AGREEMENT CONCERNING PAYMENT FOR MUNICIPAL SERVICES

(716 Winnebago Street)

This Agreement is entered into as of the 22 th day of December, 2015 (the "Agreement"), by and between the City of La Crosse, a Wisconsin municipal corporation (the "City"), and Viterbo University Inc.(the "Owner"), a non-stock corporation.

RECITALS

A. Owner currently owns residential real property (the "Property") in the City and pays property taxes to the City on the Property, more particularly described as:

See attached Exhibit B



1669128

LACROSSE COUNTY REGISTER OF DEEDS CHERYL A. MCBRIDE

RECORDED OH
01/21/2016 08:55AH
REC FEE: 30.00
EXEMPT 8:
PAGES: 32

THIS SPACE RESERVED FOR RECORDING DATA

*113

Stephen F. Matty
City Attorney, City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601

P.I.N

- B. Owner intends to demolish the structures and improvements on the Property and use the Property for greenspace and future development.
- C. Owner is seeking a Conditional Use Permit in order to facilitate the Property's new use as a greenspace.
- D. Owner obtained a Conditional Use Permit while representing to the Common Council and agreeing that, *inter alia*, (1) the Owner shall enter into an agreement concerning the payment for municipal services to the City; and (2) the Owner shall perform in accordance with the terms of said agreement.

NOW, THEREFORE, in consideration of the recitals and the mutual promises, obligations and benefits provided under this Agreement, the receipt and adequacy of which are hereby acknowledged, Owner and the City agree as follows:

- 1. Representations and Warranties of Owner. The recitals stated above are incorporated into this Agreement by reference as representations and warranties of Owner to the City. In addition, Owner represents and warrants to the City that Owner: (1) is a non-stock corporation organized and existing under the laws of the State of Wisconsin; (2) is in good standing with the Wisconsin Department of Financial Institutions; (3) has taken all action necessary to enter into this Agreement; (4) has duly authorized the individual signers of this Agreement to do so; and (5) will be the sole owner of the Property, in fee simple.
- 2. **Municipal Services.** Based on Owner's use of the Property provided herein, the City shall provide public health, safety, fire and police protection, streets and street maintenance,

snow removal, and other governmental services ("Municipal Services") with respect to the Property that are funded by property taxes.

3. Tax Status of Property. Except as provided by law, the Property shall be subject to property taxation and shall not be exempt from property taxation, in full or in part. Owner shall timely provide, at no cost to the City, all information and access to books, records, documents, and other evidence reasonably requested by the City's assessor to determine whether the Property is exempt from property taxes and shall permit the City's assessor to have reasonable access to the Property for that purpose.

4. Payment for Municipal Services.

If, after obtaining the Conditional Use Permit, the Owner of the Property fails to cause the improvement of the Property through any new or additional structure or improvements equal to or greater than the base year improvement or structure valuation, adjusted for inflation or increases in the annual property tax assessment, for any Valuation Year, the City shall send Owner, by United States mail, postage prepaid, an invoice for the amount due as a payment for municipal services provided by the City with respect to the Property ("Payment for Municipal Services"), calculated according to this section of the Agreement. The amount due shall be calculated by the City for each Valuation Year by the following method.

- a. The City shall determine the assessed value of improvements on the Property (the Base Year Valuation") by referencing the Property's tax bill corresponding to the calendar year during which the Conditional Use Permit was granted (the "Base Year"). If the Property, or portion thereof, is already tax exempt for the Base Year, then the City's assessor, or an appraiser chosen in the sole discretion of the City, shall determine the assessed value of improvements as if the Property, or portion thereof, was not tax exempt, which value shall be used to calculate the Base Year Valuation, or portion thereof.
- b. The City shall calculate the Adjusted Base Year Valuation of the Property by multiplying the Base Year Valuation by any factor of inflation or increase in the annual property tax assessment during and subsequent to the Base Year as determined by the City's assessor.
- c. For each Valuation Year, the City shall determine the Property's current assessed value of improvements (the "Assessed Value Improvements"), but excluding land, by referencing the Property's tax bill corresponding to the Valuation Year. If the Property, or portion thereof, is determined to be tax exempt, then the Assessed Value Improvements related to the Property, or portion thereof, shall be deemed to be zero (0). "Valuation Year" means each year subsequent to the Base Year, excluding the year immediately following the Base Year.

- d. For each Valuation Year, the City shall compare the Assessed Value Improvements to the Adjusted Base Year Valuation. If the Assessed Value Improvements as determined in sub. (c) is greater than or equal to the Adjusted Base Year Valuation, the Owner is not required to make any Payment for Municipal Services for that Valuation Year. If the Assessed Value Improvements determination in sub. (c) is less than the Adjusted Base Year Valuation, the Owner shall make a Payment for Municipal Services to the City based upon the differential amount, if any, invoiced by the City to the Owner.
- e. The amount to be paid as the Payment for Municipal Services shall be calculated by taking the differential amount, if any, and multiplying it by the full property tax mill rate for all taxing jurisdictions as shown in the tax bills issued by the City on or about December of the Valuation Year.

Attached to this Agreement as **Exhibit A** are illustrative calculations by the method provided in this Agreement, using illustrative values of land and improvements some of which may be provided by Owner and other figures provided by the City. These values and figures are used solely for illustrating the method of calculation provided in this section and are not intended to indicate in any way what the actual calculation for any Valuation Year shall be. The amount of the Payment for Municipal Services for any Valuation Year, calculated as provided in this section, shall be binding on the parties.

- 5. Terms of Payment. The City shall send Owner an invoice for the Payment for Municipal Services due for each Valuation Year by the end of the Valuation Year or as soon thereafter as practical. The full amount of the Payment for Municipal Services shall be due on or before March 31 of the year after the Valuation Year. Each payment shall be deemed made when actually received by the City. Any payment made by check shall not be deemed made until the check has cleared all banks. Any amount due that is not paid on time shall bear interest and penalty in the same manner and at the same rate as provided by law for unpaid property taxes. The Payment for Municipal Services shall constitute payment for all Municipal Services provided with respect to the Property during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided by the City. The City and Owner acknowledge and agree that the Payment for Municipal Services under this Agreement would constitute a reasonable and appropriate means of carrying out the intent of the parties and would fairly and reasonably compensate the City for the Municipal Services provided during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided by the City.
- 6. **Special Assessments and/or Special Charges.** Any Payment for Municipal Services that is not made when due shall entitle the City to levy a special assessment and/or special charge against the Property for the amount due, plus interest and penalty. Owner hereby consents to the levy of any such special assessment and/or special charge, and, pursuant to Wis. Stat. § 66.0703(7)(b) and/or Wis. Stat. § 66.0627, waives any right to notice of or any hearing on any such special assessment and/or special charge.

- 7. **Indemnification**. Owner shall indemnify the City for all amounts of attorneys' fees and expenses and expenses incurred in enforcing this Agreement.
- 8. **Remedies**. The City shall have all remedies provided by this Agreement, and provided at law or in equity, necessary to cure any default or remedy any damages under this Agreement. Remedies shall include, but are not limited to, special assessments under section 6 of this Agreement, indemnification under section 7 of this Agreement, and all remedies available at law or in equity.
- 9. Successors and Assigns. This Agreement is binding on the successors and assigns of the parties, including, but not limited to, any subsequent owner of the Property, any part of the Property, or any real property interest in the Property or any part of the Property. Owner shall provide not less than forty-five (45) days advance written notice of any intended transfer of ownership, assignment, lease, or sublease. If at any time the Property has more than one (1) owner, the owners shall be jointly and severally liable for any Payment for Municipal Services due under this Agreement for any Valuation Year. For purposes of invoicing only, the City may, in its sole discretion, allocate the amount of the Payment for Municipal Services due among the owners in proportion to the Assessed Value Improvements of their respective property interests as of January 1 of the Valuation Year, as determined by the City's assessor using the method of calculation described in section 4 of this Agreement. If the City makes such an allocation for purposes of invoicing only, then if any part of the Payment for Municipal Services is not timely paid. the City may, in its sole discretion, at any time or from time to time, send additional invoices to all the owners for all or part of the amount due until the amount due is fully paid.
- 10. **Notices**. Any notice required to be given under this Agreement shall be deemed given when deposited in the United States mail, postage prepaid, to the party at the address stated below or when actually received by the party, whichever is first. The addresses are:

To City: City Clerk

City of La Crosse 400 La Crosse Street La Crosse, WI 54601

With a copy to: City Attorney

City of La Crosse 400 La Crosse Street La Crosse, WI 54601

To Owner:

Either party may change its address for notices by giving a notice as provided in this section.

11. **Term of Agreement**. The term of this Agreement shall begin on the date the Conditional Use Permit became effective March 14, 2013 and shall continue for not less than

twenty (20) Valuation Years unless otherwise terminated by mutual written agreement. The term of this Agreement shall be tolled for one (1) Valuation Year in the event a party is unable to perform due to an impossibility to perform, including, without limitation, fire, flood, storms, or other "act of God."

- 12. **Entire Agreement; Amendments**. This Agreement encompasses the entire agreement of the parties. Any amendment to this Agreement shall be made in writing, signed by both parties.
- 13. **Severability**. If any part of this Agreement is determined to be invalid or unenforceable, the rest of the Agreement shall remain in effect.
- 14. **Waiver**. No waiver of any breach of this Agreement shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Agreement.
- 15. **Governing Law**. This Agreement has been negotiated and signed in the State of Wisconsin and shall be governed, interpreted, and enforced in accordance with the laws of the United States and the State of Wisconsin.
- 16. Interpretation of Agreement. The parties acknowledge that this Agreement is the product of joint negotiations. If any dispute arises concerning the interpretation of this Agreement, neither party shall be deemed the drafter of this Agreement for purposes of its interpretation. Venue for any action arising out of or in any way related to this Agreement shall be exclusively in the Circuit Court for La Crosse County, Wisconsin. Each party waives its right to challenge venue in La Crosse County.
- 17. **Dispute Resolution.** If there is any dispute between the parties arising out of, related to, or connected with this Agreement:
 - a. The parties shall attempt in good faith to resolve the dispute.
 - b. If the parties cannot resolve the dispute after reasonable efforts, the dispute shall be submitted to mediation, at the request of either party. The mediator shall be agreed on by the parties or, if they are unable to agree, selected by the Circuit Court of La Crosse County, on application of either party. If the dispute, in whole or part, concerns the Assessed Value Improvements of the Property or the amount due of any payment for Municipal Services, the mediator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing. If the dispute is wholly on some other issue or issues, the mediator shall be an attorney in La Crosse County, Wisconsin with at least ten (10) years experience.

- If the parties cannot resolve the dispute by mediation, after reasonable efforts, C. either party may demand arbitration conducted in accordance with chapter 788, Wisconsin Statutes, or any successor statute, by a single arbitrator, chosen by mutual agreement of the parties or, if they do not agree, by the Circuit Court for La Crosse County, on application of either party. The party demanding arbitration shall bear all the costs of arbitration. If the dispute, in whole or part, concerns the Assessed Value Improvements of the Property or the amount of any payment for Municipal Services due under this Agreement, the arbitrator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing, and any demand for arbitration shall be made within sixty (60) days after an invoice for payment for Municipal Services for the Valuation Year in dispute is sent by the City to Owner. If a demand for arbitration is not made within that time, the parties shall be deemed to have waived arbitration with respect to the Assessed Value Improvements of the Property and the amount of any payment for Municipal Services due under this Agreement. If the dispute is wholly on some other issue or issues, the arbitrator shall be an attorney in La Crosse County, Wisconsin with at Chapter 788, Wisconsin Statutes, or any least ten (10) years experience. successor statute, shall govern the arbitration proceeding, except that Owner and the City each waive any right to trial by jury if a dispute concerning the arbitration proceeding is resolved by a court. Each party is hereby authorized to file a copy of this section in any proceeding as conclusive evidence of this waiver of jury trial by the other party.
- 18. **Representations.** Each party acknowledges and agrees that no representation or promise not expressly contained in this Agreement has been made by the other party or any of its employees, attorneys, agents, or representatives. Each party acknowledges that it is not entering into this Agreement on the basis of any such representation or promise, express or implied.
- 19. **Reading of Agreement.** Each person signing this Agreement on behalf of any Party acknowledges that the person has read this Agreement, that the person understands the terms and conditions of the agreement, that the person (if other than an attorney for the party) has been advised by legal counsel concerning this Agreement, and that the person freely and voluntarily signs this Agreement.
- 20. Authorization to Sign Agreement. Each person signing this Agreement on behalf of any Party represents and warrants that the person holds the position indicated beneath the person's signature and that the person has the requisite corporate or other authority to sign this Agreement on behalf of the Party. Each Party represents that entry into this Agreement is not in contravention of any agreement or undertaking to which the Party is bound.
- 21. **Recording**. The City may record this Agreement with the Register of Deeds for La Crosse County and may record this document again, from time to time, in the City's sole discretion.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives as of the date first set forth above.

CITY OF LA CROSSE

Timothy Kahat Mayo

I Imothy Kabat/Mayor

Tori Labrica City Clark

Subscribed and sworn to before me this

THE DESCRIPTION OF THE PARTY OF

Notary Public State of WI

Brenda L. Buddenhagen

Ny Compission V 11-218 Brender L.

PUBLICES

OF W\S Subscribed and sworn to before me this VITERBO UNIVERSITY INC

BY:

Todd M. Evicson

22 day of <u>December</u>, 2015.

Notary Public, State of W 5

My Commission: 11 - 7 - 17

Exhibit A attached: Illustrative Calculations **Exhibit B** attached: Legal Description

This instrument drafted by: Attorney Stephen F. Matty, City Attorney City of La Crosse 400 La Crosse Street La Crosse, WI 54601



BUBDEHING OF WATER

a na kadalakan na salah sa Kadalah salah salah

and an experience of the state of the second second and the second secon

EXHIBIT B

Tax Parcel: 17-30126-100

LORD & RODOLFS ADDITION LOT 62 BLOCK 10 LOT SZ: 60 5/6 X 140.33

Exhibit A ILLUSTRATIVE CALCULATION

Illustration A-1

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$10,000 for land and \$44,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and constructed new improvements in October 2015. These improvements were assessed at \$50,000 by the City Assessor on January 1, 2016 and are reflected as the same on the December 4. 2016 tax bills.

- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2017-2026; accordingly, no Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-1 for further illustration.

					a	Exhibit A-1 Illustrative Calculations	ustrative Cal	culations						
						Payment for	Payment for Municipal Services	rvices						
of City	- Indiana	53	2100/21/3	T										
Date of COP approva	approve	110	2102/5											
ate CUP be	Date CUP became effective	5/3	5/19/2015											
ase Year Va	Base Year Valuation Date	1/	1/1/2015							10000				
Inflation Factor	or		5%											
		Base Year		Grace Year	Valuation Years									
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	No.													
Sase Year Va	Base Year Valuations and Adjusted Base Year Valuations	d Base Year Va	fuotions											
	Land	10	10,000.00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
	Improvements	44	44,600.00	45,492.00	46,401.84	47,329.88	48,276.47	49,242.00	50,226.84	51,231.38	52,256.01	53,301.13	54,367.15	55,454.49
	Total	54,	54,600.00	55,692.00	56,805.84	57,941.96	59,100.80	60,282.81	61,488.47	62,718.24	63,972.60	65,252.05	66,557.10	67,888.24
Issessed Val	Assessed Value Improvements													
	Land	10	10,000.00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
	New Improvements		44,600.00	50,000.00	51,000.00	52,020.00	53,060.40	54,121.61	55,204.04	56,308.12	57,434.28	58,582.97	59,754.63	60,949.72
	Total	54,	54,600.00	60,200.00	61,404.00	62,632.08	63,884.72	65,162.42	66,465.66	67,794.98	69,150.88	70,533.89	71,944.57	73,383.46
										1000000	100 0000	100 000	1111 200 411	10 100 00
mprovemen	Improvement Differential (if any)		0.00	0.00	(4,598.16)	(4,690.12)	(4,783.93)	(4,879.60)	(4,977.20)	(5,076,74)	(5,178.27)	(5,781.84)	(5,387.48)	(5,495.23)
Tax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
ayment for	Payment for Municipal Services		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tax bill		12,	12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Due Date				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES:														
1. Inflation	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted	absequent year	rs are use	d to determin	e the Adjusted	Base Year Valuations.	uations.							
2. Payment	2. Payment for Municipal Services extends for not less than 20 valuation years.	s extends for r	not less th	ian 20 valuatio	on years.									
		-												
						1	1							

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$29,000 for land and \$113,500 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and constructed new improvements in October These improvements were assessed at \$150,000 by the City Assessor on January 1, 2022 and are reflected as the same on the December 4. 2022 tax bill.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuation for Valuation Years 2017-2021; accordingly a Payment for Municipal Services is invoiced at the end of each year and due on March 31 of the following year.
- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2022-2026; accordingly, no Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-2 for further illustration.

					Exhibit A-2	Exhibit A-2 Illustrative Calculations	alculations						
					Раутеп	Payment for Municipal Services	Services						
Date of CUP approval	approval	5/13/2015											
Date CUP be	Date CUP became effective	5/19/2015	2										
Base Year Va	Base Year Valuation Date	1/1/2015	19										
Inflation Factor	tor	2%	30										
		2		No. of Street,									
		Dase rear	orace rear	Vear 1	Year	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	O No.												
Base Year Va	Base Year Valuations and Adjusted Base Year Valuations	ase Year Valuations											1
	Land	29,000.00	29,580.00	30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	33,311.88	33,978.12	34,657.68	35,350.84	36,057.85
	Improvements	113,500.00	115,770.00	118,085.40	120,447.11	122,856.05	125,313.17	127,819.43	130,375.82	132,983.34	135,643.01	138,355.87	141,122.98
	Total	142,500.00	142,500.00	148,257.00	151,222.14	154,246.58	157,331.51	160,478.14	163,687.71	166,961.46	170,300.69	173,706.70	177,180.84
Assessed Va	Assessed Value Improvements												
	Land	29,000.00	29,580.00	30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	33,311.88	33,978.12	34,657.68	35,350.84	36,057.85
	New Improvements	113,500.00	00.0	00.0	00:00	0.00	00'0	0.00	150,000.00	153,000.00	155,060.00	159,181.20	162,364.82
	Total	142,500.00	29,580.00	30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	183,311.88	186,978.12	190,717.68	194,532.04	198,422.68
			-							100 0000	100 200 000	110 000	111 311 511
mprovemen	Improvement Differential (if any)	0.00	115,770.00	118,085.40	120,447.11	122,856.05	125,313.17	127,819.43	(19,674.18)	(20,010,00)	(40,410,93)	(CC, 0, 0, 2, 3, 3)	(61,641,64)
Tax Rate		0.028	0.280	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for	Payment for Municipal Services	N/A		3,	3,	3,	3,508.77	3,578.94	N/A	N/A	N/A	N/A	N/A
Tax bill		12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date			N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	N/N	N/A	N/A	N/A	N/A
Due Date			N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	N/A	N/A	N/A	N/A	N/A
NOTES:													
1. Inflation	. Inflation factors in 2015 and subsequent years are used to determine t	equent years are use	ed to determine	the Adjusted Ba	he Adjusted Base Year Valuations.	ons.							
2. Payment	Payment for Municipal Services extends for not less than 20 valuation years	xtends for not less th	han 20 valuation	years.									
3. No раут	3. No payment due for Grace Year.												

. .

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$26,800 for land and \$75,900 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and never constructed any new improvements. Moreover, the owner filed a tax exemption request with the City Assessor, which was approved commencing on January 1, 2024.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuation for Valuation Years 2017-2026; accordingly a Payment for Municipal Services is invoiced at the end of each tax year and due on March 31 of the following year.
- Land is still taxed for Valuation Years 2017-2023 and not used to calculate any Payment for Municipal Services.
- Land obtains a tax exemption commencing in 2024; accordingly, a tax bill on the land no longer occurs, but the Payment for Municipal Services still occurs.
- See Exhibit A-3 for further illustration.

					Exhibit A-3	Exhibit A-3 Illustrative Calculations	alculations						
					Payment	Payment for Municipal Services	Services						I
Date of CUP approval	pproval	5/13/2015											
Date CUP bec	Date CUP became effective	5/19/2015											
Base Year Valuation Date	uation Date	1/1/2015											
Inflation Factor	or	2%											
		-											
		Base Year	Grace Year	Valuation Years						,		2	0,000
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year /	Year 8	1/1/2025	1/1/2026
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/7074	1/1/2023	1/1/2020
Tax Parcel ID No.	No.												
Base Year Val.	Base Year Valuations and Adjusted Base Year Valuations	ase Year Valuation											
	Land	26,800.00	27,336.00	27,882.72	28,440.37	29,009.18	29,589.37	30,181.15	30,784.78	31,400.47	32,028.48	32,669.05	33,322.43
	Improvements	75,900.00	77,418.00	78,966.36	80,545.69	82,156.60	83,799.73	85,475.73	87,185.24	88,928.95	90,707.53	92,521.68	94,372.11
	Total	102,700.00	104,754.00	106,849.08	108,986.06	111,165.78	113,389.10	115,656.88	117,970.02	120,329.42	122,736.01	125,190.73	127,694.54
Assessed Valu	Assessed Value Improvements												
	Land	26,800.00	27,336.00	27,882.72	28,440.37	29,009.18	75,589.37	30,181.15	30,784.78	31,400.47	0.00	0.00	0.00
	New Improvements	75,900.00	0.00	00:00	00:00	0.00	0.00	0.00	00:00	0.00	0.00	0.00	0.00
	Total	102,700.00	27,336.00	27,882.72	28,440.37	29,009.18	29,589.37	30,181.15	30,784.78	31,400.47	00.00	0.00	0.00
3.53													
Improvement	Improvement Differential (if any)	00:00	77,418.00	78,966.36	80,545.69	82,156.60	83,799.73	85,475.73	87,185.24	88,928.95	90,707.53	92,521.68	94,372.11
Tax Rate		0.028	0.280	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for I	Payment for Municipal Services	N/A		2,	2,255.28	2,300.38	2,346.39	2,393.32	2,441.19	2,490.01	2,539.81	2,590.61	2,642.42
						2000	000000000000000000000000000000000000000			crock str.	*505/*/51	350578751	3505/8/51
Tax bill		12/4/2015	12/4/2016		12/4/2018	12/4/2019	12/4/2020	17/4/7071	12/4/2022	12/4/2023	17/1/7074	12/4/2023	202/4/27
Invoice Date			N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2025
Due Date			N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:													
1. Inflation fa	 Inflation factors in 2010 and subsequent years are used to determine 	equent years are us	ed to determi		the Adjusted Base Year Valuations.	luations.							
2. Payment for	2. Payment for Municipal Services extends for not less than 20 valuation years	dends for not less	than 20 valuat	ion years.									
3. No payme.	3. No payment due for Grace Year.												
	THE RESERVE THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER,												

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$15,000 for land and \$110,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in July 2015 and constructed some partial improvements in August 2017. improvements were assessed at \$70,000 by the City Assessor on January 1, 2018 and are reflected as the same on the December 4, 2018 tax bill. Later the owner completed the partial improvements in October 2019, which were subsequently assessed at an additional \$55,000 on January 1, 2020 beyond the previous partial assessment already provided by the City Assessor and are reflected as the same on the December 4, 2020 tax bill.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2019; a Payment for Municipal Services is owed.
- No Payment for Municipal Services would occur after final construction has been completed commencing in Valuation Year 2020 since the Assessed Value Improvements are greater than the Adjusted Base Year Valuations.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-4 for further illustration.

Date of CLP percent S1192015 State of CLP percent S1192015 S1192015 State of CLP percent S1192							Exhibit A-4	Exhibit A-4 Illustrative Calculations	Iculations						
11/7015 11/7							Payment f	or Municipal S	ervices						
\$\frac{5127015}{254} \$\frac{51270}{254} \$\frac{51270}{254}															
\$\frac{11/2015}{2.0}	Date of CUP	approval		5/13/2015											
11/17015 11/17016 11/17017 11/17018 11/17019 11/17017 11/17018	Date CUP be	came effective		5/19/2015											
Base Vear Grace Vear Valuation Vears Vear 2 Vear 3 Vear 4 Vear 5 Vear 5 Vear 6 Vear 7 Vear 8 Vear 9 Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 8 Vear 9 Vear 1 Vear 1 Vear 1 Vear 1 Vear 1 Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 8 Vear 9 Vea	Base Year Va	Iluation Date		1/1/2015											
11/17015 1/1/2016 1/1/2017 1/1/2018 1/1/2019	Inflation Fac	tor		2%											
1/1/2015 1/1/2016 1/1/2016 1/1/2017 1/1/2018 1/1/2019				Race Year		Valuation Year									
1/1/2015 1/1/2016 1/1/2016 1/1/2018 1/1/2019 1/1/2020					T	Year 1	1	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
15,000.00 15,300.00 15,606.00 15,918.12 16,236.48 16,561.21 16,892.44 17,230.29 17,574.89 17,976.39 18,284.92 18,658.73 18,678.30 18,6				1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
15,000,00 15,0	Tax Parcel II	O No.													
15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 11,000.00 15,000.00 15,000.00 15,000.00 11,0															
115,000,000 112,200,00 115,404,00 116,732,88 119,067,54 121,448,89 123,877,87 126,455,42 128,882,53 131,460,18 134,089,39 136,77 125,000,00 127,500,00 15,606,00 135,504,00 135,3		Land		15,000.00		15,606.00	15,918.12	16,236.48	16,561.21	16,892.44	17,230.29	17,574.89	17,926.39	18,284.92	18,650.61
125,000.00 12,500.00 15,606.00 15,918.12 16,236.48 16,561.21 16,892.44 17,230.29 17,274.89 17,926.39 18,284.92 18,659.21 16,892.44 17,230.29 17,274.89 17,926.39 18,284.92 18,659.21 18,284.92 18,659.21 18,284.92 18,659.21 18,284.92 18,659.21 18,284.92 18,659.21 18,284.92 18,659.21 18,650.00 15,606.00 15,		Improvement	\$	110,000.00		114,444.00	116,732.88	119,067.54	121,448.89	123,877.87	126,355.42	128,882.53	131,460.18	134,089.39	136,771.17
15,000.00 15,300.00 15,918.12 16,235.48 16,561.21 16,892.44 17,230.29 17,574.89 17,926.39 18,284.92 18,655 110,000.00 15,000.0		Total		125,000.00	127,500.00	130,050.00	132,651.00	135,304.02	138,010.10	140,770.30	143,585.71	146,457.42	149,386.57	152,374.30	155,421.79
15,000.00 15,300.00 15,606.00 15,918.12 16,336.48 16,561.21 16,892.44 17,230.29 17,926.39 18,284.92 18,284.92 18,000.00 15,000.00 15,606.00 15,918.12 14,000.00 15,606.00 15,606.00 15,606.00 15,606.00 15,606.00 15,606.00 15,606.00 15,606.00 15,000.00 15,606.00 15,6															
15,000.00 15,300.00 15,606.00 15,918.12 16,236.48 16,561.21 16,892.44 17,230.29 17,574.89 17,926.39 18,284.92 18,655 110,000.00 15,000	Assessed Va	lue Improvemen	ıts												
110,000,00 0.00 0.00 15,606.00 85,918.12 87,636.48 142,961.21 145,820.44 148,736.85 151,711.58 154,136.69 156,819.43 195,555.81 142,340 125,000.00 15,606.00 15,606.00 15,606.00 15,606.00 15,606.00 15,606.00 15,606.00 15,606.00 15,606.00 15,606.00 15,606.00 114,444.00 46,732.88 47,667.54 (4,551.11) (5,050.13) (5,151.14) (5,254.16) (5,359.24) (5,359.2		Land		15,000.00		15,606.00	15,918.12	16,236.48	16,561.21	16,892.44	17,230.29	17,574.89	17,926.39	18,284.92	18,650.61
125,000.00 15,300.00 15,606.00 85,918.12 87,636.48 142,961.21 145,820.44 148,736.85 151,711.58 154,745.81 157,840.73 160,999 0.00		New Improve	ments	110,000.00		0.00	70,000.00	71,400.00	126,400.00	128,928.00	131,506.56	134,136.69	136,819.43	139,555.81	142,346.93
0.00 112,200.00 114,444.00 46,732.88 47,667.54 (4,951.11) (5,050.13) (5,151.14) (5,254.16) (5,359.24) (5,466.43) (5,575.16) 0.028 <		Total		125,000.00		15,606.00	85,918.12	87,636.48	142,961.21	145,820.44	148,736.85	151,711.58	154,745.81	157,840.73	160,997.54
0.00 112,200.00 114,444.00 46,732.88 47,667.54 (4,951.11) (5,050.13) (5,151.14) (5,254.16) (5,359.24) (5,466.43) (5,575 10 10 10 10 10 10 10 1															
N/A N/A 3,204.43 1,308.52 1,334.69 N/A N	Improvemen	t Differential (i	f any)	0.00	112,200.00	114,444.00	46,732.88	47,667.54	(4,951.11)	(5,050.13)	(5,151.14)	(5,254.16)	(5,359.24)	(5,465,43)	(5,575.76)
N/A N/A 3,204.43 1,308.52 1,334.69 N/A N				8000			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
12/4/2015 12/4/2016 12/4/2017 12/4/2019 12/4/2019 12/4/2021 12/4/2023 12/4/2023 12/4/2025 12/4/2	ומא ממוב	Municipal Con	iros	N/A		3	1.308.52	1.334.69	N/A	N/A	N/A	N/A	N/A	N/A	A/N
12/4/2015 12/4/2016 12/4/2017 12/4/2019 12/4/2019 12/4/2020 12/4/2023 12/4/2023 12/4/2025 12/4/2	rayment to	- Annual Property													
N/A 12/31/2017 12/31/2018 12/31/2019 N/A N	Tax bill			12/4/2015		12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
N/A 3/31/2018 3/31/2019 3/31/2020 N/A	Invoice Date						12/31/2018	12/31/2019	N/A						
extends for not less than 20 valuatio	Due Date				V/N		3/31/2019	3/31/2020	N/A	N/A	N/A	N/A	A/A	N/A	N/A
sequent years are used to determin extends for not less than 20 valuation															
sequent years are used to determin extends for not less than 20 valuatio	NOTES:														
Payment for Municipal Services extends for not less than 20 valuation years. No payment due for Grace Year.	1. Inflation	factors in 2015.	and subsequ	ent years are u	sed to determin	e the Adjusted	Base Year Valu	nations.							
3. No payment due for Grace Year.	2. Payment	for Municipal S	ervices exter	nds for not less	than 20 valuatio	n years.									
	3. No paym	ent due for Gra	ce Year.												

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$20,000 for land and \$65,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in October 2016 and constructed improvements in June 2017. These improvements were assessed at \$75,000 by the City Assessor on January 1, 2018 and are reflected as the same on the December 4, 2018 tax bill. Later, the owner files a tax exemption request for the property, which is granted by the City Assessor effective January 1. 2021.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Year 2017; a Payment for Municipal Services is owed.
- The Assessed Value Improvements are greater than the Adjusted Base Year Valuations for Valuation Years 2018-20; no Payment for Municipal Services is owed.
- Since the tax exemption is granted commencing in 2021, the Assessed Value improvements are deemed to be zero and therefore they are less than the Adjusted Base Year Valuations; a Payment for Municipal Services is due for Valuation Years 2021-2026.
- Land is still taxed and not used to calculate any Payment for Municipal Services. Here, however land is not taxed after obtaining a tax exemption in 2021.
- See Exhibit A-5 for further illustration.

Date of CLP approal S/19/2015 Payment for Municipal Services Payment for Municipal Services Payment for Municipal Services Payment for CLP became effective S/19/2015 S. 19/2015 S. 19							CALIBRIT A.3	Exhibit A-5 Illustrative Calculations	alculations						
Grace Year Valuation Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 1/1/2016 1/1/2016 1/1/2016 1/1/2019 1/1/2010 1/2/2010							Payment	for Municipal	Services						
Grace Year Valuation Years Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 1/1/2016															
Grace Year Valuation Years Year 3 Year 4 Year 5 Year 6 Year 6 Year 7 Year 8 Year 9 Year 1 1/1/2016 1/1/2019 1/1/2019 1/1/2011 1/1/2011 1/1/2012 1/1	Date of CUP	approval		5/13/2015											
Grace Year Valuation Years Year 2 Year 3 Year 4 Year 5 Year 6 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 1/1/2016 1/1/2019 1/1/2019 1/1/2020 1/2/2020 1/1/2020 1/1/2020 1/2/2020 1/2/2020 1/2/2020 1/2/2020 1/2/2020 1/2/2020 1/2/2020 1/2/2020 1/2/2/2020 1/2/2/2020 1/2/2/2020 1/2/2/2020 1/2/2/2020 1/2/2/2020 1/2/2/2020 1/2/2/2020 1/2/2/2020 1/2/2/2/2020 1/2/2/2020 1/2/2/2/2020 1/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2/2	Date CUP be	came effective		5/19/2015											
12/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2021 1/1/2024 1/1/2025	Base Year Va	luation Date		1/1/2015											
Grace Year Veal of Vear S Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 1 Year 1 Year 1 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 1 Year 1 Year 1 Year 3 Year 4 Year 3 Year 3 Year 4 Year 3 Year 4 Year 3 Year 3 Year 4 Year 3 Year 4 Year 6 Year 6 Year 6 Year 6 Year 6	nflation Fact	tor		2%											
Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 7 Vear 8 Vear 9 Vear 9 Vear 1 Vear 2 Vear 2 Vear 2 Vear 3 Vear 4 Vear 1 Vear 1 Vear 2 Vear 3 Vear 4 Vear 1 Vear 2 Vear 3 Vear 4 Vear 4 Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 5 Vear 6 Vear 7 V															
1/2/2016			Ba			Valuation Year	5								
1/1/2016 1/1/2017 1/1/2018 1/1/2018 1/1/2019 1/1/2012 1/1/2012 1/1/2012 1/1/2012 1/1/2012 1/1/2018						Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,523.25 22,973.71 23,433.19 23,901.85 24,379.89 65,300.00 67,526.00 68,978.52 70,338.09 71,765.25 73,200.56 74,664.57 76,157.86 77,681.02 79,234.64 77,681.02 79,234.64 77,681.02 79,234.64 77,681.02 79,234.64 77,681.02 79,234.64 77,681.02 79,234.64 77,681.02 79,234.64 77,681.02 79,234.64 77,681.02 79,234.64 77,681.02 79,234.64 77,681.02 79,234.64 77,681.02 79,234.64 77,681.02 79,234.64 78,730.00 70,00				1/1/2015	1/2/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
20,400,00 20,808.00 21,224.16 21,648.64 22,081.62 22,523.25 22,973.71 23,433.19 23,901.85 24,379.89 66,300,00 67,626.00 67,626.00 67,626.00 71,765.25 73,200.56 74,664.57 76,157.86 77,681.02 79,234.64 86,700,00 88,434.00 90,202.68 92,006.73 93,846.87 95,723.81 97,638.28 99,591.05 101,582.87 103,614.53 11 20,400,00 20,808.00 21,224.16 21,648.64 22,081.62 0.00	Tax Parcel ID	No.													
20,400,00 20,808,00 21,224.16 21,648.64 22,081.62 22,533.25 22,373.71 23,433.19 23,391.85 24,379.89 66,300,00 67,626,00 68,978.52 70,388.09 71,765.25 73,200.56 74,646.57 76,157.86 77,631.02 79,234.64 86,700,00 67,626,00 67,626,00 90,202.68 92,006.73 93,846.87 95,733.81 97,638.28 99,591.05 103,614.53 <t< td=""><td>Base Year Vo</td><td>luations and Adjust</td><td>ted Base Year</td><td>r Valuations</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Base Year Vo	luations and Adjust	ted Base Year	r Valuations											
School		Land	_	20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
85,000.00 86,700.00 88,434.00 90,202.68 92,006.73 93,846.87 95,723.81 97,638.28 99,591.05 101,582.87 103,614.53		Improvements		65,000.00	66,300.00	67,626.00	68,978.52	70,358.09	71,765.25	73,200.56	74,664.57	76,157.86	77,681.02	79,234.64	80,819.33
20,000.00 20,400.00 20,808.00 21,224,16 21,648,64 22,081,62 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.		Total		85,000.00	86,700.00	88,434.00	90,202.68	92,006.73	93,846.87	95,723.81	97,638.28	99,591.05	101,582.87	103,614.53	105,686.82
20,000.00 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0															
20,000,00 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 0.00	Assessed Val	ue Improvements	_												
15 65,000.00 66,300.00 20,800.00 20,000 76,500.00 76,500		Land		20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	0.00	00:00	00.0	0.00	0.00	0.00
85,000.00 86,700.00 20,808.00 96,224.16 98,148.64 100,111.62 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0		New Improvemen	Str	65,000.00	66,300.00	0.00	75,000.00	76,500.00	78,030.00	00.00	0.00	00.00	0.00	0.00	0.00
10.000 0.000 67,626.00 (6,021.48) (6,141.91) (6,264.75) 73,200.56 74,664.57 76,157.86 77,681.02 79,234.64 18 18 18 18 18 18 18 18 18 18 18 18 18		Total		85,000.00	86,700.00	20,808.00	96,224.16	98,148.64	100,111.62	00.00	0.00	00.0	0.00	0.00	0.00
0.000 0.000 67,626.00 [6,021.48] [6,141.91] [6,264.75] 73,200.56 74,664.57 76,157.86 77,681.02 79,234.64 2 0.028															
0.028 0.02	mprovemen	t Differential (if an	(A	0.00	0.00	67,626.00	(6,021.48)	(6,141.91)	(6,264.75)	73,200.56	74,664.57	76,157.86	77,681.02	79,234.64	80,819.33
N/A 1,893.53 N/A N/A 2,046.62 2,090.61 2,132.42 2,175.07 2,218.57			+	0000	9000		0.008	0000	8000	0.008	8000	0.008	0.008	0000	9000
12/4/2015 12/4/2016 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2023 12/4/2024 12/3/2025 12/4/2025 12/4/2025 12/4/2025 12/3/2	lax kale	- Section 1	1	NA	N/N	-	N/A	N/A	A/N	2 049 67	2 090 61	2 132 47	7 175 07	7 2 18 57	2 262 94
0119 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 12/4/2025 12/4/2025 12/31/2023 12/31/2023 12/31/2023 12/31/2023 12/31/2024 12/31/2025 12/31/2026 12/	rayment 101	Municipal Service	-	V/a:	2/11	no contract									-
N/A N/A 12/31/2021 12/31/2022 12/31/2023 12/31/2024 12/31/2025 1 N/A N/A 3/31/2022 3/31/2023 3/31/2024 3/31/2025 3/31/2026	Lax bill			12/4/2015	12/4/2016		12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
N/A N/A 3/31/2022 3/31/2023 3/31/2024 3/31/2025 3/31/2026	Invoice Date				N/A		N/A	N/A	N/A	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
NOTES: No	Due Date	-			N/A		N/A	N/A	N/A	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES: NOTES and subsequent years are used to determine the Adjusted Base Year Valuations.															
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	NOTES:														
	1. Inflation	factors in 2015 and	subsequent	years are us	ed to determin	ne the Adjuster	d Base Year Va	luations.							

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property and improvements thereon have not been assessed because the City Assessor had previously determined the property to be used for a tax exempt purpose commencing January 1, 2005. After the Council approved the Conditional Use Permit, the City Assessor determined that the real property would have been assessed at \$15,000 and \$35,000 for improvements on January 1, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in August 2015 and never constructed any new improvements.

- The Base Year Valuation and Adjusted Base Year Valuations are determined by the City's assessor since the Property was previously tax exempt.
- Since a tax exemption was previously granted commencing in 2005, the Assessed Value Improvements are deemed to be zero; and therefore, they are less than the Adjusted Base Year Valuations. A Payment for Municipal Services is due for Valuation Years 2017 - 2026.
- Generally, land is still taxed and not used to calculate any Payment for Municipal Services.
 Here, however, the land is not taxed since it was previously determined to be tax exempt commencing in 2005.
- See Exhibit A-6 for further illustration.

Payment for Number of CLP							Exhibit A-6	Exhibit A-6 Illustrative Calculations	alculations						
S/13/2015 S/13							Payment	for Municipal	Services						
S/19/2015 S/19			-												
1/1/2015 1/1/2015 1/1/2016 1/1/2015	Date of CUP	approval	5	5/13/2015											
1/1/2015 1/1/2015	Date CUP bet	ame effective	S	5/19/2015											
Base Vear Grace Year Valuation Year 2 Vear 3 Vear 4 Vear 5 Vear 5 Vear 6 Vear 6 Vear 7 Vear 8 Vear 9 Ve	Base Year Va	luation Date		1/1/2015											
1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2025	Inflation Fact	or		2%											
11/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2022 1/1/2024 1/1/2024 1/1/2025 1/1/2025 1/1/2024 1/1/2025 1/1/2024 1/1/2025			Rac			Valuation Year	\$								
11/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2020 1/1/2023 1/1/2024 1/1/2025 1/			8	Т	Т	Year 1		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
15,300,00 15,606.00 15,918.12 16,236.48 16,561.21 16,892.44 17,230.29 17,574.89 17,926.39 18,284.92 18,284.92 17,300.00 15,606.00 15,918.12 16,236.43 39,415.68 40,204.00 41,008.08 41,828.24 42,664.80 41,600.00 25,000.00 25,000.40 25,204.04 56,308.12 57,434.28 58,582.97 59,754.63 60,949.72 42,664.80 40,000.00 41,008.08 41,828.24 42,664.80 40,000.00 41,008.08 41,828.24 42,664.80 40,000.00 41,008.08 41,828.24 42,664.80 40,000.00 40,000			1	/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
15,300.00 15,606.00 15,918.12 16,336.48 16,561.21 16,892.44 17,230.29 17,574.89 17,926.39 18,284.92 18,284.92 15,700.00 36,414.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,008.08 41,828.24 42,664.80 41,000.00 53,000.40 0.00 0.00 0.00 0.00 0.00 0.00 0.	Tax Parcel ID	No.													
15,700.00 15,606.00 15,918.12 16,236.48 16,561.21 16,892.44 17,230.29 17,574.89 17,296.39 18,284.92 18,700.00 36,414.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,008.08 41,828.24 42,664.80 17,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0	Base Year Va	luations and Adjuste	d Base Year	Valuations											
School		Land		15,000.00	15,300.00	15,606.00	15,918.12	16,236.48	16,561.21	16,892.44	17,230.29		17,926.39	18,284.92	18,650.61
SG,000.00 S1,000.00 S2,020.00 S3,060.40 S4,121.61 S5,204.04 S6,308.12 S7,434.28 S8,582.97 S9,754.63 G0,949.72 G2,166		Improvements		35,000.00	35,700.00	36,414.00	37,142.28	37,885.13	38,642.83	39,415.68	40,204.00		41,828.24	42,664.80	43,518.10
nts		Total	-1	50,000.00	51,000.00	52,020.00	53,060.40	54,121.61	55,204.04	56,308.12	57,434.28	58,582.97	59,754.63	60,949.72	62,168.72
nts															
15.	Assessed Val	ue Improvements													
15		Land		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1,000		New Improvement	2	00:00	00.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35,000.00 35,700.00 36,414.00 37,142.28 37,885.13 38,642.83 39,415.68 40,204.00 41,008.08 41,828.24 42,664.80 42,6		Total		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35,000.00 35,700.00 36,414.00 37,142.28 37,885.13 38,042.83 39,415.08 40,204.00 41,006.08 41,826.44 42,004.80 40,004.00 41,006.08 41,826.44 42,004.80 40,004.00 41,006.08 41,826.44 42,004.80 40,004.00 41,006.08 41,006									20,000	05 500 00	00 101 01	000000	***	00.000	20.000
0.028 0.028 <th< td=""><td>Improvemen</td><td>t Differential (if any</td><td></td><td>35,000.00</td><td>35,700.00</td><td>36,414.00</td><td>37,142.28</td><td>37,885.13</td><td>38,642.83</td><td>39,415.68</td><td>40,204.00</td><td>41,008.08</td><td>41,828.24</td><td>42,664.80</td><td>43,518.10</td></th<>	Improvemen	t Differential (if any		35,000.00	35,700.00	36,414.00	37,142.28	37,885.13	38,642.83	39,415.68	40,204.00	41,008.08	41,828.24	42,664.80	43,518.10
N/A N/A 1,019.59 1,039.98 1,060.78 1,033.64 1,125.71 1,148.23 1,171.19 1,194.61 1,124/2015 12/4/	Tax Rate			0.028	0.028		0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
12/4/2015 12/4/2016 12/4/2017 12/4/2019 12/4/2019 12/4/2021 12/4/2023 12/4/2024 12/4/2025 12/4/2	Payment for	Municipal Services		N/A	N/A		1,039.98	1,060.78	1,082.00	1,103.64	1,125.71	1,148.23	1,171.19	1,194.61	1,218.51
12/4/2015 12/4/2016 12/4/2017 12/4/2017 12/4/2018 12/4/2019 12/4/2012 12/4/2							0.000		0000111			CC00/1/C.	1000/1/01	2000, 1700	2000
N/A 12/31/2017 12/31/2019 12/31/2020 12/31/2021 12/31/2023 12/31/2024 12/31/2025 12/31/2	Tax bill			12/4/2015	12/4/2016	_	_		12/4/2020	17/4/7071	77/4/7077		17/4/7074	12/4/2025	12/4/2026
N/A 3/31/2018 3/31/2019 3/31/2020 3/31/2022 3/31/2024 3/31/2025 3/31/2026	Invoice Date				N/A	-			12/31/2020	12/31/2021	12/31/2022		12/31/2024	12/31/2025	12/31/2026
sequent years are used to determine extends for not less than 20 valuation	Due Date				N/A				3/31/2021	3/31/2022	3/31/2023		3/31/2025	3/31/2026	3/31/2027
sequent years are used to determine extends for not less than 20 valuatior	NOTES.	+	-												
extends for not less than 20 valuation	1 12 12 12 12 12 12 12 12 12 12 12 12 12	s bac 3105 ai sadar	uhronnont.	Sil die Sied	ad to determi	ne the Adjuste	d Base Year Va	luations.							
2 No. and the General Variety	7 Payment	for Municipal Service	es extends fo	or not less th	han 20 valuat	ion years.									
	WOLLD ON C	ant due for Grace Ve	var												

. .

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed \$25,000 for land and \$45,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property never demolished the improvements, yet allowed them to remain on the property and deteriorate such that the City Assessor had to revalue the improvements on January 1, 2019 and again on January 1, 2023 at \$35,000 and \$28,500 respectively.

- The Assessed Value improvements are equal to the Adjusted Base Year Valuations for Valuation Years 2017-2018. No Payment for Municipal Services is due.
- Commencing on January 1, 2019, the Assessed Value Improvements are less than the Adjusted Base Year Valuations; a Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- The owner is still responsible for the Payment for Municipal Services even though the demolition of the improvements did not occur. The owner would need to reapply to the Common Council to remove or change the Conditional Use Permit.
- See Exhibit A-7 for further illustration.

Payment for Municipal Services Vear 1 Vear 2 Vear 3 Vear 4 Vear 5 Vear 6 Vear 6 Vear 6 Vear 7 Vear 8 Vi/1/2017 1/1/2019 1/1/2020 1/1														
1/17/2015 1/17		The second secon				Payment	for Municipal	Services						
5/13/2015 1/1/2015														
5/19/2015 1/1/2015	are of CIID and	levoro	5/13/2015											
11/2015 1/2016 1/2016 1/2018 1/2019	Date CUP becar	ne effective	5/19/2015											
1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2022 1/1/2024 1/1/2024 1/1/2024 1/1/2024 1/1/2024 1/1/2021 1/1/2022 1/1/2024 1/1/2024 1/1/2021 1/1/2022 1/1/2022 1/1/2024 1/1/2024 1/1/2021 1/1/2022 1/1/2022 1/1/2024 1/1/2024 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2024 1/1/2024 1/1/2022 1/1/2022 1/1/2022 1/1/2022 1/1/2023 1/1/2024 1/1/2024 1/1/2024 1/1/2023 1/1/2024 1/1/2022 1/1/2022 1/1/2022 1/1/2022 1/1/2022 1/1/2022 1/1/2024 1/1/2024 1/1/2024 1/1/2024 1/1/2022	Base Year Valua	ation Date	1/1/2015											
Vear 1	Inflation Factor		2%											
Grace Year Valuation Years Year 4 Year 5 Year 6 Year 7 Year 8 1/1/2016 1/1/2017 1/1/2019 1/1/2020 1/1/2021 1/1/2021 1/1/2021 1/1/2023 1/1/2024 25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,171.14 29,291.48 29,877.31 45,900.00 46,818.00 77,743.6 77,702.5 77,285.66 78,831.37 80,408.00 82,016.16 83,556.48 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 82,016.16 83,556.48 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 82,016.16 83,556.48 71,400.00 72,828.00 74,284.56 62,060.80 27,602.02 28,154.06 37,142.28 58,947.31 71,400.00 70.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 27,224.67 24,709.17 0.02 0.02														
1/1/2016 1/1/2017 1/1/2018 1/1/2020 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2024 1/1/2024 1/1/2022 1/1/2023 1/1/2024 1/1/2024 1/1/2022 1/1/2023 1/1/2024 1/1/2024 1/1/2022 1/1/2023 1/1/2024 1/1/2024 1/1/2022 1/1/2023 1/1/2024 1/1/2024 1/1/2022 1/1/2023 1/1/2024 1/1/2023 1/1/2024 1/1/2023 1/1/2024 1/1/2023 1/1/2024 1/1/2023 1/1/2024 1/1/2023 1/1/2024 1/1/2024 1/1/2023 1/1/2024 1/1/2023 1/1/2024 1/1/2023 1/1/2024 1/1/2023 1/1/2024 1/1/2023 1/1/2024 1/1/2024 1/1/2023 1/1/2024					Valuation Year									
1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2022 1/1/2023 1/1/2024					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
25,500.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 29,291.48 29,877.31 45,900.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 52,724.67 53,779.17 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 82,016.16 83,656.48 25,500.00 26,510.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 29,291.48 29,877.31 45,900.00 46,818.00 74,784.36 35,000.00 35,700.00 36,414.00 37,142.28 28,500.00 29,291.48 29,877.31 71,400.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,858.47 57,791.48 58,947.31 0.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 24,224.67 24,709.17 12/4/2016 12/4/2016 12/4/2017 12/4/2018 12/4/2020 12/4/2022 12/4/2022 12/4/2023 12/4/2024<			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
25,500.00 26,510.00 26,530.20 27,060.80 27,602.02 28,154.06 28,117.14 29,291.48 29,837.31 45,900.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 52,724.67 53,779.17 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 82,016.16 83,656.48 25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 29,291.48 29,877.31 45,900.00 46,818.00 74,284.56 62,060.80 63,302.02 28,144.00 37,142.28 28,500.00 29,070.00 71,400.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,899.42 57,791.48 58,947.31 0.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 24,224.67 24,709.17 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2023 12/4/2024 12/4/2024<	Tax Parcel ID N	.0												
25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 29,291.48 29,877.31 45,900.00 46,818.00 47,754.36 48,709.45 49,683.64 50,677.31 51,690.86 52,724.67 53,779.17 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 82,016.16 83,656.48 25,500.00 26,510.00 26,530.20 27,060.80 27,602.02 28,154.06 28,171.14 29,291.48 29,877.31 45,900.00 46,818.00 47,754.36 35,000.00 36,414.00 37,142.28 28,500.00 29,877.31 71,400.00 72,828.00 47,754.36 62,060.80 63,302.02 64,568.06 65,859.47 57,791.48 58,947.31 0.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 24,224.67 24,709.17 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.03 12/4/2015 1	Base Year Value	ations and Adjusted Base	Year Valuations											
45,000.00 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.06 52,724.67 53,779.17	1	and	25,000.00		26,010.00	26,530.20	27,060.80	27,602.02	28,154.06	28,717.14	29,291.48	29,877.31	30,474.86	31,084.36
70,000.00 71,400.00 72,828.00 74,284.56 75,770.25 77,285.66 78,831.37 80,408.00 82,016.16 83,656.48 25,000.00 25,500.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 29,291.48 29,877.31 25,000.00 25,500.00 26,530.20 27,060.80 27,000.00 36,414.00 37,142.28 28,500.00 25,500.00 46,818.00 47,754.36 35,000.00 35,700.00 36,414.00 37,142.28 28,500.00 72,828.00 77,878.00 77,8	-	mprovements	45,000.00		46,818.00	47,754.36	48,709.45	49,683.64	50,677.31	51,690.86	52,724.67	53,779.17	54,854.75	55,951.84
25,000.00 25,500.00 26,530.20 27,060.80 27,602.02 28,154.06 28,177.14 29,291.48 29,877.31 20,000.00 45,900.00 46,818.00 47,754.36 35,000.00 36,414.00 37,142.28 28,500.00 29,070.00 37,428.36 62,060.80 63,302.02 64,568.06 65,859.42 57,791.48 58,947.31 20,000.00 71,400.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 57,791.48 58,947.31 20,000.00 70,000.00 72,828.00 13,709.45 13,983.64 14,263.31 14,548.58 24,224.67 24,709.17 20,000.00 0.00 0.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 24,224.67 24,709.17 20,000.00 0.00 0.00 0.00 0.00 0.00 0.00		otal	70,000.00	71,400.00	72,828.00	74,284.56	75,770.25	77,285.66	78,831.37	80,408.00	82,016.16	83,656.48	85,329.61	87,036.20
25,000.00 25,500.00 26,510.00 26,530.20 27,060.80 27,602.02 28,154.06 28,717.14 29,291.48 29,877.31 25,000.00 46,818.00 47,754.36 35,000.00 35,700.00 37,142.28 28,500.00 26,000.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 57,791.48 58,947.31 10,000.00 71,400.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 57,791.48 58,947.31 10,000.00 71,400.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 57,791.48 58,947.31 10,000.00 0.00 0.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 24,224.67 24,709.17 12/4/2015 12/4/2015 12/4/2015 12/4/2017 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/31/2024 3/31/2024 3/31/2024 3/31/2024 3/31/2024 3/31/2024 3/31/2025 3/31/2022														
25,000.00 25,500.00 26,010.00 26,530.20 27,060.80 27,602.02 28,154.06 28,171.14 29,291.48 29,877.31 20,000.00 45,900.00 46,818.00 47,754.36 35,000.00 35,700.00 36,414.00 37,142.28 28,500.00 29,070.00 27,284.56 62,060.80 65,862.00 36,414.00 37,142.28 28,500.00 29,070.00 27,284.56 62,060.80 65,862.00 36,414.00 37,142.28 28,500.00 29,070.00 20,000 0.00 0.00 0.00 0.00 0.00 0.0	Assessed Value	· Improvements												
12/4/2015 12/4		and	25,000.00		26,010.00	26,530.20	27,060.80	27,602.02	28,154.06	28,717.14	29,291.48	29,877.31	30,474.86	31,084.36
70,000.00 71,400.00 72,828.00 74,284.56 62,060.80 63,302.02 64,568.06 65,859.42 57,791.48 58,947.31	-	Vew Improvements	45,000.00		46,818.00	47,754.36	35,000.00	35,700.00	36,414.00	37,142.28	28,500.00	29,070.00	29,651.40	30,244.43
0 0.00 0.00 0.00 13,709.45 13,983.64 14,263.31 14,548.58 24,224.67 24,709.17 N/A N/A N/A N/A N/A 383.86 391.54 399.37 407.36 672.82 0.028 12/4/2015 12/4/2016 12/4/2017 12/4/2019 12/4/2020 12/4/2021 12/4/2021 12/4/2022 12/4/2023 12/4/2022 N/A N/A N/A N/A 12/31/2020 3/31/2022 3/31/2022 3/31/2022 3/31/2022 3/31/2022		otal	70,000.00	71,400.00	72,828.00	74,284.56	62,060.80	63,302.02	64,568.06	65,859.42	57,791.48	58,947.31	60,126.26	61,328.79
0.00														
N/A N/A <td>Improvement I</td> <td>Differential (if any)</td> <td>00:0</td> <td>00:00</td> <td>0.00</td> <td>0.00</td> <td>13,709.45</td> <td>13,983.64</td> <td>14,263.31</td> <td>14,548.58</td> <td>24,224.67</td> <td>24,709.17</td> <td>25,203.35</td> <td>25,707.42</td>	Improvement I	Differential (if any)	00:0	00:00	0.00	0.00	13,709.45	13,983.64	14,263.31	14,548.58	24,224.67	24,709.17	25,203.35	25,707.42
N/A N/A N/A N/A 383.86 391.54 399.37 407.36 678.29 691.86 12/4/2015 12/4/2017 12/4/2018 12/4/2020 12/31/2021 12/31/2022 12/31/2024 3/31/2024 3/31/2025 3/31/						0.00	0000	0000	0000	0000	0000	0000	0000	0000
N/A N/A N/A N/A 383.86 391.54 399.37 407.35 578.29 591.84 391.54 393.37 407.35 578.29 578.29 578.29 578.29 578.29 578.29 578.29 578.29 578.29 578.29 578.29 578.29 578.29 578.29 578.29 578.29 578.20 578.	Tax Rate		0.028	0	0.	0.028	0.078	0.020	0.020	0.020		0.020	0.020	0.028
12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2024 12/31/2024 1	Payment for N	funicipal Services	N/A			N/A	383.86	391.54	399.37	407.35		691.86	705.69	719.81
12/4/2015 12/4/2016 12/4/2016 12/4/2016 12/4/2016 12/4/2016 12/4/2016 12/4/2024 12/4/2						0100/14/01	0100/7/01	000079761	12/4/2021	12/4/2022	17/4/2003	12/2/2024	17/4/2025	3505/1/51
N/A N/A 3/31/2020 3/31/2021 3/31/2023 3/31/2024 3/31/2025 3/31/202	Tax bill		12/4/2015	7/4/71	7/4/77	N/A	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
N/A N/A 3/31/2020 3/31/2021 3/31/2022 3/31/2023 3/31/202	Invoice Date			M/M		2/11		2000/10/10	000/10/0	5/21/1000	ACOC/ +C/ C	3000/10/6	2000/10/6	77.7.7.7.7.
	Due Date			N/A		N/A		3/31/2021	3/31/2022	3/37/7023	3/37/707#	3/34/4023	3/31/2020	3/31/202/
	NOTES:													
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted base treat valuations.	1. Inflation fac	ctors in 2015 and subsequ	uent years are u:	sed to determi		d Base Year Va	luations.							

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$10,000 for land and \$44,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2016 and constructed new improvements in October 2016. These improvements were assessed at \$58,000 by the City Assessor on January 1, 2017 and are reflected as the same on the December 4. 2017 tax bills. In April 2020, a tomado passes through the City demolishing the improvements on the property. The owner is unable to replace the improvements until October 2021. On January 1. 2022, the improvements were assessed at \$65,000 by the City Assessor and are reflected as the same on the December 4, 2022 tax bill.

- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2017-2020; accordingly, no Payment for Municipal Services is due.
- Since the tornado demolished the improvements in 2020 and the improvements were not replaced until 2021, the Assessed Value Improvements are less than the Adjusted Base Year Valuation in Valuation Year 2015. Normally, a Payment for Municipal Services would be due. Given the demolition was a result of an "act of God", the requirement for the Payment for Municipal Services would be tolled for one (1) Valuation Year. Likewise, the Agreement Concerning the Payment for Municipal Services would be extended for an additional Valuation Year. If the owner seeks a further change or removal of the Conditional Use Permit, the owner must reapply to the Common Council.
- The Assessed Value Improvements are greater than the Adjusted Base Year Valuations for Valuation Years 2022-2025. No Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services. The payment of taxes for land is not tolled under this Agreement.
- See Exhibit A-8 for further illustration.

Year5 Year6 Year7 Year8 Year9							Exhibit A-8	Exhibit A-8 Illustrative Calculations	alculations						
S/19/2015 Start Content of Co							Payment t	or Municipal	Services						
S/19/2015 S/19															
1/1/2015 1/1/2015	Date of CUP a	Ipproval		5/13/2015											
11/2015 11/2016 1/2017 1/2018 1/2019 1/2019 1/2018 1/2019	Date CUP bec	ame effective		5/19/2015											
Base Vear Grace Vear Valuation Years Year	Base Year Val	uation Date		1/1/2015											
Caree Year Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 1 Year 2 Year 9 1/1/2015 1/1/201	Inflation Fact	or		2%											
Grace Vesar Valuation Years Vear 3 Year 4 Year 5 Year 6 Year 7 Year 9 Year 9 1/1/2015 1/1/201					\neg										
Year 1						Valuation Year	2								
10,200.00 10,404.00 10,612.08 10,834.32 11,040.81 11,1261.62 11,1486.86 11,716.59 11,590.93 17,1492.94 17,920.00 10,404.00 10,612.08 10,834.32 11,040.81 11,261.62 11,486.86 11,716.59 11,590.93 17,442.00 55,622.00 56,805.84 57,941.96 59,100.80 60,282.81 61,488.47 62,718.24 63,972.60 65,220.00 56,036.20 60,747.92 68,766.28 70,141.60 71,544.44 72,975.32 74,434.83 75,933.53 77,442.00 10,200.00 10,404.00 10,612.08 10,612.08 11,040.81 11,261.62 11,486.86 11,716.59 11,500.93 11,500.93 10,200.00 10,404.00 10,404.00 10,612.08 10,520.06 63,200.00 63,540.00 60,343.20 61,520.06 68,200.00 69,540.00 70,552.82 72,374.39 11,040.81 76,561.67 77,786.86 79,342.59 80,929.45 8 55,692.00 68,200.00 69,564.00 70,552.82 72,374.39 11,040.81 76,561.67 77,786.86 79,342.59 80,929.45 8 75,492.00 68,200.00 69,564.00 70,552.88 72,374.39 11,040.81 76,561.67 77,786.86 79,342.59 80,929.45 8 75,492.00 60,200.00 68,564.00 70,552.88 72,374.39 11,040.81 76,561.67 77,786.86 79,342.59 80,929.45 8 75,492.00 70,552.88 72,374.39 11,040.81 76,561.67 77,786.86 79,342.59 80,929.45 8 75,492.00 70,592.89 70,792.89 70,						Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
10,200.00 10,401.00 10,612.08 10,824.32 11,040.81 11,261.62 11,1486.86 11,716.59 11,159.94 12,692.00 55,802.00 56,805.84 57,941.96 59,100.80 60,282.81 61,488.47 62,718.24 63,972.60 65,522.05 55,802.00 65,80				1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,590.93 12,189.94 45,492.00 55,692.00 65,696.00 67,417.92 68,766.28 70,141.60 71,544.44 72,975.32 74,434.83 75,923.53 77,442.00 10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 77,442.00 10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 77,442.00 10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 77,442.00 10,200.00 69,544.00 70,952.28 72,374.39 11,040.81 11,261.62 77,786.86 79,342.59 80,929.45 8 72,374.39 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 8 72,374.39 11,040.81 76,261.62 77,786.85 70,000 69,544.00 70,952.28 72,374.39 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 8 72,374.29 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 8 72,374.29 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 8 72,374.29 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 8 72,374.29 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 8 72,374.29 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 8 72,374.29 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 8 72,374.29 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 8 72,374.29 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 8 72,374.29 11,040.81 76,274.29 11,040.	Tax Parcel ID	No.													
10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,716.59 11,716.59 11,950.93 12,189.94 45,492.00 56,696.00 67,417.92 68,766.28 70,141.60 71,544.44 72,975.32 74,434.83 75,923.53 77,442.00 55,692.00 66,096.00 67,417.92 68,766.28 70,141.60 71,544.44 72,975.32 74,434.83 75,923.53 77,442.00 10,200.00 10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 45,492.00 26,096.00 69,544.00 10,612.08 10,824.32 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 45,492.00 62,500.00 69,540.00 60,343.20 61,550.06 60,000 65,000.00 67,626.00 68,976.00 55,692.00 62,500.00 69,540.00 70,955.28 72,374.39 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 55,692.00 62,500.00 69,540.00 70,955.28 72,374.39 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 55,692.00 62,500.00 69,540.00 70,955.28 72,374.39 11,040.81 76,261.62 77,786.86 79,342.59 80,929.45 55,692.00 62,500.00 69,540.00 70,955.28 72,374.39 70,028 0.028 0.028 0.028 0.028 50,000.00 67,500.00 69,540.00 70,955.28 72,472.39 74,702.3 12/4/2025 12/4/20	Bose Year Va.	luations and Adju	usted Base	Year Valuations											
10,000.00 25,692.00 66,096.00 67,417.92 68,766.28 70,141.60 71,544.44 72,975.32 74,434.83 75,932.53 77,442.00 75,692.00 66,096.00 66,096.00 66,096.00 66,096.00 66,096.00 66,096.00 66,096.00 66,096.00 66,096.00 66,096.00 66,096.00 66,096.00 69,090.00 69,0		Land		10,000.00		10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
S4,600.00 S5,692.00 G6,096.00 G7,417.92 G8,766.28 70,141.60 71,544.44 72,975.32 74,434.83 75,923.53 77,442.00		Improvements		44,600.00	45,492.00	55,692.00	56,805.84	57,941.96	59,100.80	60,282.81	61,488.47	62,718.24	63,972.60	65,252.05	66,557.10
nts 44,600.00 45,492.00 10,200.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,550.93 10,000.00 10,200.00 10,200.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,550.93 10,000.00 45,492.00 65,492.00 69,544.00 10,512.00 65,343.20 61,550.06 65,000.00 65,300.00 65		Total		54.600.00	55.692.00	66,096.00	67,417.92	68,766.28	70,141.60	71,544.44	72,975.32	74,434.83	75,923.53	77,442.00	78,990.84
10,000.00 10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93															
10,000.00 10,200.00 10,404.00 10,404.00 10,612.08 10,8124.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93	Assessed Val.	ue Improvements	5												
New Improvements		Land		10,000.00		10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94
Total S 4,600.00 S 5,692.00 G 9,564.00 C 1,2398.00 G 9,564.00 C 1,2398.00 C 1,2398.0		New Improvem	rents	44,600.00		58,000.00	59,160.00	60,343.20	61,550.06	00.00	00'000'59	66,300.00	67,626.00	68,978.52	70,358.09
Second Color Col		Total		54,600.00	55,692.00	68,200.00	69,564.00	70,955.28	72,374.39	11,040.81	76,261.62	77,786.86	79,342.59	80,929.45	82,548.03
12 12 13 13 13 13 13 13															
to the Payment for Municipal Services is tolled for one Valuation Year. It parts the Agiust extend 21 rather than 20 Valuation Year. It has agreement would likewise extend 21 rather than 20 Valuation Year.	Improvemen	it Differential (if a	any)	0.00	0.00	(2,308.00)	(2,354,16)	(2,401.24)	(2,449.27)	60,282.81	(3,511.53)	(3,581.76)	(3,653.40)	(3,726,47)	(3.801.00)
1 Liter Municipal Services 0.028 </td <td></td>															
tfor Municipal Services N/A	Tax Rate			0.028			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Date Date N/A	Payment for	· Municipal Servi	ices	N/A				N/A		1,687.92	N/A	N/A	N/A	N/A	N/A
Date Date N/A															
actors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. Payment for Municipal Services extends for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	Tax bill			12/4/2015			12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
actors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. Payment for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	Invoice Date				N/A			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 2. Payment for Municipal Services extends for not less than 20 valuation Year. 3. Since the Payment for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	Due Date				N/N			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 2. Payment for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.															
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 2. Payment for Municipal Services extends for not less than 20 valuation Years. 3. Since the Payment for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	NOTES:														
2. Payment for Municipal Services extends for not less than 20 valuation years. 3. Since the Payment for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years. 3. Since the Payment for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	1. Inflation	factors in 2015 at	nd subsequi	ent years are us	sed to determit	ne the Adjuster	d Base Year Va	luations.							
3. Since the Payment for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	2. Payment	for Municipal Ser	rvices exten	ids for not less t	than 20 valuati	on years.									
	3. Since the	Payment for Mu	unicipal Serv	ices is tolled for	r one Valuation	Year, the agre	ement would	likewise exten	d 21 rather tha	an 20 Valuation	Years.				

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$8,000 for land and \$45,000 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. The owner demolished the improvements in August 2016 and not create any new improvements. Subsequently in July 2019, owner sells the land to a neighbor who combines the lot with the neighbor's property. Prior to combining the lots, the neighbor's real estate was valued at \$10,000 for land and \$50,000 for improvements. The new owner (i.e. neighbor) builds an addition to his improvements on the newly combined lot in August 2022. On January 1, 2023, the improvements from the addition are assessed at an additional \$18,000 by the City Assessor and are reflected as the same on the December 4, 2023 tax bili.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2019; accordingly, a Payment for Municipal Services is due.
- Commencing in Valuation Year 2020, the lots are combined requiring the Adjusted Base Year Valuation to be updated to reflect the values from the adjoining lot.
- For Valuation Years 2020-26, a Payment for Municipal Services is due because previously existing improvements from the adjoining lot cannot be used to comply with the requirements of this Agreement.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-9 for further illustration.

						C. VIIIIIV	EXHIBIT AS - III INSTIBITAC CALCULATIONS	SHOULD THE						
						Payment	Payment for Municipal Services	Services						
Date of CUP approval	pproval		5/13/2015											
Date CUP bec	Date CUP became effective		5/19/2015											
Base Year Valuation Date	uation Date		1/1/2015											
Inflation Factor	24		2%											
			Race Vear	Grace Year	Valuation Years	32								
			Т	Т	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	No.													
Base Year Val	uations and Ad	iusted Base	Base Year Valuations and Adjusted Base Year Valuations											
	Land		8,000.00	8,160.00	8,323.20	8,489.66	8,659.46	18,832.65	19,209.30	19,593.49	19,985.36	20,385.06	20,792.76	21,208.62
	Improvements		45,000.00	45,900.00	46,818.00	47,754.36	48,709.45	99,683.64	101,677.31	103,710.86	105,785.07	107,900.71	110,058.79	112,259.96
	Total		53,000.00	54,060.00	55,141.20	56,244.02	57,368.90	118,516.28	120,886.61	123,304.34	125,770.43	128,285.84	130,851.55	133,468.58
Assessed Valu	Assessed Value Improvements	2												
	Land		8,000.00	8,160.00	8,323.20	8,489.66	8,659.46	18,832.65	19,209.30	19,593.49	19,985.36	20,385.06	20,792.76	21,208.62
	New Improvements	nents	45,000.00	45,900.00	0.00	0.00	0.00	20,000.00	51,000.00	52,020.00	70,020.00	71,420.40	72,848.81	74,305.78
	Total		53,000.00	54,060.00	8,323.20	8,489.66	8,659.46	68,832.65	70,209.30	71,613.49	90,005.36	91,805.46	93,641.57	95,514.40
Improvemen	Improvement Differential (if any)	any)	0.00	0.00	46,818.00	47,754.36	48,709.45	49,683.64	50,677.31	51,690.86	35,765.07	36,480.37	37,209.98	37,954.18
							0.00	0000	0000	0000	0000	0.00	000	
Tax Rate			0.028	0			0.028	0.078	0.028	0.028	0.028	0.023	0.028	0.028
Payment for	Payment for Municipal Services	ices	N/A	N/A	1,310.90	1,337.12	1,353.85	1,391.14	1,418.95	1,447.34	1,001.42	1,021.45	1,041.88	1,062.72
			3100/1/01	11/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
lax bill			11/11	L	-	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Invoice Date				N/N		3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
Due Date														
NOTES:														
1. Inflation f	actors in 2015 a	and subsequ	1. Inflation factors in 2015 and subsequent years are used to determine	sed to determi		he Adjusted Base Year Valuations.	aluations.							
		and and	ande for not loce	on the Marian Control of the for not loss than 20 valuation	ion years.									

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$12,000 for land and \$22,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and never constructed any new improvements. The owner requested a rezoning of the property, which the Council did in April 2022. The rezoning caused the assessed value of the land to increase to \$32,000 as assessed by the City Assessor on January 1, 2023 and such change is reflected on the December 4, 2023 tax bills.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2026; accordingly, a Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services notwithstanding the fact that the value of land increased commencing in Valuation Year 2017.
- The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- See Exhibit A-10 for further illustration.

						Exhibit A-10	Exhibit A-10 Illustrative Calculations	Calculations						
						Payment	Payment for Municipal Services	Services						
Date of CLIP approval	levorage		5/13/2015											
Date CUP be	Date CUP became effective		5/19/2015											
Base Year V.	Base Year Valuation Date		1/1/2015											
Inflation Factor	ctor		2%											
				П										
			Base Year	Grace Year	Valuation Years				2000	Jaco's	7227	0.000	0.550	
			3100/1/1	31007171	Year 1	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
			1/1/2013	1/1/2010	1107/11	arate le								2221212
Tax Parcel ID No.	D No.													
Base Year V	Base Year Valuations and Adjusted Base Year Valuations	djusted Base	Year Valuation	S										
	Land		12,000.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	14,059.91	14,341.11	14,627.93	14,920.49
	Improvements	2	22,600.00	23,052.00	23,513.04	23,983.30	24,462.97	24,952.23	25,451.27	25,960.30	26,479.50	27,009.09	27,549.27	28,100.26
	Total		34,600.00	35,292.00	35,997.84	36,717.80	37,452.15	38,201.20	38,965.22	39,744.52	40,539.41	41,350.20	42,177.21	43,020.75
Assessed Vo	Assessed Value Improvements	ıts												
	Land		12,000.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	32,000.00	32,640.00	33,292.80	33,958.66
	New Improvements	ments	22,600.00	00.00	00.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total		34,600.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	32,000.00	32,640.00	33,292.80	33,958.66
Improveme	Improvement Differential (if any)	if any)	0.00	23,052.00	23,513.04	23,983.30	24,462.97	24,952.23	25,451.27	25,960.30	26,479.50	27,009.09	27,549.27	28,100.26
					9000	3000	8000	0.028	0.028	0.028	0.028	0.008	0000	3000
Tax Rate			0.028	7		0.00	20.00		212 64	236 90	CA 1A7	35.035	171.30	20.0
Payment fo	Payment for Municipal Services	vices	N/A	N/A	658.37	6/1.53	084.30		112.04	170.03	741.43	(30.65	//1.38	785.81
11.1			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
III YPI					12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
invoice Date	a		+	N/N	1	L	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
Due Date				W/N										10010
NOTES.														
1 leflation	1 - Floring foctors in 2015 and subsequent wears are used to determine t	and cubcom	uport vears are u	sed to determi	ne the Adjuste	the Adjusted Base Year Valuations.	aluations.							
7 Daymon	1. Illimation for Municipal Services extends for not less than 20 valuation	Services exte	ands for not less	than 20 valuat										
Z. rayiiici	The second secon		-											
3. No pay:	3. No payment due for Grace Year	ace rear.												

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$12,000 for land and \$94,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. These assessments reflect the use of the property as a lawful nonconforming use. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2016 and constructed new improvements in October These improvements were assessed at \$50,000 by the City Assessor on January 1, 2021 and are reflected as the same on the December 4. 2021 tax bill. It is further assumed that the owner discontinued the lawful nonconforming use status. which limits the value of new improvements.

- The Assessed Value Improvements is less than the Adjusted Base Year Valuations for Valuation Years 2017 - 2026; accordingly a Payment for Municipal Services is due.
- Even though the owner is unable to timely restore
 the nonconforming use which may have
 contributed to an inability to construct
 improvements on the property equal to or greater
 than the Adjusted Base Year Valuation, a Payment
 for Municipal Services is still due. The owner may
 reapply to the Common Council to seek removal or
 modification of the Conditional Use Permit.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-11 for further illustration.

Date of CLP Septend S/19/2015 Payment for Municipal Services							EXHIBIT A-TT	EXIIDIT A-TT IIIDSII GIIAE CAICUIGIIIS	Calculations						
Grace Year Valuation Years Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 1/1/2016							Payment	t for Municipa	l Services						
17/2016 17/17017 17/17018 17/17019 17/17020 17/17021 17/17022 17/17023 17/17024 17/17025 17/17024 17/17025 17/17024 17/17025 17/17024 17/17025 17/17024 17/17025 17/17024 17/17025 17/17024 17/17025 17/17024 17/17025 17/17024 17/17024 17/17025 17/17024 17/17025 17/17024 17/17025 17/17024 17/17024 17/17024 17/17024 17/17024 17/17024 17/17024 17/17024 17/17025 17/17024 17/17024 17/17025 17/17024															
Grace Year Valuation Years Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 11/12016 1/1/12015 1/1/2018 1/1/2019 1/1/2019 1/1/2010 1/1/2013 1/1/2013 1/1/2014 1/1/2015 1/1/201	Date of CUP	approval		5/13/2015											
Grace Year Valuation Years Year 2 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 1 1/1/2016 1/1/2018 1/1/2018 1/1/2019 1/1/2019 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2025 1/1	ate CUP be	came effective		5/19/2015											
17/2016 Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 1 Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 1 Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 1 Year 1 Year 1 Year 2 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 1 Year 1 Year 1 Year 1 Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 9 Year 9 Year 1 Year 3 Year 3 Year 3 Year 3 Year 3 Year 4 Year 6 Year 7 Year 8 Year 9	lase Year Va	aluation Date		1/1/2015											
11/17016 11/17017 11/17018 11/17019 11/17011 11/17012	nflation Fac	tor		2%											
1/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2021 1/1/2022 1/1/2023 1/1/2024 1/1/2025				2000		year activity	,								
11/1/2016 1/1/2017 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2023 1/1/2024 1/1/2025 1/				Daye Teal		Year 1		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
12,240.00 12,484.80 12,734.50 12,989.19 13,248.91 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 108,732.00 12,980.28 102,398.08 102,398.08 102,398.08 102,398.08 102,398.08 102,398.08 102,398.08 102,398.08 102,398.08 102,398.09 122,449.89 122,449.89 127,396.87 129,944.81 11,2240.00 12,484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 14,627.93 108,732.00 12,7484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 108,732.00 12,745.81 2,867.15 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 108,732.00 12,745.81 2,867.15 12,989.19 12,445.04 12,442.01 12,442.0				1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
12,240,000 12,484.80 12,734,50 12,989.19 13,248.97 13,513.95 13,784,23 14,059.91 14,341.11 14,627.93 108,732.00 110,906.64 113,124.77 115,387.27 117,695.01 120,048.91 122,449.89 124,898.89 127,396.87 129,944.81 1108,732.00 110,906.64 113,124.77 115,387.27 117,695.01 120,048.91 122,449.89 124,898.89 127,396.87 129,944.81 1108,732.00 12,484.80 12,734.50 12,989.19 13,248.97 63,513.95 63,749.23 66,079.91 67,401.51 68,749.54 100,390.28 0.0	ax Parcel II	D No.				~~				1					
12,240,00 12,484,80 12,734,50 12,989,18 13,748,91 13,513,95 13,784,28 14,059,91 14,341,11 14,627,93 10,8,732,00 12,966,64 113,124,77 115,387,27 117,695,01 12,048,91 122,449,89 124,898,89 127,396,87 129,944,81 12,240,00 12,484,80 12,734,29 12,989,19 13,248,91 12,348,90 12,734,89 12,734,	lase Year Vi	aluations and Au	djusted Base	Year Valuations											
1.84 100,390.28 102,398.08 104,446.04 106,534.96 108,665.66 110,838.98 113,057.76 115,316.87 1 5.64 113,124.77 115,387.27 117,695.01 120,048.91 122,449.89 124,898.89 127,396.87 129,944.81 1 6.64 113,124.77 115,387.27 117,695.01 120,048.91 127,449.89 127,398.89 127,396.87 129,944.81 1 6.00 0.00 0.00 0.00 50,000.00 51,000.00 52,020.00 53,060.40 54,121.61 6.00 12,734.50 12,734.50 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 6.00 0.00 0.00 50,000.00 50,028 0.028 64,784.23 66,079.91 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26 61,195.26		Land		12,000.00		12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	14,059.91	14,341.11	14,627.93	14,920.49
5.64 113,124,77 115,387.27 117,695.01 120,048.91 122,449.89 124,898.89 127,396.87 129,944.81 1 4.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 6.00 0.00 0.00 50,000.00 51,000.00 52,020.00 53,060.40 54,121.61 1.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 1.80 0.00 0.00 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 61,195.26 2.81 1.00,390.28 0.028		Improvement	2	94,600.00		98,421.84	100,390.28	102,398.08	104,446.04	106,534.96	108,665.66	110,838.98	113,055.76	115,316.87	117,623.21
4.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 10.00 0.00 0.00 0.00 0.000 0.		Total		106,600.00	108,732.00	110,906.64	113,124.77	115,387.27	117,695.01	120,048.91	122,449.89	124,898.89	127,396.87	129,944.81	132,543.70
4.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,627.93 0.00 0.00 50,000.00 51,000.00 52,020.00 53,660.40 54,121.61 1.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 1.80 1.00,390.28 0.028 <th< 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><td></td></th<>															
4.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 10,000 0.00 0.00 0.000 0.00 0.000 0	ssessed Va	lue Improvemen	SIL									305			
0.00 0.00 50,000.00 51,000.00 53,066.40 54,121.61 4.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 84 100,390.28 102,398.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 5.81 2,810.39 2,810.39 2,867.15 2,924.49 1,582.98 1,614.64 1,646.93 1,679.87 1,713.47 5.01 12/4/2018 12/4/2019 12/4/2021 12/4/2021 12/4/2022 12/4/2023 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/31/2025 12/31/2025 13/31/2025		Land		12,000.00		12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	14,059.91	14,341.11	14,627.93	14,920.49
1.84 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 1.84 100,390.28 100,390.28 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 5.81 2,810.93 2,867.15 2,924.49 1,582.98 1,614.64 1,646.93 1,679.87 1,713.47 5.07 12/4/2018 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 201 12/4/2018 12/31/2020 3/31/2021 12/31/2022 12/31/2023 3/31/2025 3/31/2025 201 12/4/2018 12/31/2020 3/31/2021 3/31/2022 3/31/2023 3/31/2025 3/31/2025 201 12/31/2021 12/31/2022 3/31/2022 3/31/2023 3/31/2025 3/31/2025 3/31/2025		New Improve	ments	94,600.00		0.00	0.00	0.00		20,000.00	51,000.00	52,020.00	53,060.40	54,121.61	55,204.04
284 100,390.28 102,398.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 2028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 5.81 2,810.93 2,867.15 2,924.49 1,582.98 1,614.64 1,646.93 1,679.87 1,713.47 2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 2018 3/31/2019 3/31/2020 3/31/2021 3/31/2022 3/31/2022 3/31/2022 3/31/2023 3/31/2025 3/31/2018 3/31/2020 3/31/2022 3/31/2022 3/31/2023 3/31/2025 3/31/2025 3/31/2018 3/31/2020 3/31/2022 3/31/2022 3/31/2023 3/31/2025 3/31/2025 3/31/2020 3/31/2022 3/31/2023 3/31/2023 3/31/2025 3/31/2025		Total		106,600.00	108,732.00	12,484.80	12,734.50	12,989.19	13,248.97	63,513.95	64,784.23	16.620,99	67,401.51	68,749.54	70,124.53
84 100,390.28 102,398.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 028 0.028 1,713.47 10 12/4/2018 12/4/2020															
6.028 0.028 <th< td=""><td>nproveme</td><td>nt Differential (i</td><td>if any)</td><td>0.00</td><td>0.00</td><td>98,421.84</td><td>100,390.28</td><td>102,398.08</td><td>104,446.04</td><td>56,534.96</td><td>57,665.66</td><td>58,818.98</td><td>59,995.36</td><td>61,195.26</td><td>62,419.17</td></th<>	nproveme	nt Differential (i	if any)	0.00	0.00	98,421.84	100,390.28	102,398.08	104,446.04	56,534.96	57,665.66	58,818.98	59,995.36	61,195.26	62,419.17
5.81 2,867.15 2,924.49 1,582.98 1,614.64 1,646.93 1,679.87 1,713.47 2017 12/4/2018 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 2017 12/31/2018 12/31/2020 12/31/2021 12/31/2022 12/31/2024 12/31/2025 12/31/2025 2018 3/31/2020 3/31/2021 3/31/2022 3/31/2022 3/31/2025 3/31/2025 3/31/2025 2018 3/31/2021 3/31/2021 3/31/2022 3/31/2022 3/31/2025 3/31/2025 3/31/2025 2018 3/31/2021 3/31/2021 3/31/2022 3/31/2023 3/31/2025 3/31/2025	ax Rate			0.028		0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 12/4/2025 12/31/2018 12/31/2019 12/31/2020 12/31/2021 12/31/2023 12/31/2024 12/31/2025 12/31/2025 12/31/2024 12/31/2025 12/31/2025 12/31/2024 12/31/2025 12/31/2025 12/31/2024 12/31/2025 12/31/2025 12/31/2025 12/31/2025 12/31/2026 12/31/2025 12/31/2026 12/3	ayment fo	r Municipal Sen	vices	N/A		2,755.81	2,810.93	2,867.15	2,924.49	1,582.98	1,614.64	1,646.93	1,679.87	1,713.47	1,747.74
2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2025 1							O. Control of Co.	Carried at the			0000/1/01		******	andre street	2000/1/01
2017 12/31/2018 12/31/2019 12/31/2020 12/31/2021 12/31/2022 12/31/2023 12/31/2024 12/31/2025 2018 3/31/2019 3/31/2020 3/31/2021 3/31/2022 3/31/2023 3/31/2024 3/31/2025 3/31/2026 3/31/202	ax bill			12/4/2015		12/4/2017	12/4/2018	12/4/2019		17/4/2071	17/4/7077	12/4/2023	17/4/7074	12/4/2025	12/4/2026
2018 3/31/2019 3/31/2020 3/31/2021 3/31/2022 3/31/2024 3/31/2025 3/31/2026 3	nvoice Date	e			N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
MOTES: Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	one Date				N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
VOTES:															
. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	VOTES:														
	. Inflation	factors in 2015	and subsequ	ent years are us	sed to determine	ne the Adjuste	d Base Year Va	luations.							

Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$20,000 for land and \$86,800 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner removed the improvements from the real property in September 2015 and relocated them to a vacant lot elsewhere within the city limits. The owner did not place any new improvements on the real property.

- The Assessed Value Improvements is less than the Adjusted Base Year Valuations for Valuation Years 2017-2026; accordingly a Payment for Municipal Services is due.
- Even though the owner moved the improvements to a vacant lot elsewhere within the city limits, no improvements have been undertaken on the real property with the Conditional Use Permit. As such, a Payment for Municipal Services is due. The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-12 for further illustration.

						Exhibit A-12	Exhibit A-12 Illustrative Calculations	Calculations						
						Payment	Payment for Municipal Services	Services						
Date of CUP approval	approval		5/13/2015											
Date CUP be	Date CUP became effective		5/19/2015											
Base Year Va	Base Year Valuation Date		1/1/2017											
Inflation Factor	tor		2%						1					
			200	200	area colemia									
			base rear	orace rear	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	D No.													
Base Year V.	Base Year Valuations and Adjusted Base Year Valuations	usted Base	Year Valuations	4										
	Land		20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
	Improvements	1000	86,600.00	88,332.00	90,098.64	19:006,16	93,738.63	95,613.40	97,525.67	99,476.18	101,465.70	103,495.02	105,564.92	107,676.22
	Total		106,600.00	108,732.00	110,906.64	113,124.77	115,387.27	117,695.01	120,048.91	122,449.89	124,898.89	127,396.87	129,944.81	132,543.70
Assessed Va	Assessed Value Improvements	2												
	Land		20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
	New Improvements	nents	86,600.00	00:0	00.00	0.00	00.0	00.00	00:00	0.00	0.00	0.00	0.00	0.00
	Total		106,600.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
				000			0000000	0, 0,000	63 563 60	01 327 00	02 330 101	102 405 03	105 564 92	107 676 22
Improveme	Improvement Differential (if any)	any)	0.00	88,332.00	90,098.64	91,900.61	93,738.03	95,613.40	37,323.07	99,470.10	101,403.70	103,433.02	100,000	
Tax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for	Payment for Municipal Services	ces	N/A		2,	2,522.76	2,573.22	2,624.68	2,677.18	2,730.72	2,785.33	2,841.04	2,897.86	2,955.82
													2000	Separates
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date	61			N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date				N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:														
1. Inflation	 Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 	nd sapseda	ent years are us	sed to determine	ne the Adjuste	d Base Year Va	luations.							
2. Payment	2. Payment for Municipal Services extends for not less than 20 valuation years	rvices exten	ds for not less	than 20 valuati	ion years.									
3. No paym	3. No payment due for Grace Year.	e Year.												

. . .