for debt service		\$0	\$0	\$0	\$0	\$0	\$187,028	\$382,471	\$586,626	\$799,796	\$1,022,294
Advances and debt service										* 	
Principal carried from previous year	\$0	\$0	\$0	\$0	\$2,744,950	\$5,890,706	\$6,636,963	\$7,124,969	\$7,305,253	\$7,305,253	\$7,305,253
New principal advanced by developer	\$0	\$0	\$0	\$2,744,950	\$3,145,756	\$746,257	\$488,006	\$180,284	\$0	\$0	\$0
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$0	\$0	\$0	\$2,744,950	\$5,890,706	\$6,636,963	\$7,124,969	\$7,305,253	\$7,305,253	\$7,305,253	\$7,305,253
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$205,871	🖄 \$663,115	\$1,023,593	\$1,252,263	\$1,307,451	\$1,153,608
Interest accrued this period	\$0	\$0	\$0	\$0	\$205,871	\$457,243	\$547,506	\$611,142	\$641,814	\$645,953	\$634,415
Total interest before reduction this period	\$0	\$0	· \$0	\$0	\$205,871	\$663,115	\$1,210,620	\$1,634,735	\$1,894,077	\$1,953,404	\$1,788,023
Less interest repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$187,028	\$382,471	\$586,626	\$799,796	\$1,022,294
Net reimbursable interest	\$0	<b>\$</b> 0	\$0	\$0	\$205,871	\$663,115	\$1,023,593	\$1,252,263	\$1,307,451	\$1,153,608	\$765,729
Total principal and interest owed by Fund	\$0	\$0	\$0	\$2,744,950	\$6,096,577	\$7,300,077	\$8,148,561	\$8,557,516	\$8,612,703	\$8,458,861	\$8,070,982
Fund balance at end of period (3)	\$0	<u>\$0</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$D	\$0	\$0

(1) Real property tax to Fund, less amounts for City debt service and fees from Schedule 10.1, plus any amount of City's priority claim not required to amortize City debt for project costs.

(2) Annual administrative fees will be paid by the sole recipient of TIF cash flow in each year or, if multiple recipients, the party with claim to the first \$30,000.

(3) Fund balance after all TIF project costs, including interest and administrative costs, may be prorated to taxing units. City share of balance will be used to reimburse project costs of expanded zone.

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#### Schedule 10.2:

#### TIF Reimbursement Schedule for Developer or District, Project Costs for Original Zone, Using Tax Increments from Original Zone

Year: Appraisal and Lavy: Receipts by May 1,	11 2010	12 2011	13 2012	14 2013	15 2014	16 2015	17 2016	18 2017	19 2018	20 2019
Expenses during year ended May 31,	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Cash available to tax increment fund					· · · · ·	•	•			
Real property tax to Fund	\$3,376,654	\$4,028,424	\$4,708,004	\$5,416,351	\$6,154,454	\$0	\$0	\$0	\$0	\$0
For developer's debt service (1)	\$1,254,444	\$1,496,582	\$1,749,051	\$3,135,057	\$6,154,454	\$0	\$0	\$0 \$0	\$0	\$0 \$0
Less administrative fees (2)	\$0	\$0	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0	× \$0.
Net funds for debt service	\$1,254,444	\$1,496,582	\$1,749,051	\$3,135,057	\$6,124,454	\$0	\$0	\$0	\$0	\$0
Advances and debt service		·	· ·							
Principal carried from previous year	\$7,305,253	\$7,305,253	\$6,481,919	\$5,219,012	\$2,475,380	\$0	\$0	\$0	\$0	\$0
New principal advanced by developer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$0	\$823,334	\$1,262,907	\$2,743,631	\$2,475,380	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$7,305,253	\$6,481,919	\$5,219,012	\$2,475,380	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year	\$765,729	\$116,608	\$0	\$0	\$0	\$0	\$0	\$0	- \$0	\$0
Interest accrued this period	\$605.324	\$556,640	\$486,144	\$391,426	\$185,654	\$0	\$0	\$0	\$0	- \$0
Total interest before reduction this period	\$1,371,053	\$673,248	\$486,144	\$391,426	\$185,654	\$0	\$0	\$0	\$0	\$0
Less interest repaid this year	\$1,254,444	\$673,248	\$486,144	\$391,426	\$185,654	\$0	\$0	\$0	\$0	\$0
Net reimbursable interest	\$116,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$O <sup>-</sup>	\$0
Total principal and Interest owed by Fund	\$7,421,861	\$6,481,919	\$5,219,012	\$2,475,380	\$0	\$0	\$0	\$0	\$0	\$0
Fund balance at end of period (3)	\$0	\$0_	\$0	\$0	\$3,463,420	\$0	\$0	\$0	\$0	\$0

\*Cash available to fund is unadjusted for return to MISD of funds in excess of project cost needs

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#### Schedule 10.2:

#### TIF Reimbursement Schedule for Developer or District, Project Costs for Original Zone, Using Tax Increments from Original Zone

· · · · ·		1.1						× .	+		
Year:	21	22	23	24	25	26	27	28	29	30	Total
Appraisal and Levy:	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Receipts by May 1,	0004	2022	0000	0004		0000	0007				Uses
Expenses during year ended May 31, _	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	of Funds*
Cash available to tax increment fund		н т									·
Real property tex to Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,700,526
For developer's debt service (1)	\$0	\$0	\$0	\$0	\$0	: <b>\$0</b>	\$0	\$0	\$0	\$0	\$16,767,802
Less administrative fees (2)	\$0	\$0	\$0	\$0	\$0	. \$0	\$0	\$0	\$0	\$0	\$30,000
Net funds for debt service	\$0	\$0	\$0	\$0	\$0	\$0 ·	\$0	\$0	\$0	* \$0	
Advances and debt service								• •			
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	關連拔的原理
New principal advanced by developer	<b>\$</b> 0`	\$0	\$0	· \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,305,253
Less principal repaid this year	\$0	<b>\$</b> 0	<b>\$</b> 0	\$0	\$0	\$0	\$0	\$D	\$0	\$0	\$7,305,253
Net reimbursable principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$O .	\$0	地?那些朝神游舟
Interest carried from previous year	\$0	\$0	\$0	· \$0.	\$0	\$0	\$0	\$0	\$0	\$0	能引起有意思
Interest accrued this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,969,130
Total Interest before reduction this period	\$0	. \$0	<b>\$0</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	是對軟性的的
Less interest repaid this year	\$0	· \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,969,130
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	和國際部分的新聞
Total principal and interest owed by Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fund balance at end of period (3)	\$0	\$0	<b>\$0</b> :	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$D

\*Cash available to fund is unadjusted for return to MISD of funds in excess of project cost needs

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#### Schedule 11:

#### TIF Reimbursement Schedule for Developer or District, Project Costs for Expansion Area, Using Tax Increments from Expansion Area

		•		Assur	nptions:					4. C	1. 1. 1.	· · · ·	
				P	ublic Improve				are imported f		arale schedule	9.	
									ds for identified				
	· · · · ·			Inter	est on advan	ces, compoun		7.50%	Actual interes	st terms are to	be determine	d.	
	· · ·					No in	iterest has be	en credited to	TIF cash bala	nces.			
								3					4
	Year:	1	2	3	4	5	6	7	8	9	10	11	12
۰.	Appraisal and Levy:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
	Receipts by May 1,												
	Expenses during year ended May 31,	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
							•						
	Cash available to tax increment fund					1		ł.			· · · ·		
	Real property tax to Fund	142212-22212					\$2,769	\$267,872	\$544,976	\$834,481	\$1,136,801	\$1,452,362	\$1,781,594
	Less administrative fees	1 1 1 1 1 1 1 1			the second s	the second s		\$0			\$0		\$0
	Net lunds for debt service	I	\$0	\$0	\$0	\$2,682	\$2,769	\$267,872	\$544,978	\$834,481	\$1,136,801	\$1,452,362	\$1,781,594
					•							· · ·	
	Advances and debt service		<b>.</b>					A10.000 100			• • • • • • • • • • •	• · · · • • · · ·	
	Principal carried from previous year	-	\$0						\$18,297,193				
	New principal advanced by developer		\$0	-	\$6,953,410		•••			\$0	\$0		4 -
	Less principal repaid this year		\$0					\$0	+ -		\$0 \$19 207 103	<b>+</b> -	\$0
	Net reimbursable principal		\$0 \$0	φυ \$0				\$1.613,772	\$18,297,193 \$2,688,418		\$4,533,973		
	Interest carried from previous year Interest accrued this period		\$0 \$0	\$0 \$0	• -			\$1,342,518		\$1,651,092		\$5,109,509 \$1,755,503	\$5,412,650 \$1,778,236
	Total interest before reduction this period		\$0 \$0	\$0 \$0				\$2,956,290			\$6,246,311	\$6,865,012	\$7,190,886
	Less interest repaid this year		-\$0 -\$0	φ0 \$0			* · / = · = / = · · ·	\$267,872			\$1,136,801		
	Net reimbursable interes		ал \$0	-		· · · ·		\$2,688,418		• • •	\$5,109,509	· · · · · · · · · · · · · · · ·	
	Total principal and interest owed by Fund			\$0 \$0					\$22,014,556				
. '	Total principal and interast owed by Fund	φU	φU	ψυ	φ0,200, <del>4</del> 10	ψ, <b>-</b> ,030,232	#11,000,£44	Ψ=0,000,011	ψ <u>-</u> 2,017,000		\$L0,700,100	ψ <u>ε</u> φ <sub>1</sub> ι σο <sub>1</sub> 040	ψευ, ι υυ <sub>ι</sub> που
	Fund balance at end of period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	·		<u>×</u>	<u> </u>	¥								

#### Schedule 11:

TIF Reimbursement Schedule for Developer or District, Project Costs for Expansion Area, Using Tax Increments from Expansion Area

				1				1		
Year: Appraisal and Levy: Receipts by May 1,	13 2011	14 2012	15 2013	16 2014	17 2015	18 2016	19 2017	20 2018	21 2019	22 2020
Expenses during year ended May 31,	2012	2013	2014	2015*	2016	2017	2018	2019	2020	2021
Cash available to tax increment fund					1					
Real property tax to Fund	\$2,124,925	\$2,482,766	\$2,855,484	\$4,127,347	\$4,886,415	\$4,959,715	\$5,034,114	\$5,109,629	\$5,186,277	\$0
Less administrative fees	\$0	\$0					\$30,000	\$30,000	\$30,000	\$0
Net funds for debt service	\$2,124,925	\$2,482,766	\$2,855,484	\$4,097,347	\$4,856,415	\$4,929,715	\$5,004,114	\$5,079,629	\$5,156,277	\$0
Advances and debt service		· · · · · · ·								
Principal carried from previous year	\$18,297,193	\$18,297,193	\$18,297,193	\$18,297,193	\$18,297,193	\$15,550,693	\$11,787,280	\$7,667,212	\$3,162,624	· · · \$0
New principal advanced by developer			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$0	\$0	\$0	\$0	\$2,746.500	\$3,763,413	\$4,120,068	\$4,504,588	\$3,162,624	\$0
Net reimbursable principal	\$18,297,193	\$18,297,193	\$18,297,193	\$18,297,193	\$15,550,693	\$11,787,280	\$7,667,212	\$3,162,624	\$0	\$0
Interest carried from previous year	\$5,409,294	\$5,062,356	\$4,331,557	\$3,173,229	\$686,163	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$1,777,987	\$1,751,966	\$1,697,156	\$1,610,282	\$1,423,752	\$1,166,302	\$884,046	\$575,041	\$237,197	\$0
Total interest before reduction this period	\$7,187,281	\$6,814,322	\$6,028,713	\$4,783,511	\$2,109,915	\$1,166,302	\$884,046	\$575,041	\$237,197	\$0
Less Interest repaid this year	\$2,124,925	\$2,482,766	\$2,855,484	\$4,097,347	\$2,109,915	\$1,166,302	\$884,046	\$575,041	\$237,197	\$0
Net reimbursable interest	\$5,062,356	\$4,331,557	\$3,173,229	\$686,163	\$0	\$0	\$0	\$0	\$0	\$0
Total principal and interest owed by Fund	\$23,359,549	\$22,628,750	\$21,470,422	\$18,983,356	\$15,550,693	\$11,787,280	\$7,667,212	\$3,162,624	\$0	\$0
Fund balance at end of period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,756,456	\$1,756,456

\* Includes City share of excess payments to TIF fund for projects in original Zone

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#### Schedule 11:

TIF Reimbursement Schedule for Developer or District,

#### Project Costs for Expansion Area, Using Tax Increments from Expansion Area

							·			
Year: Appreisel and Levy:	23 2021	24 2022	25 2023	26 2024	27 2025	28 2026		30 )28	31 2029	Total
Receipts by May 1, Expenses during year ended May 31,	2022	2023	2024	2025	2026	2027	2028 20	)29	2030	Uses of Funds*
Cash available to tax increment fund	•				ti					а. С
Real property tax to Fund	\$0	\$0	\$0	\$0	\$0	. \$0.	\$0	\$0	\$0	\$42,790,210
Less administrative fees	\$0	\$0	\$0	\$0	<b>\$</b> 0	\$0	\$0	\$0	\$0	\$180,000
Net funds for debt service	\$0	\$0	\$0	\$0	<b>\$</b> 0	\$0	\$0	\$0	\$0	\$42,610,210
Advances and debt service							·		÷ .	
Principal carried from previous year	\$0	\$0	\$0	\$0	\$Q	\$0	\$0	\$0	\$0	Contract Section
New principal advanced by developer	\$0	\$0	\$0	\$0	\$0.	\$0	\$0	\$0		\$18,297,193
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	: <b>\$0</b>	\$0	\$0	\$0	\$18,297,193
Net reimbursable principal	\$0	\$0	\$0	: \$0	\$0	\$0	\$0	\$0	\$0	
Interest carried from previous year	\$0	. \$0	. \$0	\$0	\$Q	\$0	\$0	\$0	\$0	。快速自己
interest accrued this period	\$0	\$0	\$0	\$0	\$Q	\$0	\$0	\$0	\$0	\$22,556,561
Total Interest before reduction this period	\$0	\$0	s. \$0	\$0	\$0	<b>\$0</b> -	\$0	· \$0	\$0	決議論的第
Less Interest repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$22,556,561
Net reimbursable interest	\$0	. \$0	\$0	\$0	\$0	<u>\$0</u> .	\$0	\$0	\$0	同語用語的
Total principal and interest owed by Fund	\$0	\$0	\$0	\$0	<b>\$</b> 0	\$0	\$0	\$0	\$0 š	
Fund balance at end of period	\$1,756,456	<u>\$1,756,456</u>	\$1,756,456	<u>\$1,756,456</u>	\$1,756,456	\$0	\$0	\$0	\$0	\$0

\*Cash available to fund is unadjusted for return to City of funds in excess of project cost needs

#### Schedule 12: Revenues Retained by MISD and City

									· · · · ·	. •		· · · ·			1.1	
			Assun	nption	<b>s:</b>			·								
		1	Persor	nal pro	perty appra	aisal per rel	ail bldg. SF:	\$35	(2002 dollar	5)	Constant pr	operty tax rat	es per \$100:	· .	•	
		t, <sup>†</sup> ₽	Person	al proj	perty appra	isal per offi	ce bldg. SF:	\$15	(2002 dollar	з)		City:	\$0.58148			
	Ē	ersona	l prope	arty ap	praisal per	flex/industr	ial blog. SF:	\$40	(2002 dollar	s)	• • •	MISD:	\$1.58000	constant rat	9	
		A	verage	e sales	subject to	sales tax p	per retail SF:	\$150	(2002 dollar	s)				property tax		
•				City	sales tax	es percenta	age of sales:	2.0%	includes pro	perty lax rel	ief and 4B					
	•	% of	added	value	taxable as	constructio	on materials:	30%	If sale deliv	ared in Meso	ulle					
					Annu	al inflation	rate of 8PP:	2.0%	· · ·		•					
					Annua	ai Inflation r	ale of sales:	3.0%								
					•										*	
					•		1 A. A.		· .	1. 			н. -	1.21		· · · ·
Year:	1	· 2	3	4	5 ·	6	7	8	9	10	11	12	13	14	15	16
Calendar year of receipt:	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
MISD (original Zone only)			· · .								$(1, \dots, n_{n-1})$	· · ·		<u>.</u>		
Real property taxes retained (1)	\$270	\$270	\$270	\$278	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$2,579,712	\$4,652,653
Business personal property tax (2)	\$0	\$0	\$0	\$0	\$0	\$163,895	\$334,345	\$511,548	\$695,705	\$887,024	\$1,085,717	\$1,292,003	\$1,506,106	\$1,728,257	\$1,958,691	\$1,997,865
Total	\$270	\$270	\$270	\$278	\$285	\$164,179	\$334,630	\$511,832	\$695,989							\$6,650,518
City (enlire Zone after 2002)																
Real property tex retained (1)	\$93	\$93	\$229	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234
Business personal property tax (2)	\$0	\$0	\$0	\$0	`\$0	\$203,802	\$415,757	\$636,108	\$865,107	\$1,103,012	\$1,350,086	\$1,606,603	\$1,872,840	\$2,149,083	\$2,435,628	\$2,484,340
Sales tax from vendors, on-site (3)	\$0	\$0	\$0	\$0	\$105,096	\$216,498	\$334,489	\$459,365	\$591,433	\$731,011	\$878,431	\$1,034,039	\$1,198,193	\$1,371,265	\$1,412,403	\$1,454,775
Sales tax on construction materials (4)	\$0	_\$0	\$0	<b>\$</b> 0	\$0	\$454,010	\$467,631	\$481,660	\$496,109	\$510,993	\$526,322	\$542,112	\$558,376	\$575,127	\$592,381	\$0
Sales lax sublotal	\$0	\$0	\$0	\$0	\$105,096	\$670,508	\$802,120	\$941,025	\$1,087,542	\$1,242,003	\$1,404,754	\$1,576,151	\$1,756,568	\$1,946,392	\$2,004,783	\$1,454,775
Total	\$93	\$93	\$229	\$234	\$105,330	\$874,545	\$1,218,111	\$1,577,367	\$1,952,883	\$2,345,249	\$2,755,074	\$3,182,988	\$3,629,642	\$4,095,709	\$4,440,645	\$3,939,350
										*		1				· · · · ·

(1) From separate schedule

(2) Cumulative floor area from separate schedule, times estimated BPP appraisal per SF, times annual adjustment, times tax rate, times collection rate.

(3) Cumulative retail floor area from separate schedule, times sales per SF, times tax rate, times collection rate. City only.

Assumes retail space is complete and occupied three months before property appears on appraisal roll.

(4) Appraised value added by construction during the year, times portion on which Mesquilte collects sales tax, times sales tax rate.

#### Schedule 12: Revenues Retained by MISD and City

o ·													
Year:	17	18	19	20	21	22	23	24	.25	26	27	28	29
Calendar year of receipt:	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
MISD (original Zone only)				н н. Н				· . •				• • • •	
Real property taxes retained (1)	\$4,722,443	\$4,793,280	\$4,865,179	\$4,938,156	\$5,012,229	\$5,087,412	\$5,163,723	\$5,241,179	\$5,319,797	\$5,399,594	\$5,480,588	\$5,562,797	\$5.646.239
Business personal property tax (2)	\$2,037,823	\$2,078,579	\$2,120,151	\$2,162,554	\$2,205,805	\$2,249,921	\$2,294,919	\$2,340,818	\$2,387,634	\$2,435,387	\$2,484,094	\$2,533,776	\$2,584,452
Total	\$6,760,265	\$6,871,858	\$6,985,329	\$7,100,710	\$7,218,033	\$7,337,333	\$7,458,642	\$7,581,997	\$7,707,431	\$7,834,980	\$7,964,682	\$8,096,573	\$8,230,690
City (entire Zone after 2002)					· · ·		ja ja j				an taon ang sang sang sang sang sang sang sang	· .	
Real property tax relained (1)	\$234	\$234	\$234	\$1,756,690	\$5,264,309	\$5,343,274	\$5,423,423	\$5,504,774	\$5,587,346	\$5,671,156	\$5,756,223	\$5,842,567	\$5,930,205
Business personal property tax (2)	\$2,534,027	\$2,584,708	\$2,636,402	\$2,689,130	\$2,742,913	\$2,797,771	\$2,853,726	\$2,910,801	\$2,969,017	\$3,028,397	\$3,088,965	\$3,150,744	\$3,213,759
Sales tax from vendors, on-site (3)	\$1,498,418	\$1,543,371	\$1,589,672	\$1,637,362	\$1,686,483	\$1,737,077	\$1,789,190	\$1,842,865	\$1,898,151	\$1,955,096	\$2,013,749	\$2,074,161	\$2,136,386
Sales tax on construction materials (4)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales tax subtotal	\$1,498,418	\$1,543,371	\$1,589,672	\$1,637,362	\$1,686,483	\$1,737,077	\$1,789,190	\$1,842,865	\$1,898,151	\$1,955,096	\$2,013,749	\$2,074,161	\$2,136,386
Total	\$4,032,680	\$4,128,313	\$4,226,308	\$6,083,182	\$9,693,704	\$9,878,122	\$10,066,339	\$10,258,440	\$10,454,514	\$10,654,649	\$10,858,937	\$11,067,472	\$11,280,350

EXHIBIT 'A'

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## Schedule 12: Revenues Retained by MISD and City

Year	30	Cumulative,
Calendar year of receipt:	2030	2001-2030
MISD (original Zone only)		
Real property taxes retained (1)	\$5,730,932	\$80,199,848
Business personal property tax (2)	\$2,636,141	
Total	\$8,367,073	\$8,367,073 \$124,913,055
City (entire Zone after 2002)		
Real property lax retained (1)	\$6,019,158	\$58,103,285
Business personal property tax (2)	\$3,278,034	\$55,600,761
Sales tax from vendors, on-site (3)	\$4,400,955	\$37,589,933
Sales tax on construction materials (4)	\$0	
Sales tax subtotal	\$4,400,955	\$42,794,654
Total	\$13,698,148	Total \$13,698,148 \$156,498,700

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