

## EXHIBIT J-1: MONETARY OBLIGATION EXAMPLE

### CASH GRANT SCHEDULE

#### PLANNED DEVELOPMENT: Base Development Amount with Parking Ramp #2 (PILOT)

Tax Year (Valuation Date)	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022
Base Value of Property								
Actual BDA Value Increment - 2015 (w/ P. Ramp #2 PILOT)	42,189,500	42,400,448	42,612,450	42,825,512	43,039,640	43,254,838	43,471,112	43,688,467
Total Assessed Value (Value Increment)	<u>42,189,500</u>	<u>42,400,448</u>	<u>42,612,450</u>	<u>42,825,512</u>	<u>43,039,640</u>	<u>43,254,838</u>	<u>43,471,112</u>	<u>43,688,467</u>
Mill Rate	0.02913	0.02913	0.02913	0.02913	0.02913	0.02913	0.02913	0.02913
Tax Increment	<u>1,228,980</u>	<u>1,235,125</u>	<u>1,241,301</u>	<u>1,247,507</u>	<u>1,253,745</u>	<u>1,260,013</u>	<u>1,266,313</u>	<u>1,272,645</u>
<i>Cash Grants</i>								
City's Proration (15%)	<u>184,347</u>	<u>185,269</u>	<u>186,195</u>	<u>187,126</u>	<u>188,062</u>	<u>189,002</u>	<u>189,947</u>	<u>190,897</u>
City's Allocation of Tax Increment	<u>184,347</u>	<u>185,269</u>	<u>186,195</u>	<u>187,126</u>	<u>188,062</u>	<u>189,002</u>	<u>189,947</u>	<u>190,897</u>
City's Cumulative Cash Grants (\$2.775M Max.) (before incentive)	<u>891,840</u>	<u>1,077,109</u>						
City's Cumulative Cash Grants (\$2.91M Max.) (post-incentive)			<u>1,263,304</u>	<u>1,450,430</u>	<u>1,638,492</u>	<u>1,827,494</u>	<u>2,017,441</u>	<u>2,208,337</u>
<i>Developer's Cash Grants</i>								
Developer's Proration (85%)	<u>1,044,633</u>	<u>1,049,856</u>	<u>1,055,106</u>	<u>1,060,381</u>	<u>1,065,683</u>	<u>1,071,011</u>	<u>1,076,366</u>	<u>1,081,748</u>
Developer's Cash Grants	<u>1,044,633</u>	<u>1,049,856</u>	<u>1,055,106</u>	<u>1,060,381</u>	<u>1,065,683</u>	<u>1,071,011</u>	<u>1,076,366</u>	<u>1,081,748</u>
Developer's Cumulative Cash Grants (\$15.725M Max.) (pre-incentive)	<u>5,126,455</u>	<u>6,176,311</u>						
Developer's Cumulative Cash Grants (\$16.49M Max.) (post-incentive)			<u>7,231,417</u>	<u>8,291,798</u>	<u>9,357,481</u>	<u>10,428,492</u>	<u>11,504,859</u>	<u>12,586,607</u>
Aggregate Cash Grants Unpaid (\$18.5M Max.) (pre-incentive)	<u>12,481,705</u>	<u>11,246,580</u>						
Aggregate Cash Grants Unpaid (\$19.4M Max.) (post-incentive)			<u>10,905,279</u>	<u>9,657,772</u>	<u>8,404,027</u>	<u>7,144,014</u>	<u>5,877,701</u>	<u>4,605,055</u>
Payment Date	9/1/2016	9/1/2017	9/1/2018	9/1/2019	9/1/2020	9/1/2021	9/1/2022	9/1/2023

NOTE 1: Assumes 0.5% appreciation. 0.005  
 NOTE 2: Assumes base value of property is zero.  
 NOTE 3: Assumes Developer to receive \$900K development incentive starting in 2017.  
 NOTE 4: TID closes in 2026 and could be extended through 2029.  
 NOTE 5: Assumes the development incentive is paid entirely from the Base Development Amount.  
 5/3/2016

## EXHIBIT J-2: MONETARY OBLIGATION EXAMPLE

### CASH GRANT SCHEDULE

#### Additional Gundersen Campus Development in Excess of Base Development Property

Tax Year (Valuation Date)	Base year 1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022
Base Value of Property							
Actual Value Increment-add'l development-2016		<b>2,500,000</b>	2,512,500	2,525,063	2,537,688	2,550,376	2,563,128
Actual Value Increment-add'l development-2017			<b>2,500,000</b>	2,512,500	2,525,063	2,537,688	2,550,376
Total Assessed Value (Value Increment)	<u>0</u>	<u>2,500,000</u>	<u>5,012,500</u>	<u>5,037,563</u>	<u>5,062,750</u>	<u>5,088,064</u>	<u>5,113,504</u>
Mill Rate	0.02913	0.02913	0.02913	0.02913	0.02913	0.02913	0.02913
Tax Increment	<u>0</u>	<u>72,825</u>	<u>146,014</u>	<u>146,744</u>	<u>147,478</u>	<u>148,215</u>	<u>148,956</u>
<i>Cash Grants</i>							
City's Proration (15%)		<u>10,924</u>	<u>21,902</u>	<u>22,012</u>	<u>22,122</u>	<u>22,232</u>	<u>22,343</u>
City's Allocation of Tax Increment		<u>10,924</u>	<u>21,902</u>	<u>22,012</u>	<u>22,122</u>	<u>22,232</u>	<u>22,343</u>
City's Cumulative Cash Grants (\$300K Max.)	<u>0</u>	<u>10,924</u>	<u>32,826</u>	<u>54,837</u>	<u>76,959</u>	<u>99,191</u>	<u>121,535</u>
Developer's Proration (85%)		<u>61,901</u>	<u>124,112</u>	<u>124,733</u>	<u>125,356</u>	<u>125,983</u>	<u>126,613</u>
Developer's Cash Grants	<u>0</u>	<u>61,901</u>	<u>124,112</u>	<u>124,733</u>	<u>125,356</u>	<u>125,983</u>	<u>126,613</u>
Developer's Cumulative Cash Grants (\$1.7M Max.)	<u>0</u>	<u>61,901</u>	<u>186,013</u>	<u>310,746</u>	<u>436,102</u>	<u>562,085</u>	<u>688,698</u>
Aggregate Cash Grant Unpaid	<u>2,000,000</u>	<u>1,927,175</u>	<u>1,781,161</u>	<u>1,634,417</u>	<u>1,486,939</u>	<u>1,338,723</u>	<u>1,189,767</u>
Payment Date		9/1/2018	9/1/2019	9/1/2020	9/1/2021	9/1/2022	9/1/2023

NOTE 1: Assumes 0.5% appreciation.

0.005

NOTE 2: Assumes base value of property as zero.

NOTE 3: Assumes partial construction in 2016 and substantial completion in 2017.

NOTE 4: TID closes in 2026 and could be extended through 2029.

NOTE 5: Assumes no development incentive occurs or it is entirely paid by the Base Development Amount.

5/3/2016