

Improvements Only

Assessed Value (Imprvmnts Only)	2012 Payable	2013 Payable	2014 Payable	2015 Payable	2016 Payable
	2013	2014	2015	2016	2017
Riverside Center II (61)	13,721,100	13,721,100	13,721,100	13,721,100	13,721,100
\$8M Base	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000
Riverside Center II Net	5,721,100	5,721,100	5,721,100	5,721,100	5,721,100
Riverside Center III (55)	11,580,400	14,162,100	16,298,400	16,743,800	16,743,800
Mill Rate	0.02878	0.02991	0.02904	0.02913	0.02910
Riverside Center II Increment	164,653.26	171,118.10	166,140.74	166,655.64	166,463.40
Riverside Center III Increment	333,283.91	423,588.41	473,305.54	487,746.89	487,184.27
Total Increment	497,937.17	594,706.51	639,446.28	654,402.53	653,647.67

Riverside Center II

Developer 50% 2009-2018	0.00	0.00	83,070.37	83,327.82	83,231.70
Developer 100% 2019-2025					

Balance to Developer (less 2009-2011 pymts)

850,000.00					
(252,297.63)					
597,702.37	597,702.37	597,702.37	514,632.00	431,304.18	348,072.48

Riverside Center III

Developer 15% 2011-2015			70,995.83	73,162.03	
Developer 100% 2016-2025	0.00	0.00			487,184.27
Less 1% Admin Fee	0.00	0.00	709.96	731.62	4,871.84
Net Cash Grant	0.00	0.00	70,285.87	72,430.41	482,312.43

Balance to Developer (less 2011 pymt)

5,100,000.00					
(18,852.48)					
5,081,147.52	5,081,147.52	5,081,147.52	5,010,861.65	4,938,431.24	4,456,118.81

Improvements Only

Deficiency PILOT

Tax Base Guarantee	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000
Value Increment	11,580,400	14,162,100	16,298,400	16,743,800	16,743,800
Value Increment Deficiency	6,419,600	3,837,900	1,701,600	1,256,200	1,256,200
Mill Rate	0.02878	0.02991	0.02904	0.02913	0.02910
Deficiency PILOT Amount	0.00	0.00	49,414.46	36,593.11	36,550.90
Deficiency PILOT Payment Due	3/30/2013	3/30/2014	3/30/2015	3/30/2016	3/30/2017

Payment

Riverside Center II	0.00	0.00	83,070.37	83,327.82	83,231.70
Riverside Center III	0.00	0.00	70,285.87	72,430.41	482,312.43
Deficiency PILOT	0.00	0.00	(49,414.46)	(36,593.11)	(36,550.90)
Cash Grants Less Deficiency Pymt	0.00	0.00	103,941.78	119,165.12	528,993.23
					752,100.13

Developer Payment due	9/1/2013	9/1/2014	12/31/2015	12/31/2016	9/1/2017
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Per Estoppel Agreement City cannot collect Deficiency PILOT for tax years 2012-2013.

Per Estoppel Agreement Dvlpr cannot collect cash grants for tax years 2012-2013.

County Website Parcel Numbers

Riversdie Center II Parcel Number 17-20025-61

Riversdie Center III Parcel Number 17-20026-55