

**APPENDIX A**  
**PROJECTED TAX REVENUES**

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Appendix A  
Table 1  
Summary of Absorption <sup>1,3</sup>  
EIFD No. 1  
City of West Sacramento, CA

Development Project	Scope DU	sqft	rooms	Fiscal Year of Sale													
				2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
				Assessed Value Added to Tax Roll (FY)													
				2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
<b>1. Bridge District</b>																	
<b>Residential Units</b>																	
Owner Occupied	2,535			-	22	-	251	251	251	251	251	251	251	251	251	254	-
Market Rate Rental Apartments	1,300			-	-	-	328	194	-	194	-	194	-	194	-	196	-
Low Income Rental Units	175			-	77	98	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial SF</b>																	
Retail		20,271		-	4,000	16,271	-	-	-	-	-	-	-	-	-	-	-
Entertainment		9,000		-	9,000	-	-	-	-	-	-	-	-	-	-	-	-
Hotel		427,469		-	-	-	-	-	-	142,200	-	-	142,200	-	-	143,069	-
Office / Comm.		4,271,332		-	-	-	-	250,000	250,000	314,278	314,278	314,278	314,278	314,278	314,278	314,278	314,278
<b>2. Riverside</b>																	
<b>Commercial SF</b>																	
Hotel			192	-	-	110	82	-	-	-	-	-	-	-	-	-	-
Office / Comm.		90,000		-	-	22,500	22,500	22,500	22,500	-	-	-	-	-	-	-	-
<b>3. Southport Industrial Park</b>																	
<b>Residential Units</b>																	
Owner Occupied	222			-	75	75	72	-	-	-	-	-	-	-	-	-	-
<b>Industrial SF</b>																	
Light Ind. / Business Park		5,939,169		-	-	497,000	-	300,000	395,551	395,551	395,551	395,551	395,551	395,551	395,551	395,551	395,551
<b>4. Stone Lock</b>																	
<b>Residential Units</b>																	
Owner Occupied	1,420			-	-	-	-	-	-	143	143	212	212	177	177	177	179
<b>Commercial</b>																	
Retail		105,736		-	-	-	-	-	-	4,275	-	13,575	13,500	-	37,000	-	37,386
<b>5. Washington</b>																	
<b>Residential Units</b>																	
Owner Occupied	1,038			-	27	22	68	-	150	150	150	150	150	171	-	-	-
Renter Occupied (Market Rate)	1,172			-	-	-	212	150	-	200	-	-	205	-	205	-	200
Renter Occupied (LI)	175			-	-	-	-	-	-	-	-	-	-	-	-	-	175
<b>Commercial SF</b>																	
Restaurant		3,000		-	3,000	-	-	-	-	-	-	-	-	-	-	-	-
Hotel			300	-	-	-	-	-	-	-	300	-	-	-	-	-	-
Office		545,000		-	-	-	300,000	-	-	245,000	-	-	-	-	-	-	-
Commercial		869,155		-	-	-	-	-	60,000	-	60,000	125,000	185,155	125,000	125,000	127,000	-

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Summary of Absorption <sup>1,3</sup>  
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City of West Sacramento, CA

Development Project	Fiscal Year of Sale																	
	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
	Assessed Value Added to Tax Roll (FY)																	
Development Project	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
<b>1. Bridge District</b>																		
<b>Residential Units</b>																		
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Market Rate Rental Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low Income Rental Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial SF</b>																		
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	314,278	314,278	314,278	314,274	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>2. Riverside</b>																		
<b>Commercial SF</b>																		
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>3. Southport Industrial Park</b>																		
<b>Residential Units</b>																		
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Industrial SF</b>																		
Light Ind. / Business Park	395,551	395,551	395,551	395,557	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>4. Stone Lock</b>																		
<b>Residential Units</b>																		
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>																		
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>5. Washington</b>																		
<b>Residential Units</b>																		
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial SF</b>																		
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	62,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Appendix A  
Table 1  
Summary of Absorption <sup>1,3</sup>  
EIFD No. 1  
City of West Sacramento, CA

Development Project	Fiscal Year of Sale																
	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)																
2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	
<b>1. Bridge District</b>																	
<b>Residential Units</b>																	
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Market Rate Rental Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low Income Rental Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial SF</b>																	
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>2. Riverside</b>																	
<b>Commercial SF</b>																	
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>3. Southport Industrial Park</b>																	
<b>Residential Units</b>																	
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Industrial SF</b>																	
Light Ind. / Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>4. Stone Lock</b>																	
<b>Residential Units</b>																	
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>																	
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>5. Washington</b>																	
<b>Residential Units</b>																	
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial SF</b>																	
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Table 1  
Summary of Absorption <sup>1,3</sup>  
EIFD No. 1  
City of West Sacramento, CA

Development Project	Scope DU	Fiscal Year of Sale														
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
		Assessed Value Added to Tax Roll (FY)														
<b>6. The Rivers II</b>																
<b>Residential Units</b>																
Owner Occupied	254	-	-	17	17	58	81	81	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	300	-	-	-	300	-	-	-	-	-	-	-	-	-	-	-
<b>7. Pioneer Bluff</b>																
<b>Residential Units</b>																
Owner Occupied		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied	3,329	-	-	-	-	-	-	-	-	-	-	-	-	-	-	270
<b>Commercial</b>																
Commercial	2,581,835	-	-	-	-	-	-	-	-	-	-	-	-	-	-	190,662
<b>8. Seaway</b>																
<b>Industrial SF</b>																
Light Industrial	285,100	-	-	-	-	-	-	-	-	-	95,000	-	95,100	-	95,000	
Business Park	1,184,462	-	-	-	-	-	-	-	-	200,000	-	200,000	-	200,000	-	
Water-Related	4,192,650	-	-	-	-	-	-	-	-	381,150	381,150	381,150	381,150	381,150	381,150	
<b>Commercial SF</b>																
Retail	108,900	-	-	-	-	-	-	-	-	54,900	-	-	-	-	-	54,000
<b>Aggregate</b>																
<b>Residential Units</b>																
Owner Occupied	5,469	-	124	114	408	309	482	625	544	613	613	599	428	431	179	
Renter Occupied (Market Rate)	6,101	-	-	-	840	344	-	394	-	194	205	194	205	196	470	
Renter Occupied (Low Income)	350	-	77	98	-	-	-	-	-	-	-	-	-	-	175	
<b>Commercial SF</b>																
Retail	234,907	-	4,000	16,271	-	-	-	4,275	-	68,475	13,500	-	37,000	-	91,386	
Entertainment	9,000	-	9,000	-	-	-	-	-	-	-	-	-	-	-	-	
Hotel <sup>2</sup>	427,469	492	-	110	82	-	-	237	300	-	237	-	-	238	-	
Office / Comm.	8,357,322	-	-	22,500	322,500	272,500	332,500	559,278	374,278	439,278	499,433	439,278	439,278	441,278	504,940	
Restaurant	3,000	-	3,000	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Industrial SF</b>																
Light Industrial / Business Park	7,408,731	-	-	497,000	-	300,000	395,551	395,551	395,551	595,551	490,551	595,551	490,651	595,551	490,551	
Water-Related	4,192,650	-	-	-	-	-	-	-	-	381,150	381,150	381,150	381,150	381,150	381,150	
<b>Subtotal</b>	<b>11,601,381</b>	<b>-</b>	<b>-</b>	<b>497,000</b>	<b>-</b>	<b>300,000</b>	<b>395,551</b>	<b>395,551</b>	<b>395,551</b>	<b>976,701</b>	<b>871,701</b>	<b>976,701</b>	<b>871,801</b>	<b>976,701</b>	<b>871,701</b>	

**11,920    20,633,079    492**

Appendix A  
Table 1  
Summary of Absorption <sup>1,3</sup>  
EIFD No. 1  
City of West Sacramento, CA

Development Project	Fiscal Year of Sale																	
	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
	Assessed Value Added to Tax Roll (FY)																	
	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
<b>6. The Rivers II</b>																		
<b>Residential Units</b>																		
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>7. Pioneer Bluff</b>																		
<b>Residential Units</b>																		
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied	270	270	270	273	228	228	228	259	259	259	259	256	-	-	-	-	-	-
<b>Commercial</b>																		
Commercial	200,000	200,000	200,000	200,000	262,877	200,000	200,000	200,000	200,000	200,000	200,000	128,296	-	-	-	-	-	-
<b>8. Seaway</b>																		
<b>Industrial SF</b>																		
Light Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Business Park	200,000	-	200,000	-	184,462	-	-	-	-	-	-	-	-	-	-	-	-	-
Water-Related	381,150	381,150	381,150	381,150	381,150	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial SF</b>																		
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Aggregate</b>																		
<b>Residential Units</b>																		
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	270	270	270	273	228	228	228	259	259	259	259	256	-	-	-	-	-	-
Renter Occupied (Low Income)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial SF</b>																		
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	576,278	514,278	514,278	514,274	262,877	200,000	200,000	200,000	200,000	200,000	200,000	128,296	-	-	-	-	-	-
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Industrial SF</b>																		
Light Industrial / Business Park	595,551	395,551	595,551	395,557	184,462	-	-	-	-	-	-	-	-	-	-	-	-	-
Water-Related	381,150	381,150	381,150	381,150	381,150	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>976,701</b>	<b>776,701</b>	<b>976,701</b>	<b>776,707</b>	<b>565,612</b>	<b>-</b>												

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Table 1  
Summary of Absorption <sup>1,3</sup>  
EIFD No. 1  
City of West Sacramento, CA

Development Project	Fiscal Year of Sale																
	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)																
Development Project	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>6. The Rivers II</b>																	
<b>Residential Units</b>																	
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>7. Pioneer Bluff</b>																	
<b>Residential Units</b>																	
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>																	
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>8. Seaway</b>																	
<b>Industrial SF</b>																	
Light Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water-Related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial SF</b>																	
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Aggregate</b>																	
<b>Residential Units</b>																	
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Low Income)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial SF</b>																	
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Industrial SF</b>																	
Light Industrial / Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water-Related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

<sup>1</sup> Excluding areas with no specifically identified development projects: West End, Riverpoint, Port North Terminal, Port of Sac. Industrial Park, North of Port Industrial, Iron Triangle.

<sup>2</sup> KMA has estimated that 3 hotels will be built with 600 sqft per room in Bridge District.

<sup>3</sup> Table 4 to Table 11 in Appendix A

Appendix A  
Table 2  
Population and Total Persons Served Through Buildout <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Assumption	Buildout <sup>1</sup>	Fiscal Year of Sale														
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
			Assessed Value Added to Tax Roll (FY)														
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
<b>1. Bridge District</b>																	
<b>Residential Uses (Units)</b>																	
Owner Occupied		2,535	-	22	-	251	251	251	251	251	251	251	251	251	254	-	-
Renter Occupied (Market Rate)		1,300	-	-	-	328	194	-	194	-	194	-	194	-	196	-	-
Renter Occupied (Low Income)		175	-	77	98	-	-	-	-	-	-	-	-	-	-	-	-
<b>Population</b>																	
	<i>Persons Per Household</i>																
Residential for Sale (Market Rate)	2.03 <sup>2</sup>	5,151	-	45	-	510	510	510	510	510	510	510	510	510	516	-	-
Residential for Rent (Market Rate)	1.60 <sup>2</sup>	2,079	-	-	-	525	310	-	310	-	310	-	310	-	314	-	-
Residential for Rent (LI)	1.60 <sup>2</sup>	280	-	123	157	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>		<b>7,510</b>	-	<b>168</b>	<b>157</b>	<b>1,035</b>	<b>820</b>	<b>510</b>	<b>820</b>	<b>510</b>	<b>820</b>	<b>510</b>	<b>820</b>	<b>510</b>	<b>830</b>	-	-
<b>Cumulative Population</b>			-	<b>168</b>	<b>325</b>	<b>1,360</b>	<b>2,180</b>	<b>2,690</b>	<b>3,510</b>	<b>4,020</b>	<b>4,840</b>	<b>5,350</b>	<b>6,170</b>	<b>6,680</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>
<b>Residential Persons Served</b>																	
	<i>Vacancy Rate</i> <sup>5</sup>																
Residential for Sale (Market Rate)	6.00%	-	-	42	-	479	479	479	479	479	479	479	479	479	485	-	-
Residential for Rent (Market Rate)	6.00%	-	-	-	-	493	292	-	292	-	292	-	292	-	295	-	-
Residential for Rent (LI)	6.00%	-	-	116	147	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>			-	<b>158</b>	<b>147</b>	<b>972</b>	<b>771</b>	<b>479</b>	<b>771</b>	<b>479</b>	<b>771</b>	<b>479</b>	<b>771</b>	<b>479</b>	<b>780</b>	-	-
<b>Cumulative Residential Persons Served</b>		<b>7,057</b>	-	<b>158</b>	<b>305</b>	<b>1,277</b>	<b>2,048</b>	<b>2,527</b>	<b>3,298</b>	<b>3,777</b>	<b>4,548</b>	<b>5,027</b>	<b>5,798</b>	<b>6,277</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>
<b>Square Footage</b>																	
<b>Commercial</b>																	
	<i>Vacancy Factor</i>																
Retail	10% <sup>2</sup>	20,271	-	4,000	16,271	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment	10% <sup>7</sup>	9,000	-	9,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	10% <sup>2</sup>	4,271,332	-	-	-	250,000	250,000	314,278	314,278	314,278	314,278	314,278	314,278	314,278	314,278	314,278	314,278
<b>Rooms</b>																	
Hotel	0% <sup>2</sup>	712	-	-	-	-	-	237	-	-	237	-	-	238	-	-	-
<b>Employees</b>																	
<b>Commercial</b>																	
	<i>Sqft per Emp</i>																
Retail	### ##### <sup>2</sup>	41	-	8	33	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment	##### <sup>7</sup>	8	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	### ##### <sup>2</sup>	12,816	-	-	-	750	750	943	943	943	943	943	943	943	943	943	943
<b>Commercial</b>																	
	<i>Rooms per Emp</i>																
Hotel	1 <sup>7</sup>	712	-	-	-	-	-	237	-	-	237	-	-	238	-	-	-
<b>Total Employee</b>		<b>13,577</b>	-	<b>16</b>	<b>33</b>	-	<b>750</b>	<b>750</b>	<b>1,180</b>	<b>943</b>	<b>943</b>	<b>1,180</b>	<b>943</b>	<b>943</b>	<b>1,181</b>	<b>943</b>	<b>943</b>
<b>Cumulative Employee</b>			-	<b>16</b>	<b>49</b>	<b>49</b>	<b>799</b>	<b>1,549</b>	<b>2,729</b>	<b>3,672</b>	<b>4,615</b>	<b>5,795</b>	<b>6,738</b>	<b>7,681</b>	<b>8,862</b>	<b>9,805</b>	<b>10,748</b>
<b>Total Persons Served</b> <sup>3</sup>		<b>13,846</b>	-	<b>166</b>	<b>330</b>	<b>1,302</b>	<b>2,448</b>	<b>3,302</b>	<b>4,663</b>	<b>5,613</b>	<b>6,856</b>	<b>7,925</b>	<b>9,167</b>	<b>10,118</b>	<b>11,488</b>	<b>11,960</b>	<b>12,431</b>

**2. Riverside**

**Square Footage**

<b>Commercial</b>																	
	<i>Vacancy Factor</i>																
Office / Comm.	10% <sup>2</sup>	90,000	-	-	22,500	22,500	22,500	22,500	-	-	-	-	-	-	-	-	-

Appendix A  
Table 2  
Population and Total Persons Served Through Bui  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Fiscal Year of Sale																	
	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
	Assessed Value Added to Tax Roll (FY)																	
	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50
<b>1. Bridge District</b>																		
<b>Residential Uses (Units)</b>																		
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Low Income)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Population</b>																		
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>
<b>Residential Persons Served</b>																		
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Cumulative Residential Persons Served</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>
<b>Square Footage</b>																		
<b>Commercial</b>																		
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	314,278	314,278	314,274	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Rooms</b>																		
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																		
<b>Commercial</b>																		
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	943	943	943	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>																		
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	<b>943</b>	<b>943</b>	<b>943</b>	<b>-</b>														
<b>Cumulative Employee</b>	<b>11,691</b>	<b>12,634</b>	<b>13,577</b>															
<b>Total Persons Served <sup>3</sup></b>	<b>12,903</b>	<b>13,374</b>	<b>13,846</b>															

**2. Riverside**

**Square Footage**  
**Commercial**  
Office / Comm.

-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Appendix A  
Table 2  
Population and Total Persons Served Through Bui  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Fiscal Year of Sale															
	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)															
	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>1. Bridge District</b>																
<b>Residential Uses (Units)</b>																
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Low Income)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Population</b>																
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>	<b>7,510</b>
<b>Residential Persons Served</b>																
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>	<b>7,057</b>
<b>Square Footage</b>																
<b>Commercial</b>																
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Rooms</b>																
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																
<b>Commercial</b>																
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>																
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>	<b>13,577</b>
<b>Total Persons Served <sup>3</sup></b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>	<b>13,846</b>

**2. Riverside**

<b>Square Footage</b>																
<b>Commercial</b>																
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Appendix A  
Table 2  
Population and Total Persons Served Through Buildout <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Assumption	Buildout <sup>1</sup>	Fiscal Year of Sale														
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
			Assessed Value Added to Tax Roll (FY)														
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
<b>Rooms</b>																	
Hotel	0% <sup>2</sup>	192	-	-	110	82	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																	
<b>Commercial</b>	<i>Sqft per Emp</i>																
Office / Comm.	300 <sup>2</sup>	272	-	-	68	68	68	68	-	-	-	-	-	-	-	-	-
<b>Commercial</b>	<i>Rooms per Emp</i>																
Hotel	1 <sup>7</sup>	192	-	-	110	82	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>		<b>464</b>	-	-	<b>178</b>	<b>150</b>	<b>68</b>	<b>68</b>	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>		<b>464</b>	-	-	<b>178</b>	<b>328</b>	<b>396</b>	<b>464</b>									
<b>Total Persons Served <sup>3</sup></b>		<b>232</b>	-	-	<b>89</b>	<b>164</b>	<b>198</b>	<b>232</b>									
<b>3. Southport Industrial Park</b>																	
<b>Residential Uses (Units)</b>																	
Owner Occupied		222	-	75	75	72	-	-	-	-	-	-	-	-	-	-	-
<b>Population</b>	<i>Persons Per Household</i>																
Residential for Sale (Market Rate)	2.03 <sup>2</sup>	450	-	152	152	146	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>		<b>450</b>	-	<b>152</b>	<b>152</b>	<b>146</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>			-	<b>152</b>	<b>304</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>	<b>450</b>
<b>Residential Persons Served</b>	<i>Vacancy Rate</i>																
Residential for Sale (Market Rate)	6.0% <sup>5</sup>	-	-	143	143	137	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>			-	<b>143</b>	<b>143</b>	<b>137</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>		<b>423</b>	-	<b>143</b>	<b>286</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>	<b>423</b>
<b>Square Footage</b>	<i>Vacancy Factor</i>																
<b>Industrial</b>																	
Light Industrial / Business Park	12.0% <sup>6</sup>	5,939,169	-	-	497,000	-	300,000	395,551	395,551	395,551	395,551	395,551	395,551	395,551	395,551	395,551	395,551
<b>Employees</b>	<i>Sqft per Emp</i>																
<b>Industrial</b>																	
Light Industrial / Business Park	750 <sup>7</sup>	6,967	-	-	583	-	352	464	464	464	464	464	464	464	464	464	464
<b>Total Employee</b>		<b>6,967</b>	-	-	<b>583</b>	-	<b>352</b>	<b>464</b>									
<b>Cumulative Employee</b>			-	-	<b>583</b>	<b>583</b>	<b>935</b>	<b>1,399</b>	<b>1,863</b>	<b>2,327</b>	<b>2,791</b>	<b>3,255</b>	<b>3,719</b>	<b>4,183</b>	<b>4,647</b>	<b>5,111</b>	<b>5,575</b>
<b>Total Persons Served <sup>3</sup></b>		<b>3,907</b>	-	<b>143</b>	<b>578</b>	<b>715</b>	<b>891</b>	<b>1,123</b>	<b>1,355</b>	<b>1,587</b>	<b>1,819</b>	<b>2,051</b>	<b>2,283</b>	<b>2,515</b>	<b>2,747</b>	<b>2,979</b>	<b>3,211</b>

**4. Stone Lock**

<b>Residential Uses (Units)</b>																	
Owner Occupied		1,420	-	-	-	-	-	-	143	143	212	212	177	177	177	179	-

Appendix A  
Table 2  
Population and Total Persons Served Through Bui  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Fiscal Year of Sale																	
	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
	Assessed Value Added to Tax Roll (FY)																	
	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50
<b>Rooms</b>																		
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																		
<b>Commercial</b>																		
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>																		
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	464	464	464	464	464	464	464	464	464	464	464	464	464	464	464	464	464	464
<b>Total Persons Served <sup>3</sup></b>	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232

**3. Southport Industrial Park**

**Residential Uses (Units)**

Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Population</b>																		
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450
<b>Residential Persons Served</b>																		
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423

**Square Footage**

<b>Industrial</b>																		
Light Industrial / Business Park	395,551	395,551	395,557	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																		
<b>Industrial</b>																		
Light Industrial / Business Park	464	464	464	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	464	464	464	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	6,039	6,503	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967
<b>Total Persons Served <sup>3</sup></b>	3,443	3,675	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907

**4. Stone Lock**

**Residential Uses (Units)**

Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Appendix A  
Table 2  
Population and Total Persons Served Through Bui  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Fiscal Year of Sale															
	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)															
	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Rooms</b>																
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																
<b>Commercial</b>																
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>																
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	464	464	464	464	464	464	464	464	464	464	464	464	464	464	464	464
<b>Total Persons Served <sup>3</sup></b>	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232	232

**3. Southport Industrial Park**

<b>Residential Uses (Units)</b>																
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Population</b>																
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450
<b>Residential Persons Served</b>																
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423
<b>Square Footage</b>																
<b>Industrial</b>																
Light Industrial / Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																
<b>Industrial</b>																
Light Industrial / Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967	6,967
<b>Total Persons Served <sup>3</sup></b>	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907	3,907

**4. Stone Lock**

<b>Residential Uses (Units)</b>																
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Appendix A  
Table 2  
Population and Total Persons Served Through Buildout <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Assumption	Buildout <sup>1</sup>	Fiscal Year of Sale														
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
			Assessed Value Added to Tax Roll (FY)														
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
<b>Population</b>	<i>Persons Per Household</i>																
Residential for Sale (Market Rate)	2.03 <sup>2</sup>	2,880	-	-	-	-	-	-	290	290	430	430	359	359	359	363	-
<b>Total Population</b>		<b>2,880</b>	-	-	-	-	-	-	<b>290</b>	<b>290</b>	<b>430</b>	<b>430</b>	<b>359</b>	<b>359</b>	<b>359</b>	<b>363</b>	-
<b>Cumulative Population</b>			-	-	-	-	-	-	<b>290</b>	<b>580</b>	<b>1,010</b>	<b>1,440</b>	<b>1,799</b>	<b>2,158</b>	<b>2,517</b>	<b>2,880</b>	<b>2,880</b>
<b>Residential Persons Served</b>	<i>Vacancy Rate</i>																
Residential for Sale (Market Rate)	6.00% <sup>5</sup>		-	-	-	-	-	-	273	273	405	405	338	338	338	342	-
<b>Subtotal</b>			-	-	-	-	-	-	<b>273</b>	<b>273</b>	<b>405</b>	<b>405</b>	<b>338</b>	<b>338</b>	<b>338</b>	<b>342</b>	-
<b>Cumulative Residential Persons Served</b>		<b>2,712</b>	-	-	-	-	-	-	<b>273</b>	<b>546</b>	<b>951</b>	<b>1,356</b>	<b>1,694</b>	<b>2,032</b>	<b>2,370</b>	<b>2,712</b>	<b>2,712</b>
<b>Square Footage</b>																	
<b>Commercial</b>	<i>Vacancy Factor</i>																
Retail	10% <sup>2</sup>	105,736	-	-	-	-	-	-	4,275	-	13,575	13,500	-	37,000	-	37,386	-
<b>Employees</b>																	
<b>Commercial</b>	<i>Sqft per Emp</i>																
Retail	450 <sup>2</sup>	212	-	-	-	-	-	-	9	-	27	27	-	74	-	75	-
<b>Total Employee</b>		<b>212</b>	-	-	-	-	-	-	<b>9</b>	-	<b>27</b>	<b>27</b>	-	<b>74</b>	-	<b>75</b>	-
<b>Cumulative Employee</b>		<b>212</b>	-	-	-	-	-	-	<b>9</b>	<b>9</b>	<b>36</b>	<b>63</b>	<b>63</b>	<b>137</b>	<b>137</b>	<b>212</b>	<b>212</b>
<b>Total Persons Served <sup>3</sup></b>		<b>2,818</b>	-	-	-	-	-	-	<b>278</b>	<b>551</b>	<b>969</b>	<b>1,388</b>	<b>1,726</b>	<b>2,101</b>	<b>2,439</b>	<b>2,818</b>	<b>2,818</b>

5. Washington

Residential Uses (Units)

Owner Occupied		1,038	-	27	22	68	-	150	150	150	150	150	171	-	-	-	-
Renter Occupied (Market Rate)		1,172	-	-	-	212	150	-	200	-	-	205	-	205	-	200	-
Renter Occupied (Low Income)		175	-	-	-	-	-	-	-	-	-	-	-	-	-	175	-

Population

Residential for Sale (Market Rate)	2.03 <sup>2</sup>	2,110	-	55	45	138	-	305	305	305	305	305	347	-	-	-	-
Residential for Rent (Market Rate)	1.60 <sup>2</sup>	1,875	-	-	-	339	240	-	320	-	-	328	-	328	-	320	-
Residential for Rent (LI)	1.60 <sup>2</sup>	280	-	-	-	-	-	-	-	-	-	-	-	-	-	280	-
<b>Total Population</b>		<b>4,265</b>	-	<b>55</b>	<b>45</b>	<b>477</b>	<b>240</b>	<b>305</b>	<b>625</b>	<b>305</b>	<b>305</b>	<b>633</b>	<b>347</b>	<b>328</b>	-	<b>600</b>	-
<b>Cumulative Population</b>			-	<b>55</b>	<b>100</b>	<b>577</b>	<b>817</b>	<b>1,122</b>	<b>1,747</b>	<b>2,052</b>	<b>2,357</b>	<b>2,990</b>	<b>3,337</b>	<b>3,665</b>	<b>3,665</b>	<b>4,265</b>	<b>4,265</b>

Residential Persons Served

Residential for Sale (Market Rate)	6.00% <sup>5</sup>		-	52	42	130	-	286	286	286	286	286	326	-	-	-	-
Residential for Rent (Market Rate)	6.00% <sup>5</sup>		-	-	-	319	226	-	301	-	-	308	-	308	-	301	-
Residential for Rent (LI)	6.00% <sup>5</sup>		-	-	-	-	-	-	-	-	-	-	-	-	-	263	-
<b>Subtotal</b>			-	<b>52</b>	<b>42</b>	<b>449</b>	<b>226</b>	<b>286</b>	<b>587</b>	<b>286</b>	<b>286</b>	<b>594</b>	<b>326</b>	<b>308</b>	-	<b>564</b>	-
<b>Cumulative Residential Persons Served</b>		<b>4,006</b>	-	<b>52</b>	<b>94</b>	<b>543</b>	<b>769</b>	<b>1,055</b>	<b>1,642</b>	<b>1,928</b>	<b>2,214</b>	<b>2,808</b>	<b>3,134</b>	<b>3,442</b>	<b>3,442</b>	<b>4,006</b>	<b>4,006</b>

Square Footage

Commercial

Office / Comm.	10% <sup>2</sup>	1,414,155	-	-	-	300,000	-	60,000	245,000	60,000	125,000	185,155	125,000	125,000	127,000	-	62,000
Restaurant	10% <sup>7</sup>	3,000	-	3,000	-	-	-	-	-	-	-	-	-	-	-	-	-

Appendix A  
Table 2  
Population and Total Persons Served Through Bui  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Fiscal Year of Sale																	
	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
	Assessed Value Added to Tax Roll (FY)																	
	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50
<b>Population</b>																		
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880
<b>Residential Persons Served</b>																		
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>	2,712	2,712	2,712	2,712	2,712	2,712	2,712	2,712	2,712	2,712	2,712	2,712	2,712	2,712	2,712	2,712	2,712	2,712
<b>Square Footage</b>																		
<b>Commercial</b>																		
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																		
<b>Commercial</b>																		
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
<b>Total Persons Served <sup>3</sup></b>	2,818	2,818	2,818	2,818	2,818	2,818	2,818	2,818	2,818	2,818	2,818	2,818	2,818	2,818	2,818	2,818	2,818	2,818

5. Washington

Residential Uses (Units)

Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Low Income)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Population

Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265

Residential Persons Served

Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>	4,006	4,006	4,006	4,006	4,006	4,006	4,006	4,006	4,006	4,006	4,006	4,006	4,006	4,006	4,006	4,006	4,006	4,006

Square Footage

Commercial

Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Appendix A  
Table 2  
Population and Total Persons Served Through Bui  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Fiscal Year of Sale															
	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)															
	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Population</b>																
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>	<b>2,880</b>
<b>Residential Persons Served</b>																
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>	<b>2,712</b>
<b>Square Footage</b>																
<b>Commercial</b>																
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																
<b>Commercial</b>																
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>	<b>212</b>
<b>Total Persons Served <sup>3</sup></b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>	<b>2,818</b>

5. Washington

<b>Residential Uses (Units)</b>																
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Low Income)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Population</b>																
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>	<b>4,265</b>															
<b>Residential Persons Served</b>																
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>	<b>4,006</b>															
<b>Square Footage</b>																
<b>Commercial</b>																
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Appendix A  
Table 2  
Population and Total Persons Served Through Buildout <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Assumption	Buildout <sup>1</sup>	Fiscal Year of Sale														
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
			Assessed Value Added to Tax Roll (FY)														
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
<b>Rooms</b>																	
Hotel	0% <sup>2</sup>	300	-	-	-	-	-	-	-	300	-	-	-	-	-	-	-
<b>Employees</b>																	
<b>Commercial</b>	<i>Soft per Emp</i>																
Office / Comm.	300 <sup>2</sup>	4,242	-	-	-	900	-	180	735	180	375	555	375	375	381	-	186
Restaurant	500 <sup>7</sup>	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>	<i>Rooms per Emp</i>																
Hotel	1 <sup>7</sup>	300	-	-	-	-	-	-	-	300	-	-	-	-	-	-	-
<b>Total Employee</b>		<b>4,547</b>	-	<b>5</b>	-	<b>900</b>	-	<b>180</b>	<b>735</b>	<b>480</b>	<b>375</b>	<b>555</b>	<b>375</b>	<b>375</b>	<b>381</b>	-	<b>186</b>
<b>Cumulative Employee</b>		<b>4,547</b>	-	<b>5</b>	<b>5</b>	<b>905</b>	<b>905</b>	<b>1,085</b>	<b>1,820</b>	<b>2,300</b>	<b>2,675</b>	<b>3,230</b>	<b>3,605</b>	<b>3,980</b>	<b>4,361</b>	<b>4,361</b>	<b>4,547</b>
<b>Total Persons Served <sup>3</sup></b>		<b>6,280</b>	-	<b>55</b>	<b>97</b>	<b>996</b>	<b>1,222</b>	<b>1,598</b>	<b>2,552</b>	<b>3,078</b>	<b>3,552</b>	<b>4,423</b>	<b>4,937</b>	<b>5,432</b>	<b>5,623</b>	<b>6,187</b>	<b>6,280</b>

6. The Rivers II

<b>Residential Uses (Units)</b>																	
Owner Occupied		254	-	-	17	17	58	81	81	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)		300	-	-	-	300	-	-	-	-	-	-	-	-	-	-	-
<b>Population</b>	<i>Persons Per Household</i>																
Residential for Sale (Market Rate)	2.03 <sup>2</sup>	516	-	-	35	35	118	164	164	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	1.60 <sup>2</sup>	480	-	-	-	480	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>		<b>996</b>	-	-	<b>35</b>	<b>515</b>	<b>118</b>	<b>164</b>	<b>164</b>	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>			-	-	<b>35</b>	<b>550</b>	<b>668</b>	<b>832</b>	<b>996</b>								
<b>Residential Persons Served</b>	<i>Vacancy Rate</i>																
Residential for Sale (Market Rate)	6.00% <sup>5</sup>	-	-	-	32	32	111	155	155	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	6.00% <sup>5</sup>	-	-	-	-	451	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>			-	-	<b>32</b>	<b>483</b>	<b>111</b>	<b>155</b>	<b>155</b>	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>		<b>936</b>	-	-	<b>32</b>	<b>515</b>	<b>626</b>	<b>781</b>	<b>936</b>								
<b>Total Persons Served <sup>3</sup></b>		<b>936</b>	-	-	<b>32</b>	<b>515</b>	<b>626</b>	<b>781</b>	<b>936</b>								

7. Pioneer Bluff

<b>Residential Uses (Units)</b>																	
Renter Occupied (Market Rate)		3,329	-	-	-	-	-	-	-	-	-	-	-	-	-	270	270
<b>Population</b>	<i>Persons Per Household</i>																
Residential for Rent (Market Rate)	1.60 <sup>2</sup>	5,326	-	-	-	-	-	-	-	-	-	-	-	-	-	432	432
<b>Total Population</b>		<b>5,326</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>432</b>	<b>432</b>
<b>Cumulative Population</b>			-	-	-	-	-	-	-	-	-	-	-	-	-	<b>432</b>	<b>864</b>

Appendix A  
Table 2  
Population and Total Persons Served Through Bui  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Fiscal Year of Sale																	
	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
	Assessed Value Added to Tax Roll (FY)																	
	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50
<b>Rooms</b>																		
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																		
<b>Commercial</b>																		
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>																		
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547
<b>Total Persons Served <sup>3</sup></b>	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280

6. The Rivers II

<b>Residential Uses (Units)</b>																		
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Population</b>																		
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>	996	996	996	996	996	996	996	996	996	996	996	996	996	996	996	996	996	996
<b>Residential Persons Served</b>																		
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>	936	936	936	936	936	936	936	936	936	936	936	936	936	936	936	936	936	936
<b>Total Persons Served <sup>3</sup></b>	936	936	936	936	936	936	936	936	936	936	936	936	936	936	936	936	936	936

7. Pioneer Bluff

<b>Residential Uses (Units)</b>																		
Renter Occupied (Market Rate)	270	270	273	228	228	228	259	259	259	259	256	-	-	-	-	-	-	-
<b>Population</b>																		
Residential for Rent (Market Rate)	432	432	437	365	365	365	414	414	414	414	410	-	-	-	-	-	-	-
<b>Total Population</b>	432	432	437	365	365	365	414	414	414	414	410	-	-	-	-	-	-	-
<b>Cumulative Population</b>	1,296	1,728	2,165	2,530	2,895	3,260	3,674	4,088	4,502	4,916	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326

Appendix A  
Table 2  
Population and Total Persons Served Through Bui  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Fiscal Year of Sale															
	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)															
	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Rooms</b>																
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																
<b>Commercial</b>																
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>																
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547
<b>Total Persons Served <sup>3</sup></b>	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280

6. The Rivers II

<b>Residential Uses (Units)</b>																
Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter Occupied (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Population</b>																
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>	996	996	996	996	996	996	996	996	996	996	996	996	996	996	996	996
<b>Residential Persons Served</b>																
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>	936	936	936	936	936	936	936	936	936	936	936	936	936	936	936	936
<b>Total Persons Served <sup>3</sup></b>	936	936	936	936	936	936	936	936	936	936	936	936	936	936	936	936

7. Pioneer Bluff

<b>Residential Uses (Units)</b>																
Renter Occupied (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Population</b>																
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326

Appendix A  
Table 2  
Population and Total Persons Served Through Buildout <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Assumption	Buildout <sup>1</sup>	Fiscal Year of Sale														
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
			Assessed Value Added to Tax Roll (FY)														
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
<b>Residential Persons Served</b>	<i>Vacancy Rate</i>																
Residential for Rent (Market Rate)	6.00% <sup>5</sup>		-	-	-	-	-	-	-	-	-	-	-	-	-	406	406
<b>Subtotal</b>			-	-	-	-	-	-	-	-	-	-	-	-	-	<b>406</b>	<b>406</b>
<b>Cumulative Residential Persons Served</b>		<b>5,009</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>406</b>	<b>812</b>
<b>Square Footage</b>																	
<b>Commercial</b>	<i>Vacancy Factor</i>																
Office / Comm.	10% <sup>2</sup>	2,581,835	-	-	-	-	-	-	-	-	-	-	-	-	-	190,662	200,000
<b>Employees</b>																	
<b>Commercial</b>	<i>Sqft per Emp</i>																
Office / Comm.	300 <sup>2</sup>	7,746	-	-	-	-	-	-	-	-	-	-	-	-	-	572	600
<b>Total Employee</b>		<b>7,746</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>572</b>	<b>600</b>
<b>Cumulative Employee</b>		<b>7,746</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>572</b>	<b>1,172</b>
<b>Total Persons Served <sup>3</sup></b>		<b>8,882</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>692</b>	<b>1,398</b>
<b>8. Seaway</b>																	
<b>Square Footage</b>	<i>Vacancy Factor</i>																
<b>Commercial</b>																	
Retail	10% <sup>2</sup>	108,900	-	-	-	-	-	-	-	54,900	-	-	-	-	54,000	-	
<b>Industrial</b>																	
Light Industrial / Business Park	12% <sup>6</sup>	1,469,562	-	-	-	-	-	-	-	200,000	95,000	200,000	95,100	200,000	95,000	200,000	
Water-Related	12% <sup>6</sup>	4,192,650	-	-	-	-	-	-	-	381,150	381,150	381,150	381,150	381,150	381,150	381,150	
<b>Employees</b>																	
<b>Commercial</b>	<i>Sqft per Emp</i>																
Retail	450 <sup>2</sup>	218	-	-	-	-	-	-	-	110	-	-	-	-	108	-	
<b>Industrial</b>																	
Light Industrial / Business Park	750 <sup>7</sup>	1,725	-	-	-	-	-	-	-	235	111	235	112	235	111	235	
Water-Related	750 <sup>7</sup>	4,917	-	-	-	-	-	-	-	447	447	447	447	447	447	447	
<b>Total Employee</b>		<b>6,860</b>	-	-	-	-	-	-	-	<b>792</b>	<b>558</b>	<b>682</b>	<b>559</b>	<b>682</b>	<b>666</b>	<b>682</b>	
<b>Cumulative Employee</b>		<b>6,860</b>	-	-	-	-	-	-	-	<b>792</b>	<b>1,350</b>	<b>2,032</b>	<b>2,591</b>	<b>3,273</b>	<b>3,939</b>	<b>4,621</b>	
<b>Total Persons Served <sup>3</sup></b>		<b>3,430</b>	-	-	-	-	-	-	-	<b>396</b>	<b>675</b>	<b>1,016</b>	<b>1,296</b>	<b>1,637</b>	<b>1,970</b>	<b>2,311</b>	

Appendix A  
Table 2  
Population and Total Persons Served Through Bui  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Fiscal Year of Sale																	
	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
	Assessed Value Added to Tax Roll (FY)																	
	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50
<b>Residential Persons Served</b>																		
Residential for Rent (Market Rate)	406	406	411	343	343	343	390	390	390	390	385	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>406</b>	<b>406</b>	<b>411</b>	<b>343</b>	<b>343</b>	<b>343</b>	<b>390</b>	<b>390</b>	<b>390</b>	<b>390</b>	<b>385</b>	<b>-</b>						
<b>Cumulative Residential Persons Served</b>	<b>1,218</b>	<b>1,624</b>	<b>2,035</b>	<b>2,378</b>	<b>2,721</b>	<b>3,064</b>	<b>3,454</b>	<b>3,844</b>	<b>4,234</b>	<b>4,624</b>	<b>5,009</b>							
<b>Square Footage</b>																		
<b>Commercial</b>																		
Office / Comm.	200,000	200,000	200,000	262,877	200,000	200,000	200,000	200,000	200,000	200,000	128,296	-	-	-	-	-	-	-
<b>Employees</b>																		
<b>Commercial</b>																		
Office / Comm.	600	600	600	789	600	600	600	600	600	600	385	-	-	-	-	-	-	-
<b>Total Employee</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>789</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>385</b>	<b>-</b>						
<b>Cumulative Employee</b>	<b>1,772</b>	<b>2,372</b>	<b>2,972</b>	<b>3,761</b>	<b>4,361</b>	<b>4,961</b>	<b>5,561</b>	<b>6,161</b>	<b>6,761</b>	<b>7,361</b>	<b>7,746</b>							
<b>Total Persons Served <sup>3</sup></b>	<b>2,104</b>	<b>2,810</b>	<b>3,521</b>	<b>4,259</b>	<b>4,902</b>	<b>5,545</b>	<b>6,235</b>	<b>6,925</b>	<b>7,615</b>	<b>8,305</b>	<b>8,882</b>							
<b>8. Seaway</b>																		
<b>Square Footage</b>																		
<b>Commercial</b>																		
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Industrial</b>																		
Light Industrial / Business Park	-	200,000	-	184,462	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water-Related	381,150	381,150	381,150	381,150	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																		
<b>Commercial</b>																		
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Industrial</b>																		
Light Industrial / Business Park	-	235	-	216	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water-Related	447	447	447	447	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	<b>447</b>	<b>682</b>	<b>447</b>	<b>663</b>	<b>-</b>													
<b>Cumulative Employee</b>	<b>5,068</b>	<b>5,750</b>	<b>6,197</b>	<b>6,860</b>														
<b>Total Persons Served <sup>3</sup></b>	<b>2,534</b>	<b>2,875</b>	<b>3,099</b>	<b>3,430</b>														

Appendix A  
Table 2  
Population and Total Persons Served Through Bui  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Fiscal Year of Sale															
	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)															
	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Residential Persons Served</b>																
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>	<b>5,009</b>
<b>Square Footage</b>																
<b>Commercial</b>																
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																
<b>Commercial</b>																
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>	<b>7,746</b>
<b>Total Persons Served <sup>3</sup></b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>	<b>8,882</b>

8. Seaway

<b>Square Footage</b>																
<b>Commercial</b>																
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Industrial</b>																
Light Industrial / Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water-Related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Employees</b>																
<b>Commercial</b>																
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Industrial</b>																
Light Industrial / Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water-Related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	<b>6,860</b>															
<b>Total Persons Served <sup>3</sup></b>	<b>3,430</b>															

Appendix A  
Table 2  
Population and Total Persons Served Through Buildout <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Assumption	Buildout <sup>1</sup>	Fiscal Year of Sale														
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
			Assessed Value Added to Tax Roll (FY)														
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
<b>Summary</b>																	
(#of empl/pop = sum of rounded #s of all districts)																	
<b>Population</b>																	
Residential for Sale (Market Rate)		11,107	-	252	232	829	628	979	1,269	1,105	1,245	1,245	1,216	869	875	363	-
Residential for Rent (Market Rate)		9,760	-	-	1,344	550	-	630	-	310	328	310	328	314	752	432	
Resodentml for Rent (LI)		560	-	123	157	-	-	-	-	-	-	-	-	-	280	-	
<b>Total Population</b>		<b>21,427</b>	-	<b>375</b>	<b>389</b>	<b>2,173</b>	<b>1,178</b>	<b>979</b>	<b>1,899</b>	<b>1,105</b>	<b>1,555</b>	<b>1,573</b>	<b>1,526</b>	<b>1,197</b>	<b>1,189</b>	<b>1,395</b>	<b>432</b>
<b>Cumulative Population</b>			-	<b>375</b>	<b>764</b>	<b>2,937</b>	<b>4,115</b>	<b>5,094</b>	<b>6,993</b>	<b>8,098</b>	<b>9,653</b>	<b>11,226</b>	<b>12,752</b>	<b>13,949</b>	<b>15,138</b>	<b>16,533</b>	<b>16,965</b>
<b>Residential Persons Served</b>																	
Residential for Sale (Market Rate)		-	237	217	778	590	920	1,193	1,038	1,170	1,170	1,143	817	823	342	-	
Residential for Rent (Market Rate)		-	-	-	1,263	518	-	593	-	292	308	292	308	295	707	406	
Resodentml for Rent (LI)		-	116	147	-	-	-	-	-	-	-	-	-	-	263	-	
<b>Subtotal</b>		-	<b>353</b>	<b>364</b>	<b>2,041</b>	<b>1,108</b>	<b>920</b>	<b>1,786</b>	<b>1,038</b>	<b>1,462</b>	<b>1,478</b>	<b>1,435</b>	<b>1,125</b>	<b>1,118</b>	<b>1,312</b>	<b>406</b>	
<b>Cumulative Residential Persons Served</b>																	
Residential for Sale (Market Rate)		-	237	454	1,232	1,822	2,742	3,935	4,973	6,143	7,313	8,456	9,273	10,096	10,438	10,438	
Residential for Rent (Market Rate)		-	-	-	1,263	1,781	1,781	2,374	2,374	2,666	2,974	3,266	3,574	3,869	4,576	4,982	
Resodentml for Rent (LI)		-	116	263	263	263	263	263	263	263	263	263	263	263	526	526	
<b>Subtotal</b>		<b>20,143</b>	-	<b>353</b>	<b>717</b>	<b>2,758</b>	<b>3,866</b>	<b>4,786</b>	<b>6,572</b>	<b>7,610</b>	<b>9,072</b>	<b>10,550</b>	<b>11,985</b>	<b>13,110</b>	<b>14,228</b>	<b>15,540</b>	<b>15,946</b>
<b>Employees</b>																	
<b>Commercial</b>																	
Retail		471	-	8	33	-	-	-	9	-	137	27	-	74	-	183	-
Entertainment		8	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.		25,076	-	-	68	968	818	998	1,678	1,123	1,318	1,498	1,318	1,318	1,324	1,515	1,729
Restaurant		5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Industrial</b>																	
Light Industrial / Business Park		8,692	-	-	583	-	352	464	464	464	699	575	699	576	699	575	699
Water-Related		4,917	-	-	-	-	-	-	-	-	447	447	447	447	447	447	447
<b>Commercial</b>																	
Hotel		1,204	-	-	110	82	-	-	237	300	-	237	-	-	238	-	-
<b>Total Employee</b>		<b>40,373</b>	-	<b>21</b>	<b>794</b>	<b>1,050</b>	<b>1,170</b>	<b>1,462</b>	<b>2,388</b>	<b>1,887</b>	<b>2,601</b>	<b>2,784</b>	<b>2,464</b>	<b>2,415</b>	<b>2,708</b>	<b>2,720</b>	<b>2,875</b>
<b>Cumulative Employee</b>			-	<b>21</b>	<b>815</b>	<b>1,865</b>	<b>3,035</b>	<b>4,497</b>	<b>6,885</b>	<b>8,772</b>	<b>11,373</b>	<b>14,157</b>	<b>16,621</b>	<b>19,036</b>	<b>21,744</b>	<b>24,464</b>	<b>27,339</b>
<b>Total Persons Served <sup>3</sup></b>		<b>40,331</b>	-	<b>364</b>	<b>1,126</b>	<b>3,692</b>	<b>5,385</b>	<b>7,036</b>	<b>10,016</b>	<b>11,997</b>	<b>14,760</b>	<b>17,630</b>	<b>20,297</b>	<b>22,630</b>	<b>25,102</b>	<b>27,774</b>	<b>29,617</b>

Appendix A  
Table 2  
Population and Total Persons Served Through Bui  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Fiscal Year of Sale																	
	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
	Assessed Value Added to Tax Roll (FY)																	
	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50
<b>Summary</b>																		
(#of empl/pop = sum of rounded #s of all districts)																		
<b>Population</b>																		
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	432	432	437	365	365	365	414	414	414	414	410	-	-	-	-	-	-	-
Resodentml for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	<b>432</b>	<b>432</b>	<b>437</b>	<b>365</b>	<b>365</b>	<b>365</b>	<b>414</b>	<b>414</b>	<b>414</b>	<b>414</b>	<b>410</b>	-	-	-	-	-	-	-
<b>Cumulative Population</b>	<b>17,397</b>	<b>17,829</b>	<b>18,266</b>	<b>18,631</b>	<b>18,996</b>	<b>19,361</b>	<b>19,775</b>	<b>20,189</b>	<b>20,603</b>	<b>21,017</b>	<b>21,427</b>							
<b>Residential Persons Served</b>																		
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	406	406	411	343	343	343	390	390	390	390	385	-	-	-	-	-	-	-
Resodentml for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>406</b>	<b>406</b>	<b>411</b>	<b>343</b>	<b>343</b>	<b>343</b>	<b>390</b>	<b>390</b>	<b>390</b>	<b>390</b>	<b>385</b>	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>																		
Residential for Sale (Market Rate)	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438
Residential for Rent (Market Rate)	5,388	5,794	6,205	6,548	6,891	7,234	7,624	8,014	8,404	8,794	9,179	9,179	9,179	9,179	9,179	9,179	9,179	9,179
Resodentml for Rent (LI)	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526
<b>Subtotal</b>	<b>16,352</b>	<b>16,758</b>	<b>17,169</b>	<b>17,512</b>	<b>17,855</b>	<b>18,198</b>	<b>18,588</b>	<b>18,978</b>	<b>19,368</b>	<b>19,758</b>	<b>20,143</b>							
<b>Employees</b>																		
<b>Commercial</b>																		
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	1,543	1,543	1,543	789	600	600	600	600	600	600	385	-	-	-	-	-	-	-
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Industrial</b>																		
Light Industrial / Business Park	464	699	464	216	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water-Related	447	447	447	447	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>																		
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	<b>2,454</b>	<b>2,689</b>	<b>2,454</b>	<b>1,452</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>385</b>	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	<b>29,793</b>	<b>32,482</b>	<b>34,936</b>	<b>36,388</b>	<b>36,988</b>	<b>37,588</b>	<b>38,188</b>	<b>38,788</b>	<b>39,388</b>	<b>39,988</b>	<b>40,373</b>							
<b>Total Persons Served <sup>3</sup></b>	<b>31,250</b>	<b>33,000</b>	<b>34,639</b>	<b>35,708</b>	<b>36,351</b>	<b>36,994</b>	<b>37,684</b>	<b>38,374</b>	<b>39,064</b>	<b>39,754</b>	<b>40,331</b>							

Appendix A  
Table 2  
Population and Total Persons Served Through Bui  
EIFD No. 1  
City of West Sacramento, CA

Land Uses <sup>1</sup>	Fiscal Year of Sale															
	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)															
	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Summary</b>																
(#of empl/pop = sum of rounded #s of all districts)																
<b>Population</b>																
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Resodentia for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Population</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Population</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>	<b>21,427</b>
<b>Residential Persons Served</b>																
Residential for Sale (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Resodentia for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Residential Persons Served</b>																
Residential for Sale (Market Rate)	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438	10,438
Residential for Rent (Market Rate)	9,179	9,179	9,179	9,179	9,179	9,179	9,179	9,179	9,179	9,179	9,179	9,179	9,179	9,179	9,179	9,179
Resodentia for Rent (LI)	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526	526
<b>Subtotal</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>	<b>20,143</b>
<b>Employees</b>																
<b>Commercial</b>																
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Enterainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Industrial</b>																
Light Industrial / Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water-Related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>																
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Employee</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Cumulative Employee</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>	<b>40,373</b>
<b>Total Persons Served <sup>3</sup></b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>	<b>40,331</b>

<sup>1</sup> Excluding areas with no specifically identified development projects: West End, Riverpoint, Port North Terminal, Port of Sac. Industrial Park, North of Port Industrial, Iron Triangle.  
<sup>2</sup> From EPS, IFD No.1 Fiscal Impact Analysis, Table A-2  
<sup>3</sup> 50% of employees are included in total persons served because employees only stay in the area during daytime.  
<sup>4</sup> From Table 2 in Appendix A.  
<sup>5</sup> From the California Department of Finance E-6 City/County Population and Housing Estimates 2016  
<sup>6</sup> CBRE, Sacramento Industrial MarketView Q4 2016  
<sup>7</sup> KMA estimates

**Appendix A**  
**Table 3**  
**New Development - Estimated AV and Increment Summary**  
**EIFD No. 1**  
**City of West Sacramento, CA**

Development Project <sup>1,2</sup>	Existing Value (2017\$)	Fiscal Year of Sale										
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
		Assessed Value Added to Tax Roll (FY) (\$ with inflation)										
		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>1. Bridge District<sup>3</sup></b>												
Cumulative AV		\$122,781,820	\$133,406,656	\$139,019,858	\$325,276,581	\$562,057,442	\$765,761,173	\$1,110,109,173	\$1,368,335,138	\$1,704,219,391	\$2,062,550,331	\$2,447,451,807
Base Value	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820
Cumulative Incremental AV		\$0	\$10,624,836	\$16,238,038	\$202,494,761	\$439,275,622	\$642,979,353	\$987,327,353	\$1,245,553,318	\$1,581,437,571	\$1,939,768,511	\$2,324,669,987
Annual Incremental AV		\$0	\$10,624,836	\$5,613,201	\$186,256,723	\$236,780,861	\$203,703,732	\$344,348,000	\$258,225,965	\$335,884,253	\$358,330,940	\$384,901,476
<b>2. Riverside<sup>3</sup></b>												
Cumulative AV		\$2,690,412	\$2,744,220	\$17,875,795	\$31,298,887	\$36,850,513	\$42,792,102	\$43,733,956	\$44,696,541	\$45,680,312	\$46,685,735	\$47,713,288
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
Cumulative Incremental AV		\$0	\$53,808	\$15,185,383	\$28,608,475	\$34,160,101	\$40,101,690	\$41,043,544	\$42,006,129	\$42,989,900	\$43,995,323	\$45,022,876
Annual Incremental AV		\$0	\$53,808	\$15,131,575	\$13,423,092	\$5,551,626	\$5,941,589	\$941,854	\$962,584	\$983,771	\$1,005,424	\$1,027,553
<b>3. Southport Industrial Park<sup>3</sup></b>												
Cumulative AV		\$17,946,601	\$51,256,284	\$109,234,450	\$146,754,034	\$166,616,990	\$193,391,548	\$221,983,744	\$252,493,834	\$285,027,284	\$319,695,046	\$356,613,825
Base Value	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601
Cumulative Incremental AV		\$0	\$33,309,683	\$91,287,849	\$128,807,433	\$148,670,389	\$175,444,947	\$204,037,143	\$234,547,233	\$267,080,683	\$301,748,445	\$338,667,224
Annual Incremental AV		\$0	\$33,309,683	\$57,978,166	\$37,519,584	\$19,862,956	\$26,774,557	\$28,592,197	\$30,510,089	\$32,533,451	\$34,667,761	\$36,918,780
<b>4. Stone Lock<sup>3</sup></b>												
Cumulative AV		\$0	\$0	\$0	\$0	\$0	\$0	\$74,012,685	\$152,461,622	\$279,018,435	\$414,763,499	\$534,653,038
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV		\$0	\$0	\$0	\$0	\$0	\$0	\$74,012,685	\$152,461,622	\$279,018,435	\$414,763,499	\$534,653,038
Annual Incremental AV		\$0	\$0	\$0	\$0	\$0	\$0	\$74,012,685	\$78,448,937	\$126,556,813	\$135,745,064	\$119,889,539
<b>5. Washington<sup>3</sup></b>												
Cumulative AV		\$13,262,901	\$25,369,159	\$35,557,055	\$117,334,876	\$155,836,372	\$246,700,427	\$461,705,518	\$608,072,477	\$741,025,323	\$968,148,653	\$1,134,775,621
Base Value	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901
Cumulative Incremental AV		\$0	\$12,106,258	\$22,294,154	\$104,071,975	\$142,573,471	\$233,437,526	\$448,442,617	\$594,809,576	\$727,762,422	\$954,885,752	\$1,121,512,720
Annual Incremental AV		\$0	\$12,106,258	\$10,187,896	\$81,777,821	\$38,501,496	\$90,864,054	\$215,005,092	\$146,366,959	\$132,952,846	\$227,123,330	\$166,626,969

**Appendix A**  
**Table 3**  
**New Development - Estimated A**  
**EIFD No. 1**  
**City of West Sacramento, CA**

Development Project <sup>1,2</sup>	Fiscal Year of Sale										
	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
	Assessed Value Added to Tax Roll (FY) (\$ with inflation)										
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39
<b>1. Bridge District<sup>3</sup></b>											
Cumulative AV	\$2,790,017,182	\$3,302,149,816	\$3,515,272,368	\$3,740,314,105	\$3,977,892,260	\$4,228,655,344	\$4,493,282,577	\$4,596,277,627	\$4,701,639,135	\$4,809,421,606	\$4,919,680,802
Base Value	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820
Cumulative Incremental AV	\$2,667,235,362	\$3,179,367,996	\$3,392,490,548	\$3,617,532,285	\$3,855,110,440	\$4,105,873,524	\$4,370,500,757	\$4,473,495,807	\$4,578,857,315	\$4,686,639,786	\$4,796,898,982
Annual Incremental AV	\$342,565,375	\$512,132,634	\$213,122,552	\$225,041,737	\$237,578,155	\$250,763,083	\$264,627,234	\$102,995,050	\$105,361,509	\$107,782,471	\$110,259,196
<b>2. Riverside<sup>3</sup></b>											
Cumulative AV	\$48,763,458	\$49,836,741	\$50,933,648	\$52,054,698	\$53,200,422	\$54,371,363	\$55,568,077	\$56,791,130	\$58,041,103	\$59,318,587	\$60,624,190
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
Cumulative Incremental AV	\$46,073,046	\$47,146,329	\$48,243,236	\$49,364,286	\$50,510,010	\$51,680,951	\$52,877,665	\$54,100,718	\$55,350,691	\$56,628,175	\$57,933,778
Annual Incremental AV	\$1,050,169	\$1,073,284	\$1,096,907	\$1,121,050	\$1,145,724	\$1,170,941	\$1,196,714	\$1,223,053	\$1,249,973	\$1,277,485	\$1,305,602
<b>3. Southport Industrial Park<sup>3</sup></b>											
Cumulative AV	\$395,906,382	\$437,701,834	\$482,135,979	\$529,351,635	\$579,498,998	\$632,736,011	\$689,229,403	\$704,742,092	\$720,604,540	\$736,824,648	\$753,410,496
Base Value	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601
Cumulative Incremental AV	\$377,959,781	\$419,755,233	\$464,189,378	\$511,405,034	\$561,552,397	\$614,789,410	\$671,282,802	\$686,795,491	\$702,657,939	\$718,878,047	\$735,463,895
Annual Incremental AV	\$39,292,557	\$41,795,452	\$44,434,145	\$47,215,656	\$50,147,363	\$53,237,013	\$56,493,393	\$15,512,688	\$15,862,448	\$16,220,108	\$16,585,847
<b>4. Stone Lock<sup>3</sup></b>											
Cumulative AV	\$674,095,759	\$811,516,196	\$972,185,741	\$995,724,418	\$1,019,833,183	\$1,044,525,846	\$1,069,816,554	\$1,095,719,794	\$1,122,250,406	\$1,149,423,588	\$1,177,254,907
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$674,095,759	\$811,516,196	\$972,185,741	\$995,724,418	\$1,019,833,183	\$1,044,525,846	\$1,069,816,554	\$1,095,719,794	\$1,122,250,406	\$1,149,423,588	\$1,177,254,907
Annual Incremental AV	\$139,442,721	\$137,420,437	\$160,669,545	\$23,538,677	\$24,108,765	\$24,692,664	\$25,290,708	\$25,903,240	\$26,530,612	\$27,173,182	\$27,831,320
<b>5. Washington<sup>3</sup></b>											
Cumulative AV	\$1,275,621,141	\$1,348,061,584	\$1,459,981,263	\$1,516,967,672	\$1,551,862,014	\$1,587,560,957	\$1,624,083,101	\$1,661,447,474	\$1,699,673,545	\$1,738,781,235	\$1,778,790,928
Base Value	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901
Cumulative Incremental AV	\$1,262,358,240	\$1,334,798,683	\$1,446,718,362	\$1,503,704,771	\$1,538,599,113	\$1,574,298,056	\$1,610,820,200	\$1,648,184,573	\$1,686,410,644	\$1,725,518,334	\$1,765,528,027
Annual Incremental AV	\$140,845,520	\$72,440,443	\$111,919,679	\$56,986,409	\$34,894,341	\$35,698,944	\$36,522,144	\$37,364,373	\$38,226,071	\$39,107,690	\$40,009,692

**Appendix A**  
**Table 3**  
**New Development - Estimated A**  
**EIFD No. 1**  
**City of West Sacramento, CA**

Development Project <sup>1,2</sup>	Fiscal Year of Sale									
	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
	Assessed Value Added to Tax Roll (FY) (\$ with inflation)									
	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
<b>1. Bridge District<sup>3</sup></b>										
Cumulative AV	\$5,032,473,771	\$5,147,858,881	\$5,265,895,846	\$5,386,645,759	\$5,510,171,124	\$5,636,535,890	\$5,765,805,481	\$5,898,046,832	\$6,033,328,427	\$6,171,720,328
Base Value	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820
Cumulative Incremental AV	\$4,909,691,951	\$5,025,077,061	\$5,143,114,026	\$5,263,863,939	\$5,387,389,304	\$5,513,754,070	\$5,643,023,661	\$5,775,265,012	\$5,910,546,607	\$6,048,938,508
Annual Incremental AV	\$112,792,969	\$115,385,110	\$118,036,965	\$120,749,913	\$123,525,365	\$126,364,766	\$129,269,591	\$132,241,352	\$135,281,594	\$138,391,901
<b>2. Riverside<sup>3</sup></b>										
Cumulative AV	\$61,958,528	\$63,322,235	\$64,715,958	\$66,140,356	\$67,596,105	\$69,083,895	\$70,604,432	\$72,158,435	\$73,746,643	\$75,369,806
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
Cumulative Incremental AV	\$59,268,116	\$60,631,823	\$62,025,546	\$63,449,944	\$64,905,693	\$66,393,483	\$67,914,020	\$69,468,023	\$71,056,231	\$72,679,394
Annual Incremental AV	\$1,334,338	\$1,363,707	\$1,393,722	\$1,424,398	\$1,455,749	\$1,487,790	\$1,520,537	\$1,554,004	\$1,588,207	\$1,623,164
<b>3. Southport Industrial Park<sup>3</sup></b>										
Cumulative AV	\$770,370,344	\$787,712,644	\$805,446,034	\$823,579,351	\$842,121,630	\$861,082,113	\$880,470,249	\$900,295,701	\$920,568,352	\$941,298,308
Base Value	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601
Cumulative Incremental AV	\$752,423,743	\$769,766,043	\$787,499,433	\$805,632,750	\$824,175,029	\$843,135,512	\$862,523,648	\$882,349,100	\$902,621,751	\$923,351,707
Annual Incremental AV	\$16,959,849	\$17,342,299	\$17,733,390	\$18,133,317	\$18,542,280	\$18,960,483	\$19,388,136	\$19,825,452	\$20,272,651	\$20,729,956
<b>4. Stone Lock<sup>3</sup></b>										
Cumulative AV	\$1,205,760,309	\$1,234,956,123	\$1,264,859,076	\$1,295,486,300	\$1,326,855,342	\$1,358,984,174	\$1,391,891,204	\$1,425,595,285	\$1,460,115,728	\$1,495,472,312
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$1,205,760,309	\$1,234,956,123	\$1,264,859,076	\$1,295,486,300	\$1,326,855,342	\$1,358,984,174	\$1,391,891,204	\$1,425,595,285	\$1,460,115,728	\$1,495,472,312
Annual Incremental AV	\$28,505,401	\$29,195,814	\$29,902,953	\$30,627,224	\$31,369,042	\$32,128,832	\$32,907,030	\$33,704,081	\$34,520,443	\$35,356,584
<b>5. Washington<sup>3</sup></b>										
Cumulative AV	\$1,819,723,476	\$1,861,600,219	\$1,904,442,990	\$1,948,274,126	\$1,993,116,486	\$2,038,993,455	\$2,085,928,961	\$2,133,947,489	\$2,183,074,090	\$2,233,334,395
Base Value	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901
Cumulative Incremental AV	\$1,806,460,575	\$1,848,337,318	\$1,891,180,089	\$1,935,011,225	\$1,979,853,585	\$2,025,730,554	\$2,072,666,060	\$2,120,684,588	\$2,169,811,189	\$2,220,071,494
Annual Incremental AV	\$40,932,549	\$41,876,743	\$42,842,771	\$43,831,137	\$44,842,359	\$45,876,969	\$46,935,507	\$48,018,528	\$49,126,601	\$50,260,305

**Appendix A**  
**Table 3**  
**New Development - Estimated A**  
**EIFD No. 1**  
**City of West Sacramento, CA**

Development Project <sup>1,2</sup>	Fiscal Year of Sale									
	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58
	Assessed Value Added to Tax Roll (FY) (\$ with inflation)									
	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
<b>1. Bridge District<sup>3</sup></b>										
Cumulative AV	\$6,313,294,219	\$6,458,123,438	\$6,606,283,018	\$6,757,849,727	\$6,912,902,103	\$7,071,520,503	\$7,233,787,140	\$7,399,786,125	\$7,569,603,514	\$7,743,327,354
Base Value	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820
Cumulative Incremental AV	\$6,190,512,399	\$6,335,341,618	\$6,483,501,198	\$6,635,067,907	\$6,790,120,283	\$6,948,738,683	\$7,111,005,320	\$7,277,004,305	\$7,446,821,694	\$7,620,545,534
Annual Incremental AV	\$141,573,891	\$144,829,219	\$148,159,580	\$151,566,708	\$155,052,376	\$158,618,400	\$162,266,636	\$165,998,985	\$169,817,390	\$173,723,840
<b>2. Riverside<sup>3</sup></b>										
Cumulative AV	\$77,028,696	\$78,724,097	\$80,456,815	\$82,227,669	\$84,037,500	\$85,887,165	\$87,777,542	\$89,709,526	\$91,684,032	\$93,701,998
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
Cumulative Incremental AV	\$74,338,284	\$76,033,685	\$77,766,403	\$79,537,257	\$81,347,088	\$83,196,753	\$85,087,130	\$87,019,114	\$88,993,620	\$91,011,586
Annual Incremental AV	\$1,658,889	\$1,695,402	\$1,732,717	\$1,770,854	\$1,809,831	\$1,849,665	\$1,890,377	\$1,931,984	\$1,974,507	\$2,017,966
<b>3. Southport Industrial Park<sup>3</sup></b>										
Cumulative AV	\$962,495,904	\$984,171,709	\$1,006,336,532	\$1,029,001,425	\$1,052,177,692	\$1,075,876,892	\$1,100,110,848	\$1,124,891,646	\$1,150,231,652	\$1,176,143,507
Base Value	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601
Cumulative Incremental AV	\$944,549,303	\$966,225,108	\$988,389,931	\$1,011,054,824	\$1,034,231,091	\$1,057,930,291	\$1,082,164,247	\$1,106,945,045	\$1,132,285,051	\$1,158,196,906
Annual Incremental AV	\$21,197,596	\$21,675,805	\$22,164,823	\$22,664,893	\$23,176,267	\$23,699,201	\$24,233,955	\$24,780,799	\$25,340,005	\$25,911,855
<b>4. Stone Lock<sup>3</sup></b>										
Cumulative AV	\$1,531,685,294	\$1,568,775,424	\$1,606,763,953	\$1,645,672,647	\$1,685,523,801	\$1,726,340,249	\$1,768,145,379	\$1,810,963,146	\$1,854,818,084	\$1,899,735,323
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$1,531,685,294	\$1,568,775,424	\$1,606,763,953	\$1,645,672,647	\$1,685,523,801	\$1,726,340,249	\$1,768,145,379	\$1,810,963,146	\$1,854,818,084	\$1,899,735,323
Annual Incremental AV	\$36,212,982	\$37,090,130	\$37,988,529	\$38,908,694	\$39,851,154	\$40,816,448	\$41,805,130	\$42,817,767	\$43,854,938	\$44,917,239
<b>5. Washington<sup>3</sup></b>										
Cumulative AV	\$2,284,754,631	\$2,337,361,631	\$2,391,182,854	\$2,446,246,393	\$2,502,580,992	\$2,560,216,064	\$2,619,181,702	\$2,679,508,699	\$2,741,228,562	\$2,804,373,528
Base Value	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901
Cumulative Incremental AV	\$2,271,491,730	\$2,324,098,730	\$2,377,919,953	\$2,432,983,492	\$2,489,318,091	\$2,546,953,163	\$2,605,918,801	\$2,666,245,798	\$2,727,965,661	\$2,791,110,627
Annual Incremental AV	\$51,420,236	\$52,607,001	\$53,821,223	\$55,063,538	\$56,334,599	\$57,635,072	\$58,965,638	\$60,326,997	\$61,719,863	\$63,144,966

**Appendix A**  
**Table 3**  
**New Development - Estimated A**  
**EIFD No. 1**  
**City of West Sacramento, CA**

Development Project <sup>1,2</sup>	Fiscal Year of Sale						
	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY) (\$ with inflation)						
	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>1. Bridge District<sup>3</sup></b>							
Cumulative AV	\$7,921,047,724	\$8,102,856,787	\$8,288,848,837	\$8,479,120,345	\$8,673,770,016	\$8,872,898,834	\$9,076,610,121
Base Value	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820
Cumulative Incremental AV	\$7,798,265,904	\$7,980,074,967	\$8,166,067,017	\$8,356,338,525	\$8,550,988,196	\$8,750,117,014	\$8,953,828,301
Annual Incremental AV	\$177,720,370	\$181,809,063	\$185,992,049	\$190,271,508	\$194,649,671	\$199,128,819	\$203,711,287
<b>2. Riverside<sup>3</sup></b>							
Cumulative AV	\$95,764,379	\$97,872,153	\$100,026,319	\$102,227,898	\$104,477,934	\$106,777,494	\$109,127,666
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
Cumulative Incremental AV	\$93,073,967	\$95,181,741	\$97,335,907	\$99,537,486	\$101,787,522	\$104,087,082	\$106,437,254
Annual Incremental AV	\$2,062,381	\$2,107,774	\$2,154,166	\$2,201,579	\$2,250,036	\$2,299,559	\$2,350,173
<b>3. Southport Industrial Park<sup>3</sup></b>							
Cumulative AV	\$1,202,640,140	\$1,229,734,775	\$1,257,440,932	\$1,285,772,440	\$1,314,743,440	\$1,344,368,393	\$1,374,662,091
Base Value	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601
Cumulative Incremental AV	\$1,184,693,539	\$1,211,788,174	\$1,239,494,331	\$1,267,825,839	\$1,296,796,839	\$1,326,421,792	\$1,356,715,490
Annual Incremental AV	\$26,496,634	\$27,094,634	\$27,706,157	\$28,331,508	\$28,971,000	\$29,624,954	\$30,293,697
<b>4. Stone Lock<sup>3</sup></b>							
Cumulative AV	\$1,945,740,602	\$1,992,860,284	\$2,041,121,370	\$2,090,551,515	\$2,141,179,045	\$2,193,032,974	\$2,246,143,016
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$1,945,740,602	\$1,992,860,284	\$2,041,121,370	\$2,090,551,515	\$2,141,179,045	\$2,193,032,974	\$2,246,143,016
Annual Incremental AV	\$46,005,279	\$47,119,682	\$48,261,086	\$49,430,145	\$50,627,531	\$51,853,929	\$53,110,042
<b>5. Washington<sup>3</sup></b>							
Cumulative AV	\$2,868,976,582	\$2,935,071,475	\$3,002,692,742	\$3,071,875,716	\$3,142,656,554	\$3,215,072,249	\$3,289,160,655
Base Value	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901
Cumulative Incremental AV	\$2,855,713,681	\$2,921,808,574	\$2,989,429,841	\$3,058,612,815	\$3,129,393,653	\$3,201,809,348	\$3,275,897,754
Annual Incremental AV	\$64,603,054	\$66,094,893	\$67,621,266	\$69,182,974	\$70,780,838	\$72,415,695	\$74,088,406

**Appendix A**  
**Table 3**  
**New Development - Estimated AV and Increment Summary**  
**EIFD No. 1**  
**City of West Sacramento, CA**

Development Project <sup>1,2</sup>	Existing Value (2017\$)	Fiscal Year of Sale										
		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
		Assessed Value Added to Tax Roll (FY) (\$ with inflation)										
		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>6. The Rivers II<sup>3</sup></b>												
Cumulative AV		\$12,098,834	\$12,340,811	\$26,533,910	\$107,781,020	\$142,164,239	\$190,699,601	\$242,697,564	\$248,431,687	\$254,301,547	\$260,310,365	\$266,461,435
Base Value	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834
Cumulative Incremental AV		\$0	\$241,977	\$14,435,076	\$95,682,186	\$130,065,405	\$178,600,767	\$230,598,730	\$236,332,853	\$242,202,713	\$248,211,531	\$254,362,601
Annual Incremental AV		\$0	\$241,977	\$14,193,100	\$81,247,109	\$34,383,219	\$48,535,362	\$51,997,963	\$5,734,122	\$5,869,860	\$6,008,818	\$6,151,071
<b>7. Pioneer Bluff<sup>3</sup></b>												
Cumulative AV		\$64,250,324	\$65,535,330	\$66,846,037	\$68,182,958	\$69,546,617	\$70,937,549	\$72,356,300	\$73,803,426	\$75,279,495	\$76,785,085	\$78,320,786
Base Value	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324
Cumulative Incremental AV		\$0	\$1,285,006	\$2,595,713	\$3,932,634	\$5,296,293	\$6,687,225	\$8,105,976	\$9,553,102	\$11,029,171	\$12,534,761	\$14,070,462
Annual Incremental AV		\$0	\$1,285,006	\$1,310,707	\$1,336,921	\$1,363,659	\$1,390,932	\$1,418,751	\$1,447,126	\$1,476,069	\$1,505,590	\$1,535,702
<b>8. Seaway<sup>3</sup></b>												
Cumulative AV		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,178,036	\$91,567,025	\$138,660,135
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,178,036	\$91,567,025	\$138,660,135
Annual Incremental AV		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,178,036	\$36,388,989	\$47,093,110
<b>Aggregate - Near / Long Term Commencement Areas</b>												
Cumulative AV		\$233,030,892	\$290,652,461	\$395,067,105	\$796,628,355	\$1,133,072,173	\$1,510,282,400	\$2,226,598,941	\$2,748,294,725	\$3,439,729,823	\$4,240,505,738	\$5,004,649,936
Base Value	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892
Cumulative Incremental AV		\$0	\$57,621,569	\$162,036,213	\$563,597,463	\$900,041,281	\$1,277,251,508	\$1,993,568,049	\$2,515,263,833	\$3,206,698,931	\$4,007,474,846	\$4,771,619,044
Annual Incremental AV		\$0	\$57,621,569	\$104,414,644	\$401,561,249	\$336,443,818	\$377,210,228	\$716,316,541	\$521,695,784	\$691,435,099	\$800,775,915	\$764,144,198

**Appendix A**  
**Table 3**  
**New Development - Estimated A**  
**EIFD No. 1**  
**City of West Sacramento, CA**

Development Project <sup>1,2</sup>	Fiscal Year of Sale										
	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
	Assessed Value Added to Tax Roll (FY) (\$ with inflation)										
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39
<b>6. The Rivers II<sup>3</sup></b>											
Cumulative AV	\$272,758,133	\$279,203,910	\$285,802,305	\$292,556,937	\$299,471,511	\$306,549,823	\$313,795,756	\$321,213,288	\$328,806,488	\$336,579,526	\$344,536,668
Base Value	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834
Cumulative Incremental AV	\$260,659,299	\$267,105,076	\$273,703,471	\$280,458,103	\$287,372,677	\$294,450,989	\$301,696,922	\$309,114,454	\$316,707,654	\$324,480,692	\$332,437,834
Annual Incremental AV	\$6,296,697	\$6,445,778	\$6,598,395	\$6,754,632	\$6,914,575	\$7,078,312	\$7,245,933	\$7,417,531	\$7,593,201	\$7,773,038	\$7,957,142
<b>7. Pioneer Bluff<sup>3</sup></b>											
Cumulative AV	\$79,887,202	\$81,484,946	\$224,934,569	\$409,463,600	\$607,362,811	\$819,387,257	\$1,047,775,616	\$1,291,180,746	\$1,522,976,423	\$1,770,690,512	\$2,059,397,627
Base Value	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324
Cumulative Incremental AV	\$15,636,878	\$17,234,622	\$160,684,245	\$345,213,276	\$543,112,487	\$755,136,933	\$983,525,292	\$1,226,930,422	\$1,458,726,099	\$1,706,440,188	\$1,995,147,303
Annual Incremental AV	\$1,566,416	\$1,597,744	\$143,449,623	\$184,529,031	\$197,899,211	\$212,024,446	\$228,388,360	\$243,405,130	\$231,795,677	\$247,714,089	\$288,707,115
<b>8. Seaway<sup>3</sup></b>											
Cumulative AV	\$180,500,098	\$234,171,091	\$300,020,651	\$361,416,355	\$407,103,676	\$476,472,483	\$528,559,775	\$605,013,029	\$618,329,366	\$631,938,795	\$645,847,768
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$180,500,098	\$234,171,091	\$300,020,651	\$361,416,355	\$407,103,676	\$476,472,483	\$528,559,775	\$605,013,029	\$618,329,366	\$631,938,795	\$645,847,768
Annual Incremental AV	\$41,839,963	\$53,670,993	\$65,849,560	\$61,395,704	\$45,687,320	\$69,368,807	\$52,087,292	\$76,453,254	\$13,316,337	\$13,609,429	\$13,908,973
<b>Aggregate - Near / Long Term Commencement Areas</b>											
Cumulative AV	\$5,717,549,354	\$6,544,126,118	\$7,291,266,524	\$7,897,849,419	\$8,496,224,873	\$9,150,259,084	\$9,822,110,860	\$10,332,385,179	\$10,772,321,005	\$11,232,978,498	\$11,739,543,384
Base Value	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892
Cumulative Incremental AV	\$5,484,518,462	\$6,311,095,226	\$7,058,235,632	\$7,664,818,527	\$8,263,193,981	\$8,917,228,192	\$9,589,079,968	\$10,099,354,287	\$10,539,290,113	\$10,999,947,606	\$11,506,512,492
Annual Incremental AV	\$712,899,418	\$826,576,764	\$747,140,405	\$606,582,896	\$598,375,454	\$654,034,211	\$671,851,776	\$510,274,319	\$439,935,826	\$460,657,492	\$506,564,887

**Appendix A**  
**Table 3**  
**New Development - Estimated A**  
**EIFD No. 1**  
**City of West Sacramento, CA**

Development Project <sup>1,2</sup>	Fiscal Year of Sale									
	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
	Assessed Value Added to Tax Roll (FY) (\$ with inflation)									
	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
<b>6. The Rivers II<sup>3</sup></b>										
Cumulative AV	\$352,682,283	\$361,020,842	\$369,556,925	\$378,295,218	\$387,240,521	\$396,397,746	\$405,771,923	\$415,368,200	\$425,191,851	\$435,248,271
Base Value	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834
Cumulative Incremental AV	\$340,583,449	\$348,922,008	\$357,458,091	\$366,196,384	\$375,141,687	\$384,298,912	\$393,673,089	\$403,269,366	\$413,093,017	\$423,149,437
Annual Incremental AV	\$8,145,615	\$8,338,559	\$8,536,083	\$8,738,293	\$8,945,303	\$9,157,225	\$9,374,177	\$9,596,278	\$9,823,651	\$10,056,420
<b>7. Pioneer Bluff<sup>3</sup></b>										
Cumulative AV	\$2,367,159,657	\$2,695,027,983	\$3,044,108,727	\$3,371,011,210	\$3,445,207,166	\$3,521,036,176	\$3,598,534,182	\$3,677,737,920	\$3,758,684,931	\$3,841,413,587
Base Value	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324
Cumulative Incremental AV	\$2,302,909,333	\$2,630,777,659	\$2,979,858,403	\$3,306,760,886	\$3,380,956,842	\$3,456,785,852	\$3,534,283,858	\$3,613,487,596	\$3,694,434,607	\$3,777,163,263
Annual Incremental AV	\$307,762,030	\$327,868,326	\$349,080,744	\$326,902,483	\$74,195,957	\$75,829,010	\$77,498,006	\$79,203,737	\$80,947,012	\$82,728,655
<b>8. Seaway<sup>3</sup></b>										
Cumulative AV	\$660,062,877	\$674,590,861	\$689,438,606	\$704,613,150	\$720,121,685	\$735,971,563	\$752,170,297	\$768,725,566	\$785,645,215	\$802,937,267
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$660,062,877	\$674,590,861	\$689,438,606	\$704,613,150	\$720,121,685	\$735,971,563	\$752,170,297	\$768,725,566	\$785,645,215	\$802,937,267
Annual Incremental AV	\$14,215,109	\$14,527,984	\$14,847,745	\$15,174,544	\$15,508,535	\$15,849,878	\$16,198,734	\$16,555,268	\$16,919,650	\$17,292,051
<b>Aggregate - Near / Long Term Commencement Areas</b>										
Cumulative AV	\$12,270,191,245	\$12,826,089,789	\$13,408,464,161	\$13,974,045,470	\$14,292,430,060	\$14,618,085,013	\$14,951,176,729	\$15,291,875,429	\$15,640,355,237	\$15,996,794,274
Base Value	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892
Cumulative Incremental AV	\$12,037,160,353	\$12,593,058,897	\$13,175,433,269	\$13,741,014,578	\$14,059,399,168	\$14,385,054,121	\$14,718,145,837	\$15,058,844,537	\$15,407,324,345	\$15,763,763,382
Annual Incremental AV	\$530,647,861	\$555,898,543	\$582,374,372	\$565,581,309	\$318,384,591	\$325,654,952	\$333,091,716	\$340,698,700	\$348,479,808	\$356,439,036

**Appendix A**  
**Table 3**  
**New Development - Estimated A**  
**EIFD No. 1**  
**City of West Sacramento, CA**

Development Project <sup>1,2</sup>	Fiscal Year of Sale									
	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58
	Assessed Value Added to Tax Roll (FY) (\$ with inflation)									
	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
<b>6. The Rivers II<sup>3</sup></b>										
Cumulative AV	\$445,542,986	\$456,081,653	\$466,870,063	\$477,914,144	\$489,219,967	\$500,793,745	\$512,641,841	\$524,770,769	\$537,187,195	\$549,897,948
Base Value	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834
Cumulative Incremental AV	\$433,444,152	\$443,982,819	\$454,771,229	\$465,815,310	\$477,121,133	\$488,694,911	\$500,543,007	\$512,671,935	\$525,088,361	\$537,799,114
Annual Incremental AV	\$10,294,715	\$10,538,667	\$10,788,410	\$11,044,081	\$11,305,823	\$11,573,779	\$11,848,096	\$12,128,927	\$12,416,427	\$12,710,753
<b>7. Pioneer Bluff<sup>3</sup></b>										
Cumulative AV	\$3,925,963,100	\$4,012,373,547	\$4,100,685,889	\$4,190,941,986	\$4,283,184,619	\$4,377,457,512	\$4,473,805,352	\$4,572,273,808	\$4,672,909,554	\$4,775,760,294
Base Value	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324
Cumulative Incremental AV	\$3,861,712,776	\$3,948,123,223	\$4,036,435,565	\$4,126,691,662	\$4,218,934,295	\$4,313,207,188	\$4,409,555,028	\$4,508,023,484	\$4,608,659,230	\$4,711,509,970
Annual Incremental AV	\$84,549,513	\$86,410,448	\$88,312,342	\$90,256,096	\$92,242,633	\$94,272,893	\$96,347,840	\$98,468,456	\$100,635,747	\$102,850,739
<b>8. Seaway<sup>3</sup></b>										
Cumulative AV	\$820,609,916	\$838,671,540	\$857,130,701	\$875,996,147	\$895,276,823	\$914,981,865	\$935,120,616	\$955,702,621	\$976,737,636	\$998,235,631
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$820,609,916	\$838,671,540	\$857,130,701	\$875,996,147	\$895,276,823	\$914,981,865	\$935,120,616	\$955,702,621	\$976,737,636	\$998,235,631
Annual Incremental AV	\$17,672,649	\$18,061,624	\$18,459,161	\$18,865,447	\$19,280,675	\$19,705,043	\$20,138,751	\$20,582,005	\$21,035,015	\$21,497,995
<b>Aggregate - Near / Long Term Commencement Areas</b>										
Cumulative AV	\$16,361,374,745	\$16,734,283,041	\$17,115,709,824	\$17,505,850,137	\$17,904,903,496	\$18,313,073,996	\$18,730,570,420	\$19,157,606,339	\$19,594,400,230	\$20,041,175,583
Base Value	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892
Cumulative Incremental AV	\$16,128,343,853	\$16,501,252,149	\$16,882,678,932	\$17,272,819,245	\$17,671,872,604	\$18,080,043,104	\$18,497,539,528	\$18,924,575,447	\$19,361,369,338	\$19,808,144,691
Annual Incremental AV	\$364,580,472	\$372,908,295	\$381,426,784	\$390,140,313	\$399,053,359	\$408,170,501	\$417,496,424	\$427,035,919	\$436,793,891	\$446,775,353

**Appendix A**  
**Table 3**  
**New Development - Estimated A**  
**EIFD No. 1**  
**City of West Sacramento, CA**

Development Project <sup>1,2</sup>	Fiscal Year of Sale						
	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY) (\$ with inflation)						
	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>6. The Rivers II<sup>3</sup></b>							
Cumulative AV	\$562,910,016	\$576,230,554	\$589,866,889	\$603,826,521	\$618,117,126	\$632,746,568	\$647,722,893
Base Value	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834
Cumulative Incremental AV	\$550,811,182	\$564,131,720	\$577,768,055	\$591,727,687	\$606,018,292	\$620,647,734	\$635,624,059
Annual Incremental AV	\$13,012,068	\$13,320,539	\$13,636,335	\$13,959,631	\$14,290,606	\$14,629,441	\$14,976,325
<b>7. Pioneer Bluff<sup>3</sup></b>							
Cumulative AV	\$4,880,874,778	\$4,988,302,832	\$5,098,095,377	\$5,210,304,456	\$5,324,983,257	\$5,442,186,139	\$5,561,968,656
Base Value	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324
Cumulative Incremental AV	\$4,816,624,454	\$4,924,052,508	\$5,033,845,053	\$5,146,054,132	\$5,260,732,933	\$5,377,935,815	\$5,497,718,332
Annual Incremental AV	\$105,114,484	\$107,428,054	\$109,792,545	\$112,209,079	\$114,678,801	\$117,202,881	\$119,782,517
<b>8. Seaway<sup>3</sup></b>							
Cumulative AV	\$1,020,206,797	\$1,042,661,549	\$1,065,610,530	\$1,089,064,617	\$1,113,034,930	\$1,137,532,828	\$1,162,569,926
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$1,020,206,797	\$1,042,661,549	\$1,065,610,530	\$1,089,064,617	\$1,113,034,930	\$1,137,532,828	\$1,162,569,926
Annual Incremental AV	\$21,971,166	\$22,454,752	\$22,948,981	\$23,454,088	\$23,970,312	\$24,497,899	\$25,037,098
<b>Aggregate - Near / Long Term Commencement Areas</b>							
Cumulative AV	\$20,498,161,019	\$20,965,590,410	\$21,443,702,995	\$21,932,743,508	\$22,432,962,302	\$22,944,615,479	\$23,467,965,024
Base Value	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892	\$233,030,892
Cumulative Incremental AV	\$20,265,130,127	\$20,732,559,518	\$21,210,672,103	\$21,699,712,616	\$22,199,931,410	\$22,711,584,587	\$23,234,934,132
Annual Incremental AV	\$456,985,436	\$467,429,391	\$478,112,585	\$489,040,513	\$500,218,794	\$511,653,177	\$523,349,544

<sup>1</sup> Not including low income housing projects

<sup>2</sup> As for the Near / Long Term Commencement Areas, this analysis excludes areas with no specifically identified projects: West End, Iron Triangle.

<sup>3</sup> From Table 4 to Table 11.

Appendix A  
Table 4  
AV and Absorption Schedule - Bridge District  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>3</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale										
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
			Assessed Value Added to Tax Roll (FY)										
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>Assumptions:</b>													
Existing value inflation	1.02												
Statutory AV Increase	1.02												
Assumed Annual Appreciation rate	1.05												
Turnover Rate - Residential (Owner)	14.30%												
Turnover Rate - Business & Renter	6.70%												
<b>1. River Edge</b>													
	4.7 acres												
<b>Development</b>													
Residential													
Apartments for Rent	273 DU		-	-	-	273	-	-	-	-	-	-	-
Commercial													
Retail	16,271 sq ft		-	-	16,271	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Apartments for Rent	\$225,000 /DU	\$61,425,000	\$0	\$0	\$0	\$61,425,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		95.3%	0.0%	0.0%	0.0%	95.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%
Cumulative Share of Areas Underdeveloped			95.3%	95.3%	95.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>													
Retail	\$185 /SF	\$3,010,135	\$0	\$0	\$3,010,135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		4.7%	0.0%	0.0%	4.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Cumulative Share of Areas Underdeveloped			4.7%	4.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	1.02	\$3,667,012	\$3,667,012	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
Unit Value	1.05		\$0	\$225,000	\$236,250	\$248,063	\$260,466	\$273,489	\$287,163	\$301,522	\$316,598	\$332,427	\$349,049
AV - Apartments for Rent			\$0	\$0	\$0	\$67,721,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$4,764,177	\$4,869,036	\$4,976,204	\$5,085,730	\$5,197,667	\$5,312,068	\$5,428,986
Cumulative AV - Development			\$0	\$0	\$0	\$67,721,063	\$69,211,603	\$70,734,950	\$72,291,827	\$73,882,970	\$75,509,134	\$77,171,090	\$78,869,626
AV - Undeveloped Land			\$3,495,705	\$3,565,619	\$3,565,619	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV			\$3,495,705	\$3,565,619	\$3,565,619	\$67,721,063	\$69,211,603	\$70,734,950	\$72,291,827	\$73,882,970	\$75,509,134	\$77,171,090	\$78,869,626
Base Value			\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705
Cumulative Incremental AV			\$0	\$69,914	\$69,914	\$64,225,358	\$65,715,898	\$67,239,246	\$68,796,122	\$70,387,265	\$72,013,429	\$73,675,385	\$75,373,921
<b>Commercial</b>													
Unit Value	1.05		\$0	\$185	\$194	\$204	\$214	\$225	\$236	\$248	\$260	\$273	\$287
AV - Retail			\$0	\$0	\$3,160,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$222,351	\$227,245	\$232,247	\$237,359	\$242,583	\$247,922	\$253,379	\$258,956
Cumulative AV - Development			\$0	\$0	\$3,160,642	\$3,230,207	\$3,301,304	\$3,373,966	\$3,448,227	\$3,524,123	\$3,601,688	\$3,680,962	\$3,761,980
AV - Undeveloped Land			\$171,307	\$174,733	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV			\$171,307	\$174,733	\$3,160,642	\$3,230,207	\$3,301,304	\$3,373,966	\$3,448,227	\$3,524,123	\$3,601,688	\$3,680,962	\$3,761,980
Base Value			\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307
Cumulative Incremental AV			\$0	\$3,426	\$2,989,335	\$3,058,900	\$3,129,997	\$3,202,659	\$3,276,920	\$3,352,815	\$3,430,381	\$3,509,654	\$3,590,672
<b>2. TBD Phase II</b>													
	1.6 acres												
<b>Development</b>													
Residential													
Townhomes for Sale	22 DU		-	22	-	-	-	-	-	-	-	-	-
Apartments for Rent	55 DU		-	-	-	55	-	-	-	-	-	-	-

Appendix A  
Table 4  
AV and Absorption Schedule - Bridge District  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>3</sup>	Fiscal Year of Sale												
	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
	Assessed Value Added to Tax Roll (FY)												

Assumptions:

- Existing value inflation
- Statutory AV Increase
- Assumed Annual Appreciation rate
- Turnover Rate - Residential (Owner)
- Turnover Rate - Business & Renter

1. River Edge

Development

Residential

Apartments for Rent

-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Commercial

Retail

-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Assessed Values in 2017\$

Residential

Apartments for Rent

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Percentage of total project values

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Cumulative Share of New Development

95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%
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Cumulative Share of Areas Underdeveloped

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Commercial

Retail

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Percentage of total project values

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Cumulative Share of New Development

4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
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Cumulative Share of Areas Underdeveloped

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Existing AV with Appreciation

\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352
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AV (\$ with appreciation)

Residential

Unit Value

\$366,501	\$384,826	\$404,068	\$424,271	\$445,485	\$467,759	\$491,147	\$515,704	\$541,489	\$568,564	\$596,992	\$626,842	\$658,184	\$690,711
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AV - Apartments for Rent

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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AV of Resale

\$5,548,478	\$5,670,600	\$5,795,410	\$5,922,967	\$6,053,332	\$6,186,565	\$6,322,732	\$6,461,895	\$6,604,121	\$6,749,478	\$6,898,034	\$7,049,860	\$7,205,027	\$7,364,154
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Cumulative AV - Development

\$80,605,546	\$82,379,674	\$84,192,851	\$86,045,936	\$87,939,807	\$89,875,362	\$91,853,518	\$93,875,214	\$95,941,408	\$98,053,078	\$100,211,226	\$102,416,876	\$104,671,071	\$106,974,947
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AV - Undeveloped Land

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Cumulative AV

\$80,605,546	\$82,379,674	\$84,192,851	\$86,045,936	\$87,939,807	\$89,875,362	\$91,853,518	\$93,875,214	\$95,941,408	\$98,053,078	\$100,211,226	\$102,416,876	\$104,671,071	\$106,974,947
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Base Value

\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705
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Cumulative Incremental AV

\$77,109,841	\$78,883,969	\$80,697,146	\$82,550,231	\$84,444,102	\$86,379,657	\$88,357,814	\$90,379,510	\$92,445,703	\$94,557,373	\$96,715,522	\$98,921,171	\$101,175,366	\$103,474,561
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Commercial

Unit Value

\$301	\$316	\$332	\$349	\$366	\$385	\$404	\$424	\$445	\$467	\$491	\$515	\$541	\$568
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AV - Retail

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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AV of Resale

\$264,655	\$270,480	\$276,434	\$282,518	\$288,736	\$295,091	\$301,586	\$308,224	\$315,008	\$321,941	\$329,027	\$336,269	\$343,671	\$351,334
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Cumulative AV - Development

\$3,844,781	\$3,929,404	\$4,015,891	\$4,104,280	\$4,194,616	\$4,286,939	\$4,381,295	\$4,477,727	\$4,576,282	\$4,677,006	\$4,779,946	\$4,885,153	\$4,992,675	\$5,102,716
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AV - Undeveloped Land

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Cumulative AV

\$3,844,781	\$3,929,404	\$4,015,891	\$4,104,280	\$4,194,616	\$4,286,939	\$4,381,295	\$4,477,727	\$4,576,282	\$4,677,006	\$4,779,946	\$4,885,153	\$4,992,675	\$5,102,716
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Base Value

\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307
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Cumulative Incremental AV

\$3,673,474	\$3,758,097	\$3,844,583	\$3,932,973	\$4,023,308	\$4,115,632	\$4,209,987	\$4,306,420	\$4,404,974	\$4,505,698	\$4,608,639	\$4,713,846	\$4,821,368	\$4,931,305
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2. TBD Phase II

Development

Residential

Townhomes for Sale

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Apartments for Rent

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Appendix A  
Table 4  
AV and Absorption Schedule - Bridge District  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>3</sup>	Fiscal Year of Sale													
	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
	Assessed Value Added to Tax Roll (FY)													

Assumptions:

- Existing value inflation
- Statutory AV Increase
- Assumed Annual Appreciation rate
- Turnover Rate - Residential (Owner)
- Turnover Rate - Business & Renter

1. River Edge

Development

Residential

Apartments for Rent

-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Commercial

Retail

-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Assessed Values in 2017\$

Residential

Apartments for Rent

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Percentage of total project values

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Cumulative Share of New Development

95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%
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Cumulative Share of Areas Underdeveloped

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Commercial

Retail

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Percentage of total project values

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Cumulative Share of New Development

4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
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Cumulative Share of Areas Underdeveloped

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Existing AV with Appreciation

\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352
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AV (\$ with appreciation)

Residential

Unit Value

\$691,093	\$725,647	\$761,930	\$800,026	\$840,028	\$882,029	\$926,131	\$972,437	\$1,021,059	\$1,072,112	\$1,125,717	\$1,182,003	\$1,241,103	\$1,303,159
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AV - Apartments for Rent

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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AV of Resale

\$7,363,610	\$7,525,683	\$7,691,323	\$7,860,609	\$8,033,621	\$8,210,441	\$8,391,153	\$8,575,842	\$8,764,597	\$8,957,505	\$9,154,660	\$9,356,154	\$9,562,083	\$9,772,545
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Cumulative AV - Development

\$106,974,881	\$109,329,398	\$111,735,738	\$114,195,042	\$116,708,475	\$119,277,229	\$121,902,520	\$124,585,595	\$127,327,724	\$130,130,207	\$132,994,373	\$135,921,579	\$138,913,213	\$141,970,693
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AV - Undeveloped Land

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Cumulative AV

\$106,974,881	\$109,329,398	\$111,735,738	\$114,195,042	\$116,708,475	\$119,277,229	\$121,902,520	\$124,585,595	\$127,327,724	\$130,130,207	\$132,994,373	\$135,921,579	\$138,913,213	\$141,970,693
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Base Value

\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705
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Cumulative Incremental AV

\$103,479,176	\$105,833,694	\$108,240,034	\$110,699,337	\$113,212,770	\$115,781,524	\$118,406,815	\$121,089,890	\$123,832,019	\$126,634,502	\$129,498,668	\$132,425,874	\$135,417,508	\$138,474,988
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Commercial

Unit Value

\$568	\$597	\$626	\$658	\$691	\$725	\$761	\$800	\$840	\$882	\$926	\$972	\$1,020	\$1,071
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AV - Retail

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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AV of Resale

\$351,235	\$358,965	\$366,866	\$374,941	\$383,193	\$391,627	\$400,247	\$409,057	\$418,060	\$427,261	\$436,665	\$446,277	\$456,099	\$466,138
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Cumulative AV - Development

\$5,102,564	\$5,214,872	\$5,329,651	\$5,446,956	\$5,566,844	\$5,689,370	\$5,814,593	\$5,942,572	\$6,073,368	\$6,207,043	\$6,343,660	\$6,483,284	\$6,625,981	\$6,771,819
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AV - Undeveloped Land

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Cumulative AV

\$5,102,564	\$5,214,872	\$5,329,651	\$5,446,956	\$5,566,844	\$5,689,370	\$5,814,593	\$5,942,572	\$6,073,368	\$6,207,043	\$6,343,660	\$6,483,284	\$6,625,981	\$6,771,819
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Base Value

\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307
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Cumulative Incremental AV

\$4,931,257	\$5,043,564	\$5,158,344	\$5,275,649	\$5,395,537	\$5,518,063	\$5,643,286	\$5,771,265	\$5,902,061	\$6,035,736	\$6,172,353	\$6,311,977	\$6,454,674	\$6,600,512
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2. TBD Phase II

Development

Residential

Townhomes for Sale

-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Apartments for Rent

-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Appendix A  
Table 4  
AV and Absorption Schedule - Bridge District  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>3</sup>	Fiscal Year of Sale										
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)										
<b>Assumptions:</b>											
Existing value inflation											
Statutory AV Increase											
Assumed Annual Appreciation rate											
Turnover Rate - Residential (Owner)											
Turnover Rate - Business & Renter											
<b>1. River Edge</b>											
<b>Development</b>											
Residential											
Apartments for Rent	-	-	-	-	-	-	-	-	-	-	-
Commercial											
Retail	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>											
Residential											
Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%	95.3%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Commercial											
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352	\$3,740,352
<b>AV (\$ with appreciation)</b>											
Residential											
Unit Value	\$1,368,317	\$1,436,732	\$1,508,569	\$1,583,997	\$1,663,197	\$1,746,357	\$1,833,675	\$1,925,359	\$2,021,627	\$2,122,708	\$2,228,843
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$9,987,638	\$10,207,466	\$10,432,132	\$10,661,744	\$10,896,409	\$11,136,239	\$11,381,347	\$11,631,851	\$11,887,868	\$12,149,520	\$12,416,931
Cumulative AV - Development	\$145,095,468	\$148,289,019	\$151,552,860	\$154,888,539	\$158,297,635	\$161,781,766	\$165,342,583	\$168,981,773	\$172,701,062	\$176,502,212	\$180,387,026
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$145,095,468	\$148,289,019	\$151,552,860	\$154,888,539	\$158,297,635	\$161,781,766	\$165,342,583	\$168,981,773	\$172,701,062	\$176,502,212	\$180,387,026
Base Value	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705	\$3,495,705
Cumulative Incremental AV	\$141,599,763	\$144,793,314	\$148,057,155	\$151,392,834	\$154,801,931	\$158,286,061	\$161,846,878	\$165,486,068	\$169,205,357	\$173,006,508	\$176,891,321
Commercial											
Unit Value	\$1,125	\$1,181	\$1,240	\$1,302	\$1,368	\$1,436	\$1,508	\$1,583	\$1,662	\$1,745	\$1,833
AV - Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$476,397	\$486,883	\$497,599	\$508,551	\$519,745	\$531,184	\$542,876	\$554,824	\$567,036	\$579,516	\$592,272
Cumulative AV - Development	\$6,920,867	\$7,073,195	\$7,228,876	\$7,387,984	\$7,550,593	\$7,716,782	\$7,886,628	\$8,060,213	\$8,237,618	\$8,418,928	\$8,604,229
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$6,920,867	\$7,073,195	\$7,228,876	\$7,387,984	\$7,550,593	\$7,716,782	\$7,886,628	\$8,060,213	\$8,237,618	\$8,418,928	\$8,604,229
Base Value	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307	\$171,307
Cumulative Incremental AV	\$6,749,560	\$6,901,888	\$7,057,569	\$7,216,677	\$7,379,286	\$7,545,475	\$7,715,321	\$7,888,906	\$8,066,311	\$8,247,621	\$8,432,922
<b>2. TBD Phase II</b>											
<b>Development</b>											
Residential											
Townhomes for Sale	-	-	-	-	-	-	-	-	-	-	-
Apartments for Rent	-	-	-	-	-	-	-	-	-	-	-

Development Project <sup>3</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale										
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
			Assessed Value Added to Tax Roll (FY)										
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Townhomes for Sale	\$400,000 /DU	\$8,800,000	\$0	\$8,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		41.6%	0.0%	41.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>41.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Apartments for Rent	\$225,000 /DU	12,375,000	\$0	\$0	\$0	\$12,375,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		58.4%	0.0%	0.0%	0.0%	58.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>58.4%</b>	<b>58.4%</b>	<b>58.4%</b>	<b>0.0%</b>							
<b>Existing AV with Appreciation</b>	1.02	\$737,418	737,418	\$737,418	\$737,418	\$737,418	\$737,418	\$737,418	\$737,418	\$737,418	\$737,418	\$737,418	\$737,418
<b>AV (\$ with appreciation)</b>													
<b>Residential for Sale</b>													
<i>Unit Value</i>	1.05		\$0	\$400,000	\$420,000	\$441,000	\$463,050	\$486,203	\$510,513	\$536,038	\$562,840	\$590,982	\$620,531
AV - Apartments for Sale			\$0	\$8,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$1,321,320	\$1,353,415	\$1,386,289	\$1,419,962	\$1,454,453	\$1,489,782	\$1,525,969	\$1,563,034	\$1,601,001
Cumulative AV - Development			\$0	\$8,800,000	\$9,013,752	\$9,232,696	\$9,456,958	\$9,686,668	\$9,921,957	\$10,162,961	\$10,409,820	\$10,662,674	\$10,921,670
AV - Underdeveloped Land			\$306,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$306,459</b>	<b>\$8,800,000</b>	<b>\$9,013,752</b>	<b>\$9,232,696</b>	<b>\$9,456,958</b>	<b>\$9,686,668</b>	<b>\$9,921,957</b>	<b>\$10,162,961</b>	<b>\$10,409,820</b>	<b>\$10,662,674</b>	<b>\$10,921,670</b>
Base Value			\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$8,493,541</b>	<b>\$8,707,293</b>	<b>\$8,926,237</b>	<b>\$9,150,499</b>	<b>\$9,380,208</b>	<b>\$9,615,497</b>	<b>\$9,856,502</b>	<b>\$10,103,360</b>	<b>\$10,356,215</b>	<b>\$10,615,211</b>
<b>Residential for Rent</b>													
<i>Unit Value</i>	1.05		\$0	\$225,000	\$236,250	\$248,063	\$260,466	\$273,489	\$287,163	\$301,522	\$316,598	\$332,427	\$349,049
AV - Apartments for Rent			\$0	\$0	\$0	\$13,643,438	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$959,816	\$980,941	\$1,002,532	\$1,024,598	\$1,047,149	\$1,070,197	\$1,093,752
Cumulative AV - Development			\$0	\$0	\$0	\$13,643,438	\$13,943,730	\$14,250,631	\$14,564,287	\$14,884,847	\$15,212,463	\$15,547,289	\$15,889,485
AV - Underdeveloped Land			\$430,959	\$430,959	\$430,959	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$430,959</b>	<b>\$430,959</b>	<b>\$430,959</b>	<b>\$13,643,438</b>	<b>\$13,943,730</b>	<b>\$14,250,631</b>	<b>\$14,564,287</b>	<b>\$14,884,847</b>	<b>\$15,212,463</b>	<b>\$15,547,289</b>	<b>\$15,889,485</b>
Base Value			\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,212,479</b>	<b>\$13,512,771</b>	<b>\$13,819,672</b>	<b>\$14,133,329</b>	<b>\$14,453,889</b>	<b>\$14,781,504</b>	<b>\$15,116,331</b>	<b>\$15,458,526</b>
<b>3. The Barn</b>													
		0.6 acres											
<b>Development</b>													
<b>Commercial</b>													
Entertainment		9,000 sq ft		9,000	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Commercial</b>													
Entertainment	\$185 /SF	\$1,665,000	\$0	\$1,665,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		100.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	1.02	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361
<b>AV (\$ with appreciation)</b>													
<b>Commercial</b>													
<i>Unit Value</i>	1.05		\$0	\$185	\$194	\$204	\$214	\$225	\$236	\$248	\$260	\$273	\$287
AV - Commercial			\$0	\$1,665,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$117,133	\$119,711	\$122,346	\$125,039	\$127,791	\$130,603	\$133,478	\$136,416	\$139,418
Cumulative AV - Development			\$0	\$1,665,000	\$1,701,647	\$1,739,100	\$1,777,377	\$1,816,498	\$1,856,479	\$1,897,340	\$1,939,100	\$1,981,780	\$2,025,399
AV - Underdeveloped Land			\$310,361	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$310,361</b>	<b>\$1,665,000</b>	<b>\$1,701,647</b>	<b>\$1,739,100</b>	<b>\$1,777,377</b>	<b>\$1,816,498</b>	<b>\$1,856,479</b>	<b>\$1,897,340</b>	<b>\$1,939,100</b>	<b>\$1,981,780</b>	<b>\$2,025,399</b>
Base Value			\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$1,354,639</b>	<b>\$1,391,286</b>	<b>\$1,428,739</b>	<b>\$1,467,016</b>	<b>\$1,506,137</b>	<b>\$1,546,118</b>	<b>\$1,586,979</b>	<b>\$1,628,739</b>	<b>\$1,671,419</b>	<b>\$1,715,038</b>

	Fiscal Year of Sale												
	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
	Assessed Value Added to Tax Roll (FV)												
Development Project <sup>3</sup>	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Townhomes for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>
<b>AV (\$ with appreciation)</b>													
<b>Residential for Sale</b>													
<i>Unit Value</i>	\$651,558	\$684,136	\$718,343	\$754,260	\$791,973	\$831,571	\$873,150	\$916,807	\$962,648	\$1,010,780	\$1,061,319	\$1,114,385	\$1,170,104
AV - Apartments for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$1,639,889	\$1,679,722	\$1,720,522	\$1,762,314	\$1,805,120	\$1,848,967	\$1,893,878	\$1,939,880	\$1,987,000	\$2,035,264	\$2,084,701	\$2,135,338	\$2,187,206
Cumulative AV - Development	\$11,186,958	\$11,458,689	\$11,737,021	\$12,022,113	\$12,314,130	\$12,613,240	\$12,919,616	\$13,233,433	\$13,554,873	\$13,884,121	\$14,221,366	\$14,566,803	\$14,920,631
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$11,186,958</b>	<b>\$11,458,689</b>	<b>\$11,737,021</b>	<b>\$12,022,113</b>	<b>\$12,314,130</b>	<b>\$12,613,240</b>	<b>\$12,919,616</b>	<b>\$13,233,433</b>	<b>\$13,554,873</b>	<b>\$13,884,121</b>	<b>\$14,221,366</b>	<b>\$14,566,803</b>	<b>\$14,920,631</b>
Base Value	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459
<b>Cumulative Incremental AV</b>	<b>\$10,880,498</b>	<b>\$11,152,230</b>	<b>\$11,430,561</b>	<b>\$11,715,653</b>	<b>\$12,007,670</b>	<b>\$12,306,781</b>	<b>\$12,613,156</b>	<b>\$12,926,974</b>	<b>\$13,248,414</b>	<b>\$13,577,662</b>	<b>\$13,914,907</b>	<b>\$14,260,344</b>	<b>\$14,614,172</b>
<b>Residential for Rent</b>													
<i>Unit Value</i>	\$366,501	\$384,826	\$404,068	\$424,271	\$445,485	\$467,759	\$491,147	\$515,704	\$541,489	\$568,564	\$596,992	\$626,842	\$658,184
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$1,117,825	\$1,142,429	\$1,167,573	\$1,193,272	\$1,219,536	\$1,246,378	\$1,273,810	\$1,301,847	\$1,330,501	\$1,359,785	\$1,389,714	\$1,420,301	\$1,451,562
Cumulative AV - Development	\$16,239,213	\$16,596,638	\$16,961,930	\$17,335,262	\$17,716,811	\$18,106,758	\$18,505,288	\$18,912,589	\$19,328,855	\$19,754,283	\$20,189,075	\$20,633,436	\$21,087,578
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$16,239,213</b>	<b>\$16,596,638</b>	<b>\$16,961,930</b>	<b>\$17,335,262</b>	<b>\$17,716,811</b>	<b>\$18,106,758</b>	<b>\$18,505,288</b>	<b>\$18,912,589</b>	<b>\$19,328,855</b>	<b>\$19,754,283</b>	<b>\$20,189,075</b>	<b>\$20,633,436</b>	<b>\$21,087,578</b>
Base Value	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959
<b>Cumulative Incremental AV</b>	<b>\$15,808,254</b>	<b>\$16,165,679</b>	<b>\$16,530,971</b>	<b>\$16,904,303</b>	<b>\$17,285,852</b>	<b>\$17,675,799</b>	<b>\$18,074,329</b>	<b>\$18,481,630</b>	<b>\$18,897,896</b>	<b>\$19,323,325</b>	<b>\$19,758,116</b>	<b>\$20,202,478</b>	<b>\$20,656,620</b>
<b>3. The Barn</b>													
<b>Development</b>													
<b>Commercial</b>													
Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Commercial</b>													
Entertainment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>
<b>AV (\$ with appreciation)</b>													
<b>Commercial</b>													
<i>Unit Value</i>	\$301	\$316	\$332	\$349	\$366	\$385	\$404	\$424	\$445	\$467	\$491	\$515	\$541
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$142,487	\$145,623	\$148,828	\$152,104	\$155,452	\$158,873	\$162,370	\$165,944	\$169,596	\$173,329	\$177,144	\$181,043	\$185,028
Cumulative AV - Development	\$2,069,978	\$2,115,538	\$2,162,101	\$2,209,689	\$2,258,324	\$2,308,030	\$2,358,830	\$2,410,747	\$2,463,808	\$2,518,036	\$2,573,458	\$2,630,100	\$2,687,989
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$2,069,978</b>	<b>\$2,115,538</b>	<b>\$2,162,101</b>	<b>\$2,209,689</b>	<b>\$2,258,324</b>	<b>\$2,308,030</b>	<b>\$2,358,830</b>	<b>\$2,410,747</b>	<b>\$2,463,808</b>	<b>\$2,518,036</b>	<b>\$2,573,458</b>	<b>\$2,630,100</b>	<b>\$2,687,989</b>
Base Value	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361
<b>Cumulative Incremental AV</b>	<b>\$1,759,617</b>	<b>\$1,805,177</b>	<b>\$1,851,740</b>	<b>\$1,899,328</b>	<b>\$1,947,963</b>	<b>\$1,997,669</b>	<b>\$2,048,469</b>	<b>\$2,100,386</b>	<b>\$2,153,447</b>	<b>\$2,207,675</b>	<b>\$2,263,097</b>	<b>\$2,319,739</b>	<b>\$2,377,628</b>

Development Project <sup>3</sup>	Fiscal Year of Sale													
	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
	Assessed Value Added to Tax Roll (FY)													
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
<b>Assessed Values in 2017\$</b>														
<b>Residential</b>														
Townhomes for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>
<b>AV (\$ with appreciation)</b>														
<b>Residential for Sale</b>														
<i>Unit Value</i>	\$1,228,610	\$1,290,040	\$1,354,542	\$1,422,269	\$1,493,383	\$1,568,052	\$1,646,454	\$1,728,777	\$1,815,216	\$1,905,977	\$2,001,275	\$2,101,339	\$2,206,406	\$2,316,726
AV - Apartments for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$2,240,333	\$2,294,750	\$2,350,490	\$2,407,583	\$2,466,064	\$2,525,964	\$2,587,320	\$2,650,166	\$2,714,538	\$2,780,475	\$2,848,012	\$2,917,190	\$2,988,049	\$3,060,629
Cumulative AV - Development	\$15,283,053	\$15,654,279	\$16,034,521	\$16,424,000	\$16,822,938	\$17,231,568	\$17,650,122	\$18,078,844	\$18,517,979	\$18,967,781	\$19,428,508	\$19,900,427	\$20,383,808	\$20,878,931
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$15,283,053</b>	<b>\$15,654,279</b>	<b>\$16,034,521</b>	<b>\$16,424,000</b>	<b>\$16,822,938</b>	<b>\$17,231,568</b>	<b>\$17,650,122</b>	<b>\$18,078,844</b>	<b>\$18,517,979</b>	<b>\$18,967,781</b>	<b>\$19,428,508</b>	<b>\$19,900,427</b>	<b>\$20,383,808</b>	<b>\$20,878,931</b>
Base Value	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459
<b>Cumulative Incremental AV</b>	<b>\$14,976,594</b>	<b>\$15,347,819</b>	<b>\$15,728,062</b>	<b>\$16,117,540</b>	<b>\$16,516,479</b>	<b>\$16,925,108</b>	<b>\$17,343,663</b>	<b>\$17,772,385</b>	<b>\$18,211,520</b>	<b>\$18,661,321</b>	<b>\$19,122,049</b>	<b>\$19,593,967</b>	<b>\$20,077,349</b>	<b>\$20,572,471</b>
<b>Residential for Rent</b>														
<i>Unit Value</i>	\$691,093	\$725,647	\$761,930	\$800,026	\$840,028	\$882,029	\$926,131	\$972,437	\$1,021,059	\$1,072,112	\$1,125,717	\$1,182,003	\$1,241,103	\$1,303,159
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$1,483,511	\$1,516,163	\$1,549,534	\$1,583,639	\$1,618,495	\$1,654,118	\$1,690,525	\$1,727,734	\$1,765,761	\$1,804,626	\$1,844,345	\$1,884,939	\$1,926,427	\$1,968,828
Cumulative AV - Development	\$21,551,716	\$22,026,069	\$22,510,863	\$23,006,327	\$23,512,696	\$24,030,211	\$24,559,116	\$25,099,662	\$25,652,106	\$26,216,708	\$26,793,738	\$27,383,468	\$27,986,178	\$28,602,154
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$21,551,716</b>	<b>\$22,026,069</b>	<b>\$22,510,863</b>	<b>\$23,006,327</b>	<b>\$23,512,696</b>	<b>\$24,030,211</b>	<b>\$24,559,116</b>	<b>\$25,099,662</b>	<b>\$25,652,106</b>	<b>\$26,216,708</b>	<b>\$26,793,738</b>	<b>\$27,383,468</b>	<b>\$27,986,178</b>	<b>\$28,602,154</b>
Base Value	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959
<b>Cumulative Incremental AV</b>	<b>\$21,120,757</b>	<b>\$21,595,111</b>	<b>\$22,079,904</b>	<b>\$22,575,369</b>	<b>\$23,081,738</b>	<b>\$23,599,252</b>	<b>\$24,128,157</b>	<b>\$24,668,703</b>	<b>\$25,221,147</b>	<b>\$25,785,750</b>	<b>\$26,362,780</b>	<b>\$26,952,510</b>	<b>\$27,555,220</b>	<b>\$28,171,196</b>
<b>3. The Barn</b>														
<b>Development</b>														
<b>Commercial</b>														
Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>														
<b>Commercial</b>														
Entertainment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>
<b>AV (\$ with appreciation)</b>														
<b>Commercial</b>														
<i>Unit Value</i>	\$568	\$597	\$626	\$658	\$691	\$725	\$761	\$800	\$840	\$882	\$926	\$972	\$1,020	\$1,071
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$189,100	\$193,262	\$197,516	\$201,863	\$206,306	\$210,847	\$215,488	\$220,231	\$225,078	\$230,032	\$235,095	\$240,269	\$245,558	\$250,962
Cumulative AV - Development	\$2,747,151	\$2,807,616	\$2,869,412	\$2,932,567	\$2,997,113	\$3,063,080	\$3,130,498	\$3,199,400	\$3,269,819	\$3,341,788	\$3,415,341	\$3,490,512	\$3,567,339	\$3,645,856
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$2,747,151</b>	<b>\$2,807,616</b>	<b>\$2,869,412</b>	<b>\$2,932,567</b>	<b>\$2,997,113</b>	<b>\$3,063,080</b>	<b>\$3,130,498</b>	<b>\$3,199,400</b>	<b>\$3,269,819</b>	<b>\$3,341,788</b>	<b>\$3,415,341</b>	<b>\$3,490,512</b>	<b>\$3,567,339</b>	<b>\$3,645,856</b>
Base Value	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361
<b>Cumulative Incremental AV</b>	<b>\$2,436,790</b>	<b>\$2,497,255</b>	<b>\$2,559,051</b>	<b>\$2,622,206</b>	<b>\$2,686,752</b>	<b>\$2,752,719</b>	<b>\$2,820,137</b>	<b>\$2,889,039</b>	<b>\$2,959,458</b>	<b>\$3,031,427</b>	<b>\$3,104,980</b>	<b>\$3,180,151</b>	<b>\$3,256,978</b>	<b>\$3,335,495</b>

	Fiscal Year of Sale										
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)										
Development Project <sup>3</sup>	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Assessed Values in 2017\$</b>											
<b>Residential</b>											
Townhomes for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%	41.6%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%	58.4%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>	<b>\$737,418</b>
<b>AV (\$ with appreciation)</b>											
<b>Residential for Sale</b>											
<i>Unit Value</i>	\$2,432,563	\$2,554,191	\$2,681,900	\$2,815,995	\$2,956,795	\$3,104,635	\$3,259,867	\$3,422,860	\$3,594,003	\$3,773,703	\$3,962,388
AV - Apartments for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>	\$3,134,971	\$3,211,120	\$3,289,118	\$3,369,011	\$3,450,844	\$3,534,665	\$3,620,522	\$3,708,464	\$3,798,543	\$3,890,810	\$3,985,317
Cumulative AV - Development	\$21,386,080	\$21,905,548	\$22,437,634	\$22,982,644	\$23,540,892	\$24,112,700	\$24,698,398	\$25,298,322	\$25,912,818	\$26,542,241	\$27,186,952
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$21,386,080</b>	<b>\$21,905,548</b>	<b>\$22,437,634</b>	<b>\$22,982,644</b>	<b>\$23,540,892</b>	<b>\$24,112,700</b>	<b>\$24,698,398</b>	<b>\$25,298,322</b>	<b>\$25,912,818</b>	<b>\$26,542,241</b>	<b>\$27,186,952</b>
Base Value	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459	\$306,459
<b>Cumulative Incremental AV</b>	<b>\$21,079,620</b>	<b>\$21,599,088</b>	<b>\$22,131,174</b>	<b>\$22,676,184</b>	<b>\$23,234,433</b>	<b>\$23,806,241</b>	<b>\$24,391,938</b>	<b>\$24,991,862</b>	<b>\$25,606,359</b>	<b>\$26,235,781</b>	<b>\$26,880,492</b>
<b>Residential for Rent</b>											
<i>Unit Value</i>	\$1,368,317	\$1,436,732	\$1,508,569	\$1,583,997	\$1,663,197	\$1,746,357	\$1,833,675	\$1,925,359	\$2,021,627	\$2,122,708	\$2,228,843
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>	\$2,012,162	\$2,056,449	\$2,101,712	\$2,147,970	\$2,195,247	\$2,243,565	\$2,292,945	\$2,343,413	\$2,394,992	\$2,447,705	\$2,501,579
Cumulative AV - Development	\$29,231,688	\$29,875,077	\$30,532,628	\$31,204,651	\$31,891,465	\$32,593,396	\$33,310,777	\$34,043,947	\$34,793,254	\$35,559,054	\$36,341,709
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$29,231,688</b>	<b>\$29,875,077</b>	<b>\$30,532,628</b>	<b>\$31,204,651</b>	<b>\$31,891,465</b>	<b>\$32,593,396</b>	<b>\$33,310,777</b>	<b>\$34,043,947</b>	<b>\$34,793,254</b>	<b>\$35,559,054</b>	<b>\$36,341,709</b>
Base Value	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959	\$430,959
<b>Cumulative Incremental AV</b>	<b>\$28,800,729</b>	<b>\$29,444,118</b>	<b>\$30,101,669</b>	<b>\$30,773,692</b>	<b>\$31,460,506</b>	<b>\$32,162,438</b>	<b>\$32,879,818</b>	<b>\$33,612,988</b>	<b>\$34,362,296</b>	<b>\$35,128,095</b>	<b>\$35,910,750</b>
<b>3. The Barn</b>											
<b>Development</b>											
<b>Commercial</b>											
Entertainment	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>											
<b>Commercial</b>											
Entertainment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>	<b>\$310,361</b>
<b>AV (\$ with appreciation)</b>											
<b>Commercial</b>											
<i>Unit Value</i>	\$1,125	\$1,181	\$1,240	\$1,302	\$1,368	\$1,436	\$1,508	\$1,583	\$1,662	\$1,745	\$1,833
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>	\$256,486	\$262,131	\$267,901	\$273,797	\$279,823	\$285,982	\$292,277	\$298,710	\$305,284	\$312,004	\$318,871
Cumulative AV - Development	\$3,726,101	\$3,808,112	\$3,891,929	\$3,977,590	\$4,065,137	\$4,154,611	\$4,246,054	\$4,339,509	\$4,435,022	\$4,532,637	\$4,632,400
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$3,726,101</b>	<b>\$3,808,112</b>	<b>\$3,891,929</b>	<b>\$3,977,590</b>	<b>\$4,065,137</b>	<b>\$4,154,611</b>	<b>\$4,246,054</b>	<b>\$4,339,509</b>	<b>\$4,435,022</b>	<b>\$4,532,637</b>	<b>\$4,632,400</b>
Base Value	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361	\$310,361
<b>Cumulative Incremental AV</b>	<b>\$3,415,740</b>	<b>\$3,497,751</b>	<b>\$3,581,568</b>	<b>\$3,667,229</b>	<b>\$3,754,776</b>	<b>\$3,844,250</b>	<b>\$3,935,693</b>	<b>\$4,029,148</b>	<b>\$4,124,661</b>	<b>\$4,222,276</b>	<b>\$4,322,039</b>

Development Project <sup>3</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale										
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
			Assessed Value Added to Tax Roll (FY)										
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>4. West Gateway Mixed Use</b>	3.1 acres												
<b>Development</b>													
Residential													
Apartments (LI)	175 DU		-	77	98	-	-	-	-	-	-	-	-
Commercial													
Retail	4,000 sq ft		-	4,000	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Apartments (LI)	\$0 /DU	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of Areas Underdeveloped		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>													
Retail	\$185 /SF	\$740,000	\$0	\$740,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of New Development		0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	1.02	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
Unit Value	1.05		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Apartments for Rent (LI)			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Underserved Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Commercial</b>													
Unit Value	1.05		\$185	\$194	\$204	\$214	\$225	\$236	\$248	\$260	\$273	\$287	
AV - Commercial			\$740,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AV of Resale			\$0	\$52,059	\$53,205	\$54,376	\$55,573	\$56,796	\$58,046	\$59,323	\$60,629	\$61,964	
Cumulative AV - Development			\$0	\$740,000	\$756,287	\$772,933	\$789,946	\$807,332	\$825,102	\$843,262	\$861,822	\$880,791	
AV - Underserved Land			\$2,351,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cumulative AV			\$2,351,004	\$740,000	\$756,287	\$772,933	\$789,946	\$807,332	\$825,102	\$843,262	\$861,822	\$880,791	
Base Value			\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	
Cumulative Incremental AV			\$0	(\$1,611,004)	(\$1,594,717)	(\$1,578,071)	(\$1,561,058)	(\$1,543,672)	(\$1,525,902)	(\$1,507,742)	(\$1,489,182)	(\$1,470,213)	

	Fiscal Year of Sale												
	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
Development Project <sup>3</sup>	Assessed Value Added to Tax Roll (FY)												
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
<b>4. West Gateway Mixed Use</b>													
<b>Development</b>													
Residential													
Apartments (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial													
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Apartments (LI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>													
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
Unit Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Apartments for Rent (LI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Commercial</b>													
Unit Value	\$301	\$316	\$332	\$349	\$366	\$385	\$404	\$424	\$445	\$467	\$491	\$515	\$541
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$63,327	\$64,721	\$66,146	\$67,602	\$69,090	\$70,610	\$72,164	\$73,753	\$75,376	\$77,035	\$78,731	\$80,463	\$82,234
Cumulative AV - Development	\$919,990	\$940,239	\$960,934	\$982,084	\$1,003,700	\$1,025,791	\$1,048,369	\$1,071,443	\$1,095,026	\$1,119,127	\$1,143,759	\$1,168,933	\$1,194,662
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$919,990	\$940,239	\$960,934	\$982,084	\$1,003,700	\$1,025,791	\$1,048,369	\$1,071,443	\$1,095,026	\$1,119,127	\$1,143,759	\$1,168,933	\$1,194,662
Base Value	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004
Cumulative Incremental AV	(\$1,431,014)	(\$1,410,765)	(\$1,390,070)	(\$1,368,920)	(\$1,347,304)	(\$1,325,213)	(\$1,302,635)	(\$1,279,561)	(\$1,255,978)	(\$1,231,877)	(\$1,207,245)	(\$1,182,071)	(\$1,156,342)

Development Project <sup>3</sup>	Fiscal Year of Sale													
	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
	Assessed Value Added to Tax Roll (FY)													
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
<b>4. West Gateway Mixed Use</b>														
<b>Development</b>														
Residential														
Apartments (LI)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial														
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>														
<b>Residential</b>														
<b>Apartments (LI)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>														
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004
<b>AV (\$ with appreciation)</b>														
<b>Residential</b>														
<i>Unit Value</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Apartments for Rent (LI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Commercial</b>														
<i>Unit Value</i>	\$568	\$597	\$626	\$658	\$691	\$725	\$761	\$800	\$840	\$882	\$926	\$972	\$1,020	\$1,071
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$84,044	\$85,894	\$87,785	\$89,717	\$91,692	\$93,710	\$95,772	\$97,880	\$100,035	\$102,236	\$104,487	\$106,786	\$109,137	\$111,539
Cumulative AV - Development	\$1,220,956	\$1,247,829	\$1,275,294	\$1,303,363	\$1,332,050	\$1,361,369	\$1,391,333	\$1,421,956	\$1,453,253	\$1,485,239	\$1,517,929	\$1,551,339	\$1,585,484	\$1,620,380
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,220,956</b>	<b>\$1,247,829</b>	<b>\$1,275,294</b>	<b>\$1,303,363</b>	<b>\$1,332,050</b>	<b>\$1,361,369</b>	<b>\$1,391,333</b>	<b>\$1,421,956</b>	<b>\$1,453,253</b>	<b>\$1,485,239</b>	<b>\$1,517,929</b>	<b>\$1,551,339</b>	<b>\$1,585,484</b>	<b>\$1,620,380</b>
Base Value	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004
<b>Cumulative Incremental AV</b>	<b>(\$1,130,048)</b>	<b>(\$1,103,175)</b>	<b>(\$1,075,710)</b>	<b>(\$1,047,641)</b>	<b>(\$1,018,954)</b>	<b>(\$989,635)</b>	<b>(\$959,671)</b>	<b>(\$929,048)</b>	<b>(\$897,751)</b>	<b>(\$865,765)</b>	<b>(\$833,075)</b>	<b>(\$799,665)</b>	<b>(\$765,520)</b>	<b>(\$730,624)</b>

	Fiscal Year of Sale										
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
Development Project <sup>3</sup>	Assessed Value Added to Tax Roll (FY)										
	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>4. West Gateway Mixed Use</b>											
<b>Development</b>											
Residential											
Apartments (LI)	-	-	-	-	-	-	-	-	-	-	-
Commercial											
Retail	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>											
<b>Residential</b>											
Apartments (LI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>											
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004
<b>AV (\$ with appreciation)</b>											
<b>Residential</b>											
Unit Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Apartments for Rent (LI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Commercial</b>											
Unit Value	\$1,125	\$1,181	\$1,240	\$1,302	\$1,368	\$1,436	\$1,508	\$1,583	\$1,662	\$1,745	\$1,833
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$113,994	\$116,503	\$119,067	\$121,688	\$124,366	\$127,103	\$129,901	\$132,760	\$135,682	\$138,668	\$141,720
Cumulative AV - Development	\$1,656,045	\$1,692,494	\$1,729,746	\$1,767,818	\$1,806,728	\$1,846,494	\$1,887,135	\$1,928,671	\$1,971,121	\$2,014,505	\$2,058,844
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$1,656,045	\$1,692,494	\$1,729,746	\$1,767,818	\$1,806,728	\$1,846,494	\$1,887,135	\$1,928,671	\$1,971,121	\$2,014,505	\$2,058,844
Base Value	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004	\$2,351,004
Cumulative Incremental AV	(\$694,959)	(\$658,510)	(\$621,258)	(\$583,186)	(\$544,276)	(\$504,510)	(\$463,869)	(\$422,333)	(\$379,883)	(\$336,499)	(\$292,160)

Development Project <sup>3</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale										
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
			Assessed Value Added to Tax Roll (FY)										
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>5. Balance of Bridge District<sup>1</sup></b>	180 acres												
<b>Development Residential</b>													
For Sale	2,513 DU		-	-	-	251	251	251	251	251	251	251	251
Rental	972 DU		-	-	-	-	194	-	194	-	194	-	194
<b>Commercial</b>													
Office/Comm.	4,271,332 sq ft		-	-	-	-	250,000	250,000	314,278	314,278	314,278	314,278	314,278
Hotel <sup>2</sup>	427,469 sq ft		-	-	-	-	-	-	142,200	-	-	142,200	-
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
For Sale	\$410,575 /DU	\$1,031,774,975	\$0	\$0	\$0	\$103,054,325	\$103,054,325	\$103,054,325	\$103,054,325	\$103,054,325	\$103,054,325	\$103,054,325	\$103,054,325
Percentage of total project values		42.2%	0.0%	0.0%	0.0%	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%
Cumulative Share of New Development			0.0%	0.0%	0.0%	4.2%	8.4%	12.6%	16.8%	21.1%	25.3%	29.5%	33.7%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>42.2%</b>	<b>42.2%</b>	<b>42.2%</b>	<b>38.0%</b>	<b>33.7%</b>	<b>29.5%</b>	<b>25.3%</b>	<b>21.1%</b>	<b>16.9%</b>	<b>12.7%</b>	<b>8.5%</b>
Rental	\$224,973 /DU	\$218,673,756	\$0	\$0	\$0	\$0	\$43,644,762	\$0	\$43,644,762	\$0	\$43,644,762	\$0	\$43,644,762
Percentage of total project values		8.9%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	1.8%	0.0%	1.8%	0.0%	1.8%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	1.8%	1.8%	3.6%	3.6%	5.4%	5.4%	7.1%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>8.9%</b>	<b>8.9%</b>	<b>8.9%</b>	<b>8.9%</b>	<b>7.2%</b>	<b>7.2%</b>	<b>5.4%</b>	<b>5.4%</b>	<b>3.6%</b>	<b>3.6%</b>	<b>1.8%</b>
<b>Commercial</b>													
Office/Comm.	\$250 /SF	\$1,067,833,000	\$0	\$0	\$0	\$0	\$62,500,000	\$62,500,000	\$78,569,500	\$78,569,500	\$78,569,500	\$78,569,500	\$78,569,500
Hotel	\$300 /SF	\$128,240,700	\$0	\$0	\$0	\$0	\$0	\$0	\$42,660,000	\$0	\$0	\$42,660,000	\$0
Percentage of total project values		48.9%	0.0%	0.0%	0.0%	0.0%	2.6%	2.6%	5.0%	3.2%	3.2%	5.0%	3.2%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	2.6%	5.1%	10.1%	13.3%	16.5%	21.4%	24.7%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>48.9%</b>	<b>48.9%</b>	<b>48.9%</b>	<b>48.9%</b>	<b>46.3%</b>	<b>43.8%</b>	<b>38.8%</b>	<b>35.6%</b>	<b>32.4%</b>	<b>27.4%</b>	<b>24.2%</b>
<b>Existing AV with Appreciation</b>	1.02	\$115,716,025	\$115,716,025	\$118,030,346	\$120,390,952	\$120,390,952	\$120,390,952	\$120,390,952	\$120,390,952	\$120,390,952	\$120,390,952	\$120,390,952	\$120,390,952
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
<i>Unit Value for Sale</i>	1.05		\$410,575	\$431,104	\$452,659	\$475,292	\$499,056	\$524,009	\$550,210	\$577,720	\$606,606	\$636,937	\$666,868
AV - Apartments for Sale			\$0	\$0	\$113,617,393	\$119,298,263	\$125,263,176	\$131,526,335	\$138,102,652	\$145,007,784	\$152,258,173	\$159,871,082	\$167,743,691
AV of Resale			\$0	\$0	\$0	\$17,059,652	\$35,386,665	\$55,054,473	\$76,140,425	\$98,725,989	\$122,896,962	\$148,743,694	\$175,567,576
Cumulative AV - Development			\$0	\$0	\$113,617,393	\$235,675,423	\$366,663,155	\$507,095,738	\$657,515,745	\$818,494,587	\$990,633,994	\$1,174,567,576	\$1,368,879,854
AV - Undeveloped Land			\$48,801,064	\$49,777,086	\$50,772,627	\$45,701,426	\$40,630,224	\$35,559,023	\$30,487,821	\$25,416,620	\$20,345,418	\$15,274,217	\$10,203,015
<b>Cumulative AV</b>			<b>\$48,801,064</b>	<b>\$49,777,086</b>	<b>\$50,772,627</b>	<b>\$159,318,819</b>	<b>\$276,305,647</b>	<b>\$402,222,178</b>	<b>\$537,583,559</b>	<b>\$682,932,365</b>	<b>\$838,840,005</b>	<b>\$1,005,908,210</b>	<b>\$1,184,770,591</b>
Base Value			\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$976,021</b>	<b>\$1,971,563</b>	<b>\$110,517,755</b>	<b>\$227,504,583</b>	<b>\$353,421,114</b>	<b>\$488,782,495</b>	<b>\$634,131,300</b>	<b>\$790,038,940</b>	<b>\$957,107,146</b>	<b>\$1,135,969,526</b>
<i>Unit Value for Rent</i>	1.05		\$224,973	\$236,222	\$248,033	\$260,434	\$273,456	\$287,129	\$301,485	\$316,560	\$332,388	\$349,007	\$366,851
AV - Apartments for Rent			\$0	\$0	\$0	\$50,524,268	\$0	\$55,703,005	\$0	\$61,412,563	\$0	\$67,707,351	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$3,554,382	\$3,632,614	\$7,631,274	\$7,799,239	\$12,291,274	\$12,561,805	\$12,832,336
Cumulative AV - Development			\$0	\$0	\$0	\$50,524,268	\$51,636,307	\$108,475,827	\$110,863,380	\$174,716,046	\$178,561,546	\$250,199,036	\$254,030,841
AV - Undeveloped Land			\$10,342,868	\$10,549,725	\$10,760,720	\$10,760,720	\$8,613,004	\$8,613,004	\$6,465,288	\$6,465,288	\$4,317,573	\$4,317,573	\$2,169,573
<b>Cumulative AV</b>			<b>\$10,342,868</b>	<b>\$10,549,725</b>	<b>\$10,760,720</b>	<b>\$10,760,720</b>	<b>\$59,137,272</b>	<b>\$60,249,311</b>	<b>\$114,941,115</b>	<b>\$117,328,668</b>	<b>\$179,033,619</b>	<b>\$182,879,119</b>	<b>\$252,368,893</b>
Base Value			\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$206,857</b>	<b>\$417,852</b>	<b>\$417,852</b>	<b>\$48,794,404</b>	<b>\$49,906,443</b>	<b>\$104,598,247</b>	<b>\$106,985,800</b>	<b>\$168,690,751</b>	<b>\$172,536,251</b>	<b>\$242,026,026</b>
<b>Commercial</b>													
<i>Unit Value</i>	1.05		\$250	\$263	\$276	\$289	\$304	\$319	\$335	\$352	\$369	\$388	\$406
AV - Office/Commercial			\$0	\$0	\$0	\$72,351,563	\$75,969,141	\$100,276,804	\$105,290,644	\$110,555,177	\$116,082,935	\$121,887,082	\$127,943,331
AV of Resale			\$0	\$0	\$0	\$0	\$5,089,932	\$10,546,391	\$17,832,990	\$25,632,691	\$33,974,423	\$42,888,635	\$52,399,847
Cumulative AV - Development			\$0	\$0	\$0	\$72,351,563	\$149,913,161	\$253,489,554	\$364,359,503	\$482,934,233	\$609,646,551	\$744,951,954	\$890,352,799
<i>Unit Value</i>	1.05		\$300	\$315	\$331	\$347	\$365	\$383	\$402	\$422	\$443	\$465	\$487
AV - Hotel			\$0	\$0	\$0	\$0	\$0	\$54,446,171	\$0	\$0	\$63,028,249	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$3,830,288	\$3,914,593	\$4,000,753	\$8,522,847	\$9,060,940
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$54,446,171	\$55,644,532	\$56,869,268	\$121,149,210	\$123,815,704	\$126,482,198
<b>Aggregate - Commercial</b>													
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$5,089,932	\$10,546,391	\$21,668,278	\$29,547,284	\$37,975,176	\$51,411,482
Cumulative AV - Development			\$0	\$0	\$0	\$72,351,563	\$149,913,161	\$207,935,725	\$307,935,725	\$420,004,035	\$539,803,501	\$670,795,760	\$828,767,657
AV - Undeveloped Land			\$56,572,093	\$57,703,535	\$58,857,605	\$58,857,605	\$55,782,042	\$52,706,479	\$46,740,895	\$42,874,567	\$39,008,240	\$33,042,656	\$29,176,328
<b>Cumulative AV</b>			<b>\$56,572,093</b>	<b>\$57,703,535</b>	<b>\$58,857,605</b>	<b>\$58,857,605</b>	<b>\$128,133,605</b>	<b>\$202,619,640</b>	<b>\$354,676,620</b>	<b>\$462,878,603</b>	<b>\$578,811,741</b>	<b>\$763,838,416</b>	<b>\$987,943,986</b>
Base Value			\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$1,131,442</b>	<b>\$2,285,513</b>	<b>\$2,285,513</b>	<b>\$71,561,512</b>	<b>\$146,047,547</b>	<b>\$298,104,527</b>	<b>\$406,306,510</b>	<b>\$522,239,648</b>	<b>\$707,266,323</b>	<b>\$841,371,893</b>

	Fiscal Year of Sale												
	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
	Assessed Value Added to Tax Roll (FV)												
Development Project <sup>3</sup>	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
<b>5. Balance of Bridge District<sup>1</sup></b>													
<b>Development</b>													
<b>Residential</b>													
For Sale	251	254	-	-	-	-	-	-	-	-	-	-	-
Rental	-	196	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>													
Office/Comm.	314,278	314,278	314,278	314,278	314,278	314,278	314,274	-	-	-	-	-	-
Hotel <sup>2</sup>	-	143,069	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017<sup>5</sup></b>													
<b>Residential</b>													
For Sale	\$103,054,325	\$104,286,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	4.2%	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	37.9%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>4.3%</b>	<b>0.0%</b>											
Rental	\$0	\$44,094,708	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	7.1%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>1.8%</b>	<b>0.0%</b>											
<b>Commercial</b>													
Office/Comm.	\$78,569,500	\$78,569,500	\$78,569,500	\$78,569,500	\$78,569,500	\$78,569,500	\$78,568,500	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	\$0	\$42,920,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	3.2%	5.0%	3.2%	3.2%	3.2%	3.2%	3.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	27.9%	32.8%	36.0%	39.3%	42.5%	45.7%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>21.0%</b>	<b>16.1%</b>	<b>12.8%</b>	<b>9.6%</b>	<b>6.4%</b>	<b>3.2%</b>	<b>0.0%</b>						
<b>Existing AV with Appreciation</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
<i>Unit Value for Sale</i>	\$668,783	\$702,223	\$737,334	\$774,200	\$812,910	\$853,556	\$896,234	\$941,045	\$988,098	\$1,037,503	\$1,089,378	\$1,143,847	\$1,201,039
AV - Apartments for Sale	\$167,864,636	\$178,364,536	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$176,361,321	\$205,850,013	\$237,631,545	\$243,403,615	\$249,315,889	\$255,371,772	\$261,574,752	\$267,928,403	\$274,436,384	\$281,102,444	\$287,930,422	\$294,924,252	\$302,087,962
Cumulative AV - Development	\$1,370,962,458	\$1,582,627,672	\$1,621,069,698	\$1,660,445,481	\$1,700,777,702	\$1,742,089,592	\$1,784,404,949	\$1,827,748,145	\$1,872,144,147	\$1,917,618,529	\$1,964,197,483	\$2,011,907,840	\$2,060,777,081
AV - Undeveloped Land	\$5,131,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,376,094,272</b>	<b>\$1,582,627,672</b>	<b>\$1,621,069,698</b>	<b>\$1,660,445,481</b>	<b>\$1,700,777,702</b>	<b>\$1,742,089,592</b>	<b>\$1,784,404,949</b>	<b>\$1,827,748,145</b>	<b>\$1,872,144,147</b>	<b>\$1,917,618,529</b>	<b>\$1,964,197,483</b>	<b>\$2,011,907,840</b>	<b>\$2,060,777,081</b>
Base Value	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064
<b>Cumulative Incremental AV</b>	<b>\$1,327,293,207</b>	<b>\$1,533,826,608</b>	<b>\$1,572,268,634</b>	<b>\$1,611,644,417</b>	<b>\$1,651,976,638</b>	<b>\$1,693,288,528</b>	<b>\$1,735,603,884</b>	<b>\$1,778,947,080</b>	<b>\$1,823,343,083</b>	<b>\$1,868,817,464</b>	<b>\$1,915,396,418</b>	<b>\$1,963,106,775</b>	<b>\$2,011,976,017</b>
<i>Unit Value for Rent</i>	\$366,457	\$384,780	\$404,019	\$424,220	\$445,431	\$467,703	\$491,088	\$515,642	\$541,424	\$568,496	\$596,920	\$626,766	\$658,105
AV - Apartments for Rent	\$0	\$75,416,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$17,601,502	\$17,988,911	\$23,690,427	\$24,211,853	\$24,744,756	\$25,289,388	\$25,846,008	\$26,414,879	\$26,996,270	\$27,590,458	\$28,197,724	\$28,818,356	\$29,452,648
Cumulative AV - Development	\$255,705,917	\$336,750,919	\$344,162,807	\$351,737,830	\$359,479,580	\$367,391,725	\$375,478,017	\$383,742,288	\$392,188,456	\$400,820,524	\$409,642,584	\$418,658,817	\$427,873,498
AV - Undeveloped Land	\$2,169,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$257,875,774</b>	<b>\$336,750,919</b>	<b>\$344,162,807</b>	<b>\$351,737,830</b>	<b>\$359,479,580</b>	<b>\$367,391,725</b>	<b>\$375,478,017</b>	<b>\$383,742,288</b>	<b>\$392,188,456</b>	<b>\$400,820,524</b>	<b>\$409,642,584</b>	<b>\$418,658,817</b>	<b>\$427,873,498</b>
Base Value	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868
<b>Cumulative Incremental AV</b>	<b>\$247,532,907</b>	<b>\$326,408,051</b>	<b>\$333,819,939</b>	<b>\$341,394,962</b>	<b>\$349,136,712</b>	<b>\$357,048,858</b>	<b>\$365,135,150</b>	<b>\$373,399,421</b>	<b>\$381,845,588</b>	<b>\$390,477,656</b>	<b>\$399,299,716</b>	<b>\$408,315,949</b>	<b>\$417,530,630</b>
<b>Commercial</b>													
<i>Unit Value</i>	\$407	\$428	\$449	\$471	\$495	\$520	\$546	\$573	\$602	\$632	\$663	\$696	\$731
AV - Office/Commercial	\$127,981,436	\$134,380,508	\$141,099,534	\$148,154,510	\$155,562,236	\$163,340,348	\$171,505,182	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$52,407,370	\$62,564,350	\$73,395,060	\$84,936,388	\$97,228,967	\$110,312,780	\$124,231,758	\$139,031,489	\$142,091,572	\$145,219,007	\$148,415,277	\$151,681,898	\$155,020,416
Cumulative AV - Development	\$889,329,782	\$1,043,284,439	\$1,207,346,663	\$1,382,074,874	\$1,568,056,577	\$1,765,909,850	\$1,976,282,708	\$2,019,780,691	\$2,064,236,064	\$2,109,669,899	\$2,156,103,734	\$2,203,559,577	\$2,252,059,923
<i>Unit Value</i>	\$489	\$513	\$539	\$566	\$594	\$624	\$655	\$688	\$722	\$758	\$796	\$836	\$878
AV - Hotel	\$0	\$73,408,962	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$8,710,435	\$8,902,151	\$14,262,408	\$14,576,324	\$14,897,149	\$15,225,035	\$15,560,138	\$15,902,617	\$16,252,633	\$16,610,354	\$16,975,948	\$17,349,588	\$17,731,453
Cumulative AV - Development	\$126,540,887	\$202,735,015	\$207,197,212	\$211,757,623	\$216,418,408	\$221,181,778	\$226,049,989	\$231,025,349	\$236,110,217	\$241,307,003	\$246,618,170	\$252,046,236	\$257,593,773
<b>Aggregate - Commercial</b>	<b>\$127,981,436</b>	<b>\$207,789,471</b>	<b>\$141,099,534</b>	<b>\$148,154,510</b>	<b>\$155,562,236</b>	<b>\$163,340,348</b>	<b>\$171,505,182</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
AV of Resale	\$61,117,805	\$71,466,502	\$87,657,469	\$99,513,162	\$112,126,116	\$125,537,815	\$139,791,896	\$154,934,105	\$158,344,205	\$161,829,361	\$165,391,225	\$169,031,486	\$172,751,869
Cumulative AV - Development	\$1,015,870,670	\$1,246,019,454	\$1,414,543,876	\$1,593,832,497	\$1,784,474,986	\$1,987,091,628	\$2,202,332,697	\$2,250,806,039	\$2,300,346,280	\$2,350,976,902	\$2,402,721,903	\$2,455,605,813	\$2,509,653,696
AV - Undeveloped Land	\$25,310,001	\$19,331,588	\$15,465,261	\$11,598,933	\$7,732,606	\$3,866,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,041,180,671</b>	<b>\$1,265,351,042</b>	<b>\$1,430,009,137</b>	<b>\$1,605,431,430</b>	<b>\$1,792,207,592</b>	<b>\$1,990,957,906</b>	<b>\$2,202,332,697</b>	<b>\$2,250,806,039</b>	<b>\$2,300,346,280</b>	<b>\$2,350,976,902</b>	<b>\$2,402,721,903</b>	<b>\$2,455,605,813</b>	<b>\$2,509,653,696</b>
Base Value	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093
<b>Cumulative Incremental AV</b>	<b>\$984,608,578</b>	<b>\$1,208,778,949</b>	<b>\$1,373,437,044</b>	<b>\$1,548,859,337</b>	<b>\$1,735,635,499</b>	<b>\$1,934,385,813</b>	<b>\$2,145,760,604</b>	<b>\$2,194,233,946</b>	<b>\$2,243,774,187</b>	<b>\$2,294,404,809</b>	<b>\$2,346,149,811</b>	<b>\$2,399,033,720</b>	<b>\$2,453,081,604</b>

	Fiscal Year of Sale													
	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
Development Project <sup>3</sup>	Assessed Value Added to Tax Roll (FY)													
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
<b>5. Balance of Bridge District<sup>1</sup></b>														
<b>Development</b>														
<b>Residential</b>														
For Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>														
Office/Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017<sup>5</sup></b>														
<b>Residential</b>														
For Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>														
Office/Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>
<b>AV (\$ with appreciation)</b>														
<b>Residential</b>														
<i>Unit Value for Sale</i>	\$1,261,091	\$1,324,145	\$1,390,353	\$1,459,870	\$1,532,864	\$1,609,507	\$1,689,982	\$1,774,481	\$1,863,206	\$1,956,366	\$2,054,184	\$2,156,893	\$2,264,738	\$2,377,975
AV - Apartments for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$309,425,679	\$316,941,628	\$324,640,141	\$332,525,650	\$340,602,698	\$348,875,937	\$357,350,134	\$366,030,168	\$374,921,041	\$384,027,873	\$393,355,910	\$402,910,525	\$412,697,222	\$422,721,638
Cumulative AV - Development	\$2,110,833,356	\$2,162,105,498	\$2,214,623,041	\$2,268,416,235	\$2,323,516,065	\$2,379,954,270	\$2,437,763,360	\$2,496,976,632	\$2,557,628,194	\$2,619,752,983	\$2,683,386,783	\$2,748,566,248	\$2,815,328,922	\$2,883,713,261
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$2,110,833,356</b>	<b>\$2,162,105,498</b>	<b>\$2,214,623,041</b>	<b>\$2,268,416,235</b>	<b>\$2,323,516,065</b>	<b>\$2,379,954,270</b>	<b>\$2,437,763,360</b>	<b>\$2,496,976,632</b>	<b>\$2,557,628,194</b>	<b>\$2,619,752,983</b>	<b>\$2,683,386,783</b>	<b>\$2,748,566,248</b>	<b>\$2,815,328,922</b>	<b>\$2,883,713,261</b>
Base Value	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064
<b>Cumulative Incremental AV</b>	<b>\$2,062,032,292</b>	<b>\$2,113,304,434</b>	<b>\$2,165,821,977</b>	<b>\$2,219,615,170</b>	<b>\$2,274,715,001</b>	<b>\$2,331,153,206</b>	<b>\$2,388,962,295</b>	<b>\$2,448,175,567</b>	<b>\$2,508,827,129</b>	<b>\$2,570,951,918</b>	<b>\$2,634,585,718</b>	<b>\$2,699,765,183</b>	<b>\$2,766,527,857</b>	<b>\$2,834,912,197</b>
<i>Unit Value for Rent</i>	\$691,010	\$725,560	\$761,838	\$799,930	\$839,927	\$881,923	\$926,019	\$972,320	\$1,020,936	\$1,071,983	\$1,125,582	\$1,181,861	\$1,240,955	\$1,303,002
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$30,100,901	\$30,763,421	\$31,440,524	\$32,132,530	\$32,839,767	\$33,562,570	\$34,301,283	\$35,056,254	\$35,827,842	\$36,616,413	\$37,422,340	\$38,246,006	\$39,087,800	\$39,948,123
Cumulative AV - Development	\$437,290,993	\$446,915,768	\$456,752,384	\$466,805,504	\$477,079,893	\$487,580,422	\$498,312,067	\$509,279,915	\$520,489,166	\$531,945,133	\$543,653,245	\$555,619,053	\$567,848,229	\$580,346,568
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$437,290,993</b>	<b>\$446,915,768</b>	<b>\$456,752,384</b>	<b>\$466,805,504</b>	<b>\$477,079,893</b>	<b>\$487,580,422</b>	<b>\$498,312,067</b>	<b>\$509,279,915</b>	<b>\$520,489,166</b>	<b>\$531,945,133</b>	<b>\$543,653,245</b>	<b>\$555,619,053</b>	<b>\$567,848,229</b>	<b>\$580,346,568</b>
Base Value	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868
<b>Cumulative Incremental AV</b>	<b>\$426,948,126</b>	<b>\$436,572,900</b>	<b>\$446,409,516</b>	<b>\$456,462,636</b>	<b>\$466,737,026</b>	<b>\$477,237,554</b>	<b>\$487,969,199</b>	<b>\$498,937,048</b>	<b>\$510,146,299</b>	<b>\$521,602,265</b>	<b>\$533,310,378</b>	<b>\$545,276,186</b>	<b>\$557,505,361</b>	<b>\$570,003,700</b>
<b>Commercial</b>														
<i>Unit Value</i>	\$768	\$806	\$847	\$889	\$933	\$980	\$1,029	\$1,080	\$1,135	\$1,191	\$1,251	\$1,313	\$1,379	\$1,448
AV - Office/Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$158,432,416	\$161,919,513	\$165,483,362	\$169,125,650	\$172,848,106	\$176,652,493	\$180,540,614	\$184,514,313	\$188,575,473	\$192,726,019	\$196,967,919	\$201,303,183	\$205,733,866	\$210,262,068
Cumulative AV - Development	\$2,301,627,762	\$2,352,286,589	\$2,404,060,417	\$2,456,973,787	\$2,511,051,780	\$2,566,320,030	\$2,622,804,733	\$2,680,532,666	\$2,739,531,190	\$2,799,828,271	\$2,861,452,491	\$2,924,433,061	\$2,988,799,832	\$3,054,583,317
<i>Unit Value</i>	\$921	\$968	\$1,016	\$1,067	\$1,120	\$1,176	\$1,235	\$1,297	\$1,361	\$1,429	\$1,501	\$1,576	\$1,655	\$1,738
AV - Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$18,121,722	\$18,520,581	\$18,928,219	\$19,344,829	\$19,770,609	\$20,205,760	\$20,650,489	\$21,105,006	\$21,569,527	\$22,044,272	\$22,529,467	\$23,025,340	\$23,532,128	\$24,050,070
Cumulative AV - Development	\$263,263,412	\$269,057,840	\$274,979,803	\$281,032,108	\$287,217,625	\$293,539,285	\$300,000,085	\$306,603,087	\$313,351,421	\$320,248,285	\$327,296,950	\$334,500,756	\$341,863,118	\$349,387,525
<b>Aggregate - Commercial</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
AV of Resale	\$176,554,138	\$180,440,094	\$184,411,581	\$188,470,479	\$192,618,715	\$196,858,253	\$201,191,103	\$205,619,319	\$210,145,000	\$214,770,292	\$219,497,386	\$224,328,523	\$229,265,994	\$234,312,139
Cumulative AV - Development	\$2,564,891,174	\$2,621,344,429	\$2,679,040,220	\$2,738,005,895	\$2,798,269,405	\$2,859,859,315	\$2,922,804,818	\$2,987,135,752	\$3,052,882,610	\$3,120,076,556	\$3,188,749,441	\$3,258,933,817	\$3,330,662,950	\$3,403,970,841
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$2,564,891,174</b>	<b>\$2,621,344,429</b>	<b>\$2,679,040,220</b>	<b>\$2,738,005,895</b>	<b>\$2,798,269,405</b>	<b>\$2,859,859,315</b>	<b>\$2,922,804,818</b>	<b>\$2,987,135,752</b>	<b>\$3,052,882,610</b>	<b>\$3,120,076,556</b>	<b>\$3,188,749,441</b>	<b>\$3,258,933,817</b>	<b>\$3,330,662,950</b>	<b>\$3,403,970,841</b>
Base Value	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093
<b>Cumulative Incremental AV</b>	<b>\$2,508,319,081</b>	<b>\$2,564,772,336</b>	<b>\$2,622,468,127</b>	<b>\$2,681,433,802</b>	<b>\$2,741,697,312</b>	<b>\$2,803,287,222</b>	<b>\$2,866,232,725</b>	<b>\$2,930,563,659</b>	<b>\$2,996,310,517</b>	<b>\$3,063,504,463</b>	<b>\$3,132,177,348</b>	<b>\$3,202,361,724</b>	<b>\$3,274,090,857</b>	<b>\$3,347,398,748</b>

	Fiscal Year of Sale										
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
Development Project <sup>3</sup>	Assessed Value Added to Tax Roll (FY)										
	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>5. Balance of Bridge District<sup>1</sup></b>											
<b>Development</b>											
<b>Residential</b>											
For Sale	-	-	-	-	-	-	-	-	-	-	-
Rental	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>											
Office/Comm.	-	-	-	-	-	-	-	-	-	-	-
Hotel <sup>2</sup>	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>											
<b>Residential</b>											
For Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%	42.2%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>											
Office/Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%	48.9%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>	<b>\$120,390,952</b>
<b>AV (\$ with appreciation)</b>											
<b>Residential</b>											
<i>Unit Value for Sale</i>	\$2,496,874	\$2,621,717	\$2,752,803	\$2,890,443	\$3,034,966	\$3,186,714	\$3,346,050	\$3,513,352	\$3,689,020	\$3,873,471	\$4,067,144
AV - Apartments for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>	\$432,989,546	\$443,506,862	\$454,279,644	\$465,314,096	\$476,616,576	\$488,193,593	\$500,051,815	\$512,198,073	\$524,639,365	\$537,382,855	\$550,435,884
Cumulative AV - Development	\$2,953,758,656	\$3,025,505,454	\$3,098,994,982	\$3,174,269,570	\$3,251,372,578	\$3,330,348,418	\$3,411,242,581	\$3,494,101,663	\$3,578,973,392	\$3,665,906,656	\$3,754,951,529
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$2,953,758,656</b>	<b>\$3,025,505,454</b>	<b>\$3,098,994,982</b>	<b>\$3,174,269,570</b>	<b>\$3,251,372,578</b>	<b>\$3,330,348,418</b>	<b>\$3,411,242,581</b>	<b>\$3,494,101,663</b>	<b>\$3,578,973,392</b>	<b>\$3,665,906,656</b>	<b>\$3,754,951,529</b>
Base Value	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064	\$48,801,064
<b>Cumulative Incremental AV</b>	<b>\$2,904,957,592</b>	<b>\$2,976,704,390</b>	<b>\$3,050,193,917</b>	<b>\$3,125,468,505</b>	<b>\$3,202,571,513</b>	<b>\$3,281,547,353</b>	<b>\$3,362,441,516</b>	<b>\$3,445,300,598</b>	<b>\$3,530,172,328</b>	<b>\$3,617,105,592</b>	<b>\$3,706,150,464</b>
<i>Unit Value for Rent</i>	\$1,368,152	\$1,436,560	\$1,508,388	\$1,583,807	\$1,662,998	\$1,746,148	\$1,833,455	\$1,925,128	\$2,021,384	\$2,122,453	\$2,228,576
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>	\$40,827,381	\$41,725,992	\$42,644,381	\$43,582,984	\$44,542,245	\$45,522,620	\$46,524,573	\$47,548,579	\$48,595,123	\$49,664,701	\$50,757,822
Cumulative AV - Development	\$593,119,996	\$606,174,567	\$619,516,469	\$633,152,027	\$647,087,703	\$661,330,103	\$675,885,979	\$690,762,229	\$705,965,906	\$721,504,216	\$737,384,523
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$593,119,996</b>	<b>\$606,174,567</b>	<b>\$619,516,469</b>	<b>\$633,152,027</b>	<b>\$647,087,703</b>	<b>\$661,330,103</b>	<b>\$675,885,979</b>	<b>\$690,762,229</b>	<b>\$705,965,906</b>	<b>\$721,504,216</b>	<b>\$737,384,523</b>
Base Value	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868	\$10,342,868
<b>Cumulative Incremental AV</b>	<b>\$582,777,128</b>	<b>\$595,831,699</b>	<b>\$609,173,602</b>	<b>\$622,809,159</b>	<b>\$636,744,835</b>	<b>\$650,987,236</b>	<b>\$665,543,111</b>	<b>\$680,419,362</b>	<b>\$695,623,038</b>	<b>\$711,161,348</b>	<b>\$727,041,656</b>
<b>Commercial</b>											
<i>Unit Value</i>	\$1,520	\$1,596	\$1,676	\$1,760	\$1,848	\$1,940	\$2,037	\$2,139	\$2,246	\$2,359	\$2,476
AV - Office/Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>	\$214,889,936	\$219,619,664	\$224,453,493	\$229,393,714	\$234,442,670	\$239,602,753	\$244,876,409	\$250,266,139	\$255,774,497	\$261,404,094	\$267,157,598
Cumulative AV - Development	\$3,121,814,695	\$3,190,525,837	\$3,260,749,310	\$3,332,518,403	\$3,405,867,133	\$3,480,830,268	\$3,557,443,343	\$3,635,742,671	\$3,715,765,367	\$3,797,549,363	\$3,881,133,424
<i>Unit Value</i>	\$1,824	\$1,916	\$2,011	\$2,112	\$2,218	\$2,328	\$2,445	\$2,567	\$2,696	\$2,830	\$2,972
AV - Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>	\$24,579,412	\$25,120,405	\$25,673,305	\$26,238,375	\$26,815,881	\$27,406,099	\$28,009,307	\$28,625,792	\$29,255,846	\$29,899,767	\$30,557,861
Cumulative AV - Development	\$357,077,544	\$364,936,821	\$372,969,080	\$381,178,130	\$389,567,860	\$398,142,249	\$406,905,360	\$415,861,347	\$425,014,455	\$434,369,023	\$443,929,486
<b>Aggregate - Commercial</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<i>AV of Resale</i>	\$239,469,349	\$244,740,069	\$250,126,798	\$255,632,089	\$261,258,551	\$267,008,852	\$272,885,717	\$278,891,931	\$285,030,343	\$291,303,860	\$297,715,458
Cumulative AV - Development	\$3,478,892,240	\$3,555,462,658	\$3,633,718,391	\$3,713,696,533	\$3,795,434,993	\$3,878,972,518	\$3,964,348,703	\$4,051,604,018	\$4,140,779,822	\$4,231,918,386	\$4,325,062,910
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$3,478,892,240</b>	<b>\$3,555,462,658</b>	<b>\$3,633,718,391</b>	<b>\$3,713,696,533</b>	<b>\$3,795,434,993</b>	<b>\$3,878,972,518</b>	<b>\$3,964,348,703</b>	<b>\$4,051,604,018</b>	<b>\$4,140,779,822</b>	<b>\$4,231,918,386</b>	<b>\$4,325,062,910</b>
Base Value	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093	\$56,572,093
<b>Cumulative Incremental AV</b>	<b>\$3,422,320,147</b>	<b>\$3,498,890,565</b>	<b>\$3,577,146,298</b>	<b>\$3,657,124,440</b>	<b>\$3,738,862,900</b>	<b>\$3,822,400,425</b>	<b>\$3,907,776,610</b>	<b>\$3,995,031,925</b>	<b>\$4,084,207,729</b>	<b>\$4,175,346,293</b>	<b>\$4,268,490,817</b>

Development Project <sup>3</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale										
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
			Assessed Value Added to Tax Roll (FY)										
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>Aggregate</b>													
<b>Residential Property</b>													
	<i>Average</i>												
<b>For Sale</b>	\$410,483 /DU												
AV - Initial Absorption		\$0	\$8,800,000	\$0	\$113,617,393	\$119,298,263	\$125,263,176	\$131,526,335	\$138,102,652	\$145,007,784	\$152,258,173	\$159,871,082	
AV of Resale		\$0	\$0	\$1,321,320	\$1,353,415	\$18,445,941	\$36,806,627	\$56,508,926	\$77,630,207	\$100,251,958	\$124,459,997	\$150,344,695	
Cumulative AV - Development		\$0	\$8,800,000	\$9,013,752	\$122,850,089	\$245,132,381	\$376,349,823	\$517,017,695	\$667,678,706	\$828,904,406	\$1,001,296,668	\$1,185,489,246	
AV - Undeveloped Land		\$49,107,524	\$49,777,086	\$50,772,627	\$45,701,426	\$40,630,224	\$35,559,023	\$30,487,821	\$25,416,620	\$20,345,418	\$15,274,217	\$10,203,015	
<b>Cumulative AV</b>		\$49,107,524	\$58,577,086	\$59,786,379	\$168,551,515	\$285,762,605	\$411,908,845	\$547,505,516	\$693,095,326	\$849,249,824	\$1,016,570,884	\$1,195,692,261	
Base Value		\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	
<b>Cumulative Incremental AV</b>		\$0	\$9,469,562	\$10,678,856	\$119,443,991	\$236,655,081	\$362,801,322	\$498,397,992	\$643,987,802	\$800,142,301	\$967,463,361	\$1,146,584,737	
<b>For Rent</b>													
AV - Initial Absorption		\$0	\$0	\$0	\$81,364,500	\$50,524,268	\$0	\$55,703,005	\$0	\$61,412,563	\$0	\$67,707,351	
AV of Resale		\$0	\$0	\$0	\$0	\$5,723,993	\$9,404,360	\$9,611,350	\$13,741,602	\$14,044,055	\$18,673,538	\$19,084,543	
Cumulative AV - Development		\$0	\$0	\$0	\$81,364,500	\$133,679,600	\$136,621,888	\$195,331,941	\$199,631,197	\$265,437,643	\$271,279,925	\$344,958,147	
AV - Undeveloped Land		\$14,269,531	\$14,546,303	\$14,757,297	\$10,760,720	\$8,613,004	\$8,613,004	\$6,465,288	\$6,465,288	\$4,317,573	\$4,317,573	\$2,169,857	
<b>Cumulative AV</b>		\$14,269,531	\$14,546,303	\$14,757,297	\$92,125,220	\$142,292,604	\$145,234,892	\$201,797,229	\$206,096,485	\$269,755,215	\$275,597,498	\$347,128,004	
Base Value		\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	
<b>Cumulative Incremental AV</b>		\$0	\$276,771	\$487,766	\$77,855,688	\$128,023,073	\$130,965,361	\$187,527,698	\$191,826,954	\$255,485,684	\$261,327,967	\$332,858,473	
<b>Business Property</b>													
AV - Initial Absorption		\$0	\$2,405,000	\$3,160,642	\$0	\$72,351,563	\$75,969,141	\$154,722,976	\$105,290,644	\$110,555,177	\$179,111,185	\$121,887,082	
AV of Resale		\$0	\$0	\$169,192	\$395,267	\$403,967	\$5,502,790	\$10,968,336	\$22,094,510	\$29,988,007	\$38,425,600	\$51,871,819	
Cumulative AV - Development		\$0	\$2,405,000	\$5,618,576	\$5,742,241	\$78,220,190	\$155,910,957	\$314,065,533	\$426,268,760	\$546,206,112	\$737,339,293	\$875,455,213	
AV - Undeveloped Land		\$59,404,765	\$57,878,268	\$58,857,605	\$58,857,605	\$55,782,042	\$52,706,479	\$46,740,895	\$42,874,567	\$39,008,240	\$33,042,656	\$29,176,328	
<b>Cumulative AV</b>		\$59,404,765	\$60,283,268	\$64,476,181	\$64,599,846	\$134,002,232	\$208,617,436	\$360,806,428	\$469,143,327	\$585,214,352	\$770,381,949	\$904,631,541	
Base Value		\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	
<b>Cumulative Incremental AV</b>		\$0	\$878,503	\$5,071,416	\$5,195,081	\$74,597,467	\$149,212,671	\$301,401,663	\$409,738,562	\$525,809,586	\$710,977,184	\$845,226,776	
<b>Total</b>													
AV - Initial Absorption		\$0	\$11,205,000	\$3,160,642	\$194,981,893	\$242,174,093	\$201,232,317	\$341,952,316	\$243,393,296	\$316,975,524	\$331,369,358	\$349,465,515	
AV of Resale		\$0	\$0	\$1,490,512	\$1,748,682	\$24,573,900	\$51,713,777	\$77,088,612	\$113,466,319	\$144,284,020	\$181,559,135	\$221,301,057	
Cumulative AV - Development		\$0	\$11,205,000	\$14,632,328	\$209,956,830	\$457,032,171	\$668,882,668	\$1,026,415,169	\$1,293,578,663	\$1,640,548,161	\$2,009,915,886	\$2,405,902,606	
AV - Undeveloped Land		\$122,781,820	\$122,201,656	\$124,387,530	\$115,319,751	\$105,025,270	\$96,878,506	\$83,694,004	\$74,756,475	\$63,671,231	\$52,634,445	\$41,549,201	
<b>Cumulative AV</b>		<b>\$122,781,820</b>	<b>\$133,406,656</b>	<b>\$139,019,858</b>	<b>\$325,276,581</b>	<b>\$562,057,442</b>	<b>\$765,761,173</b>	<b>\$1,110,109,173</b>	<b>\$1,368,335,138</b>	<b>\$1,704,219,391</b>	<b>\$2,062,550,331</b>	<b>\$2,447,451,807</b>	
Base Value		\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	
<b>Cumulative Incremental AV</b>		<b>\$0</b>	<b>\$10,624,836</b>	<b>\$16,238,038</b>	<b>\$202,494,761</b>	<b>\$439,275,622</b>	<b>\$642,979,353</b>	<b>\$987,327,353</b>	<b>\$1,245,553,318</b>	<b>\$1,581,437,571</b>	<b>\$1,939,768,511</b>	<b>\$2,324,669,987</b>	

Development Project <sup>3</sup>	Fiscal Year of Sale												
	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
	Assessed Value Added to Tax Roll (FY)												
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
<b>Aggregate</b>													
<b>Residential Property</b>													
<b>For Sale</b>													
AV - Initial Absorption	\$167,864,636	\$178,364,536	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$178,001,210	\$207,529,735	\$239,352,067	\$245,165,929	\$251,121,009	\$257,220,739	\$263,468,630	\$269,868,283	\$276,423,384	\$283,137,708	\$290,015,123	\$297,059,590	\$304,275,168
Cumulative AV - Development	\$1,382,149,416	\$1,594,086,361	\$1,632,806,719	\$1,672,467,594	\$1,713,091,832	\$1,754,702,833	\$1,797,324,564	\$1,840,981,578	\$1,885,699,021	\$1,931,502,650	\$1,978,418,849	\$2,026,474,643	\$2,075,697,712
AV - Undeveloped Land	\$5,131,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$1,387,281,230	\$1,594,086,361	\$1,632,806,719	\$1,672,467,594	\$1,713,091,832	\$1,754,702,833	\$1,797,324,564	\$1,840,981,578	\$1,885,699,021	\$1,931,502,650	\$1,978,418,849	\$2,026,474,643	\$2,075,697,712
Base Value	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524
Cumulative Incremental AV	\$1,338,173,706	\$1,544,978,837	\$1,583,699,195	\$1,623,360,070	\$1,663,984,308	\$1,705,595,309	\$1,748,217,041	\$1,791,874,054	\$1,836,591,497	\$1,882,395,126	\$1,929,311,325	\$1,977,367,119	\$2,026,590,188
<b>For Rent</b>													
AV - Initial Absorption	\$0	\$75,416,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$24,267,806	\$24,801,940	\$30,653,411	\$31,328,092	\$32,017,624	\$32,722,331	\$33,442,550	\$34,178,621	\$34,930,892	\$35,699,721	\$36,485,472	\$37,288,517	\$38,109,237
Cumulative AV - Development	\$352,550,676	\$435,727,231	\$445,317,587	\$455,119,027	\$465,136,197	\$475,373,845	\$485,836,823	\$496,530,092	\$507,458,719	\$518,627,885	\$530,042,885	\$541,709,129	\$553,632,147
AV - Undeveloped Land	\$2,169,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$354,720,533	\$435,727,231	\$445,317,587	\$455,119,027	\$465,136,197	\$475,373,845	\$485,836,823	\$496,530,092	\$507,458,719	\$518,627,885	\$530,042,885	\$541,709,129	\$553,632,147
Base Value	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531
Cumulative Incremental AV	\$340,451,002	\$421,457,700	\$431,048,056	\$440,849,496	\$450,866,666	\$461,104,314	\$471,567,292	\$482,260,561	\$493,189,188	\$504,358,354	\$515,773,354	\$527,439,598	\$539,362,616
<b>Business Property</b>													
AV - Initial Absorption	\$127,981,436	\$207,789,471	\$141,099,534	\$148,154,510	\$155,562,236	\$163,340,348	\$171,505,182	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$61,588,274	\$71,947,326	\$88,148,876	\$100,015,385	\$112,639,393	\$126,062,390	\$140,328,016	\$155,482,026	\$158,904,185	\$162,401,666	\$165,976,127	\$169,629,261	\$173,362,801
Cumulative AV - Development	\$1,022,705,419	\$1,253,004,635	\$1,421,682,801	\$1,601,128,550	\$1,791,931,625	\$1,994,712,388	\$2,210,121,189	\$2,258,765,957	\$2,308,481,396	\$2,359,291,071	\$2,411,219,068	\$2,464,289,999	\$2,518,529,022
AV - Undeveloped Land	\$25,310,001	\$19,331,588	\$15,465,261	\$11,598,933	\$7,732,606	\$3,866,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$1,048,015,420	\$1,272,336,224	\$1,437,148,062	\$1,612,727,483	\$1,799,664,231	\$1,998,578,666	\$2,210,121,189	\$2,258,765,957	\$2,308,481,396	\$2,359,291,071	\$2,411,219,068	\$2,464,289,999	\$2,518,529,022
Base Value	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765
Cumulative Incremental AV	\$988,610,654	\$1,212,931,459	\$1,377,743,297	\$1,553,322,718	\$1,740,259,466	\$1,939,173,901	\$2,150,716,424	\$2,199,361,192	\$2,249,076,630	\$2,299,886,306	\$2,351,814,302	\$2,404,885,234	\$2,459,124,257
<b>Total</b>													
AV - Initial Absorption	\$295,846,073	\$461,570,921	\$141,099,534	\$148,154,510	\$155,562,236	\$163,340,348	\$171,505,182	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$263,857,290	\$304,279,001	\$358,154,354	\$376,509,406	\$395,778,026	\$416,005,460	\$437,239,197	\$459,528,930	\$470,258,461	\$481,239,095	\$492,476,721	\$503,977,369	\$515,747,206
Cumulative AV - Development	\$2,757,405,511	\$3,282,818,228	\$3,499,807,107	\$3,728,715,171	\$3,970,159,654	\$4,224,789,065	\$4,493,282,577	\$4,596,277,627	\$4,701,639,135	\$4,809,421,606	\$4,919,680,802	\$5,032,473,771	\$5,147,858,881
AV - Undeveloped Land	\$32,611,672	\$19,331,588	\$15,465,261	\$11,598,933	\$7,732,606	\$3,866,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$2,790,017,182	\$3,302,149,816	\$3,515,272,368	\$3,740,314,105	\$3,977,892,260	\$4,228,655,344	\$4,493,282,577	\$4,596,277,627	\$4,701,639,135	\$4,809,421,606	\$4,919,680,802	\$5,032,473,771	\$5,147,858,881
Base Value	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820
Cumulative Incremental AV	\$2,667,235,362	\$3,179,367,996	\$3,392,490,548	\$3,617,532,285	\$3,855,110,440	\$4,105,873,524	\$4,370,500,757	\$4,473,495,807	\$4,578,857,315	\$4,686,639,786	\$4,796,898,982	\$4,909,691,951	\$5,025,077,061

Development Project <sup>3</sup>	Fiscal Year of Sale													
	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
	Assessed Value Added to Tax Roll (FY)													
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
<b>Aggregate</b>														
<b>Residential Property</b>														
<b>For Sale</b>														
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$311,666,011	\$319,236,379	\$326,990,631	\$334,933,233	\$343,068,761	\$351,401,901	\$359,937,454	\$368,680,334	\$377,635,580	\$386,808,348	\$396,203,923	\$405,827,716	\$415,685,271	\$425,782,266
Cumulative AV - Development	\$2,126,116,410	\$2,177,759,777	\$2,230,657,562	\$2,284,840,234	\$2,340,339,004	\$2,397,185,838	\$2,455,413,482	\$2,515,055,475	\$2,576,146,173	\$2,638,720,763	\$2,702,815,291	\$2,768,466,674	\$2,835,712,730	\$2,904,592,192
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$2,126,116,410	\$2,177,759,777	\$2,230,657,562	\$2,284,840,234	\$2,340,339,004	\$2,397,185,838	\$2,455,413,482	\$2,515,055,475	\$2,576,146,173	\$2,638,720,763	\$2,702,815,291	\$2,768,466,674	\$2,835,712,730	\$2,904,592,192
Base Value	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524
Cumulative Incremental AV	\$2,077,008,886	\$2,128,652,253	\$2,181,550,038	\$2,235,732,710	\$2,291,231,480	\$2,348,078,314	\$2,406,305,958	\$2,465,947,952	\$2,527,038,649	\$2,589,613,240	\$2,653,707,767	\$2,719,359,150	\$2,786,605,206	\$2,855,484,668
<b>For Rent</b>														
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$38,948,022	\$39,805,268	\$40,681,381	\$41,576,779	\$42,491,884	\$43,427,130	\$44,382,961	\$45,359,830	\$46,358,200	\$47,378,544	\$48,421,346	\$49,487,099	\$50,576,310	\$51,689,495
Cumulative AV - Development	\$565,817,591	\$578,271,236	\$590,998,986	\$604,006,873	\$617,301,065	\$630,887,861	\$644,773,703	\$658,965,172	\$673,468,996	\$688,292,048	\$703,441,356	\$718,924,100	\$734,747,620	\$750,919,415
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$565,817,591	\$578,271,236	\$590,998,986	\$604,006,873	\$617,301,065	\$630,887,861	\$644,773,703	\$658,965,172	\$673,468,996	\$688,292,048	\$703,441,356	\$718,924,100	\$734,747,620	\$750,919,415
Base Value	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531
Cumulative Incremental AV	\$551,548,060	\$564,001,705	\$576,729,455	\$589,737,342	\$603,031,534	\$616,618,330	\$630,504,172	\$644,695,641	\$659,199,464	\$674,022,517	\$689,171,825	\$704,654,569	\$720,478,089	\$736,649,884
<b>Business Property</b>														
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$177,178,517	\$181,078,216	\$185,063,747	\$189,137,000	\$193,299,906	\$197,554,437	\$201,902,610	\$206,346,486	\$210,888,173	\$215,529,821	\$220,273,633	\$225,121,855	\$230,076,787	\$235,140,777
Cumulative AV - Development	\$2,573,961,846	\$2,630,614,746	\$2,688,514,577	\$2,747,688,782	\$2,808,165,413	\$2,869,973,133	\$2,933,141,242	\$2,997,699,681	\$3,063,679,051	\$3,131,110,627	\$3,200,026,371	\$3,270,458,952	\$3,342,441,753	\$3,416,008,896
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$2,573,961,846	\$2,630,614,746	\$2,688,514,577	\$2,747,688,782	\$2,808,165,413	\$2,869,973,133	\$2,933,141,242	\$2,997,699,681	\$3,063,679,051	\$3,131,110,627	\$3,200,026,371	\$3,270,458,952	\$3,342,441,753	\$3,416,008,896
Base Value	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765
Cumulative Incremental AV	\$2,514,557,081	\$2,571,209,981	\$2,629,109,812	\$2,688,284,017	\$2,748,760,648	\$2,810,568,368	\$2,873,736,477	\$2,938,294,916	\$3,004,274,286	\$3,071,705,862	\$3,140,621,606	\$3,211,054,187	\$3,283,036,988	\$3,356,604,131
<b>Total</b>														
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$527,792,550	\$540,119,862	\$552,735,759	\$565,647,012	\$578,860,551	\$592,383,468	\$606,223,025	\$620,386,651	\$634,881,952	\$649,716,713	\$664,898,901	\$680,436,671	\$696,338,369	\$712,612,539
Cumulative AV - Development	\$5,265,895,846	\$5,386,645,759	\$5,510,171,124	\$5,636,535,890	\$5,765,805,481	\$5,898,046,832	\$6,033,328,427	\$6,171,720,328	\$6,313,294,219	\$6,458,123,438	\$6,606,283,018	\$6,757,849,727	\$6,912,902,103	\$7,071,520,503
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$5,265,895,846	\$5,386,645,759	\$5,510,171,124	\$5,636,535,890	\$5,765,805,481	\$5,898,046,832	\$6,033,328,427	\$6,171,720,328	\$6,313,294,219	\$6,458,123,438	\$6,606,283,018	\$6,757,849,727	\$6,912,902,103	\$7,071,520,503
Base Value	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820
Cumulative Incremental AV	\$5,143,114,026	\$5,263,863,939	\$5,387,389,304	\$5,513,754,070	\$5,643,023,661	\$5,775,265,012	\$5,910,546,607	\$6,048,938,508	\$6,190,512,399	\$6,335,341,618	\$6,483,501,198	\$6,635,067,907	\$6,790,120,283	\$6,948,738,683

<sup>1</sup> based on prior EPS projection, less specific projects listed above

<sup>2</sup> Assuming the average hotel room is 600 sqft and that there will be four hotels in the area.

<sup>3</sup> Existing Values of projects from Table 12 in Appendix A.

	Fiscal Year of Sale										
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)										
Development Project <sup>3</sup>	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Aggregate</b>											
<b>Residential Property</b>											
<b>For Sale</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$436,124,518	\$446,717,982	\$457,568,762	\$468,683,107	\$480,067,420	\$491,728,257	\$503,672,337	\$515,906,538	\$528,437,908	\$541,273,664	\$554,421,202
Cumulative AV - Development	\$2,975,144,736	\$3,047,411,002	\$3,121,432,615	\$3,197,252,213	\$3,274,913,470	\$3,354,461,118	\$3,435,940,978	\$3,519,399,985	\$3,604,886,210	\$3,692,448,896	\$3,782,138,480
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$2,975,144,736</b>	<b>\$3,047,411,002</b>	<b>\$3,121,432,615</b>	<b>\$3,197,252,213</b>	<b>\$3,274,913,470</b>	<b>\$3,354,461,118</b>	<b>\$3,435,940,978</b>	<b>\$3,519,399,985</b>	<b>\$3,604,886,210</b>	<b>\$3,692,448,896</b>	<b>\$3,782,138,480</b>
Base Value	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524	\$49,107,524
<b>Cumulative Incremental AV</b>	<b>\$2,926,037,212</b>	<b>\$2,998,303,478</b>	<b>\$3,072,325,091</b>	<b>\$3,148,144,690</b>	<b>\$3,225,805,946</b>	<b>\$3,305,353,594</b>	<b>\$3,386,833,455</b>	<b>\$3,470,292,461</b>	<b>\$3,555,778,687</b>	<b>\$3,643,341,373</b>	<b>\$3,733,030,956</b>
<b>For Rent</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$52,827,181	\$53,989,907	\$55,178,225	\$56,392,698	\$57,633,901	\$58,902,423	\$60,198,865	\$61,523,842	\$62,877,982	\$64,261,927	\$65,676,332
Cumulative AV - Development	\$767,447,151	\$784,338,663	\$801,601,957	\$819,245,216	\$837,276,803	\$855,705,266	\$874,539,339	\$893,787,950	\$913,460,222	\$933,565,482	\$954,113,258
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$767,447,151</b>	<b>\$784,338,663</b>	<b>\$801,601,957</b>	<b>\$819,245,216</b>	<b>\$837,276,803</b>	<b>\$855,705,266</b>	<b>\$874,539,339</b>	<b>\$893,787,950</b>	<b>\$913,460,222</b>	<b>\$933,565,482</b>	<b>\$954,113,258</b>
Base Value	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531	\$14,269,531
<b>Cumulative Incremental AV</b>	<b>\$753,177,620</b>	<b>\$770,069,132</b>	<b>\$787,332,426</b>	<b>\$804,975,685</b>	<b>\$823,007,272</b>	<b>\$841,435,735</b>	<b>\$860,269,808</b>	<b>\$879,518,418</b>	<b>\$899,190,691</b>	<b>\$919,295,951</b>	<b>\$939,843,727</b>
<b>Business Property</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$240,316,226	\$245,605,586	\$251,011,365	\$256,536,125	\$262,182,485	\$267,953,122	\$273,850,770	\$279,878,225	\$286,038,345	\$292,334,049	\$298,768,321
Cumulative AV - Development	\$3,491,195,252	\$3,568,036,460	\$3,646,568,942	\$3,726,829,925	\$3,808,857,451	\$3,892,690,404	\$3,978,368,520	\$4,065,932,411	\$4,155,423,583	\$4,246,884,456	\$4,340,358,383
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$3,491,195,252</b>	<b>\$3,568,036,460</b>	<b>\$3,646,568,942</b>	<b>\$3,726,829,925</b>	<b>\$3,808,857,451</b>	<b>\$3,892,690,404</b>	<b>\$3,978,368,520</b>	<b>\$4,065,932,411</b>	<b>\$4,155,423,583</b>	<b>\$4,246,884,456</b>	<b>\$4,340,358,383</b>
Base Value	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765	\$59,404,765
<b>Cumulative Incremental AV</b>	<b>\$3,431,790,487</b>	<b>\$3,508,631,695</b>	<b>\$3,587,164,177</b>	<b>\$3,667,425,160</b>	<b>\$3,749,452,686</b>	<b>\$3,833,285,639</b>	<b>\$3,918,963,755</b>	<b>\$4,006,527,646</b>	<b>\$4,096,018,818</b>	<b>\$4,187,479,691</b>	<b>\$4,280,953,618</b>
<b>Total</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$729,267,924	\$746,313,475	\$763,758,352	\$781,611,930	\$799,883,806	\$818,583,802	\$837,721,972	\$857,308,606	\$877,354,235	\$897,869,640	\$918,865,855
Cumulative AV - Development	\$7,233,787,140	\$7,399,786,125	\$7,569,603,514	\$7,743,327,354	\$7,921,047,724	\$8,102,856,787	\$8,288,848,837	\$8,479,120,345	\$8,673,770,016	\$8,872,898,834	\$9,076,610,121
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$7,233,787,140</b>	<b>\$7,399,786,125</b>	<b>\$7,569,603,514</b>	<b>\$7,743,327,354</b>	<b>\$7,921,047,724</b>	<b>\$8,102,856,787</b>	<b>\$8,288,848,837</b>	<b>\$8,479,120,345</b>	<b>\$8,673,770,016</b>	<b>\$8,872,898,834</b>	<b>\$9,076,610,121</b>
Base Value	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820	\$122,781,820
<b>Cumulative Incremental AV</b>	<b>\$7,111,005,320</b>	<b>\$7,277,004,305</b>	<b>\$7,446,821,694</b>	<b>\$7,620,545,534</b>	<b>\$7,798,265,904</b>	<b>\$7,980,074,967</b>	<b>\$8,166,067,017</b>	<b>\$8,356,338,525</b>	<b>\$8,550,988,196</b>	<b>\$8,750,117,014</b>	<b>\$8,953,828,301</b>

Appendix A  
Table 5  
AV and Absorption Schedule - Riverside  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>1</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
			Assessed Value Added to Tax Roll (FY)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<i>Assumptions:</i>															
Existing value inflation	1.02														
Statutory AV Increase	1.02														
Assumed Annual Appreciation rate	1.05														
Turnover Rate - Residential (Owner)	14.3%														
Turnover Rate - Business & Renter	6.7%														
<hr/>															
<b>3425 Reed Avenue</b>	8.2 acres														
<b>Development</b>															
Commercial															
Hotel	192 rooms		-	-	110	82	-	-	-	-	-	-	-	-	-
Office / Comm.	90,000 sq ft		-	-	22,500	22,500	22,500	22,500	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>															
Commercial															
Hotel	\$100,000 /Key	\$19,200,000	\$0	\$0	\$11,000,000	\$8,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office / Comm.	\$200 /SF	\$18,000,000	\$0	\$0	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		100.0%	0.0%	0.0%	41.7%	34.1%	12.1%	12.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	41.7%	75.8%	87.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped			100.0%	100.0%	58.3%	24.2%	12.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	1.02	\$2,690,412	\$2,690,412	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220
<b>Incremental AV (\$ with appreciation)</b>															
Commercial															
<u>Unit Value</u>	1.05	\$0	\$100,000	\$105,000	\$110,250	\$115,763	\$121,551	\$127,628	\$134,010	\$140,710	\$147,746	\$155,133	\$162,889	\$171,034	
AV - Hotel		\$0	\$0	\$11,550,000	\$9,040,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AV of Resale		\$0	\$0	\$812,543	\$1,466,426	\$1,498,702	\$1,531,688	\$1,565,401	\$1,599,855	\$1,635,068	\$1,671,056	\$1,707,836	\$1,745,425		
Cumulative AV - Development		\$0	\$0	\$11,550,000	\$20,844,716	\$21,303,508	\$21,772,398	\$22,251,608	\$22,741,366	\$23,241,904	\$23,753,458	\$24,276,272	\$24,810,592	\$25,356,674	
<u>Unit Value</u>	1.05	\$0	\$200	\$210	\$232	\$243	\$255	\$268	\$281	\$295	\$310	\$326	\$342		
AV - Office/Comm.		\$0	\$0	\$4,725,000	\$4,961,250	\$5,209,313	\$5,469,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AV of Resale		\$0	\$0	\$332,404	\$688,744	\$1,070,378	\$1,478,736	\$1,511,283	\$1,544,547	\$1,578,542	\$1,613,286	\$1,648,794	\$1,685,084		
Cumulative AV - Development		\$0	\$0	\$4,725,000	\$9,790,247	\$15,215,043	\$21,019,704	\$21,482,348	\$21,955,174	\$22,438,408	\$22,932,277	\$23,437,017	\$23,952,865	\$24,480,068	
Aggregate - Commercial		\$0	\$0	\$16,275,000	\$14,001,750	\$5,209,313	\$5,469,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AV of Resale		\$0	\$0	\$1,144,946	\$2,155,170	\$2,569,080	\$3,010,424	\$3,076,684	\$3,144,402	\$3,213,610	\$3,284,341	\$3,356,630	\$3,430,509		
Cumulative AV - Development		\$0	\$0	\$16,275,000	\$30,634,963	\$36,518,551	\$42,792,102	\$43,733,956	\$44,696,541	\$45,680,312	\$46,685,735	\$47,713,288	\$48,763,458	\$49,836,741	
AV - Undeveloped Land		\$2,690,412	\$2,744,220	\$1,600,795	\$663,924	\$331,962	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cumulative AV		\$2,690,412	\$2,744,220	\$17,875,795	\$31,298,887	\$36,850,513	\$42,792,102	\$43,733,956	\$44,696,541	\$45,680,312	\$46,685,735	\$47,713,288	\$48,763,458	\$49,836,741	
Base Value		\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	
Cumulative Incremental AV		\$0	\$53,808	\$15,185,383	\$28,608,475	\$34,160,101	\$40,101,690	\$41,043,544	\$42,006,129	\$42,989,900	\$43,995,323	\$45,022,876	\$46,073,046	\$47,146,329	

Appendix A  
Table 5  
AV and Absorption Schedule - Riverside  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale														
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
	Assessed Value Added to Tax Roll (FY)														
Development Project <sup>1</sup>	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45
<i>Assumptions:</i>															
Existing value inflation															
Statutory AV Increase															
Assumed Annual Appreciation rate															
Turnover Rate - Residential (Owner)															
Turnover Rate - Business & Renter															
<b>3425 Reed Avenue</b>															
<b>Development</b>															
Commercial															
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>															
Commercial															
Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office / Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Developme	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underde	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220
<b>Incremental AV (\$ with appreciation)</b>															
Commercial															
<u>Unit Value</u>	\$179,586	\$188,565	\$197,993	\$207,893	\$218,287	\$229,202	\$240,662	\$252,695	\$265,330	\$278,596	\$292,526	\$307,152	\$322,510	\$338,635	\$355,567
AV - Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$1,783,842	\$1,823,104	\$1,863,231	\$1,904,241	\$1,946,153	\$1,988,988	\$2,032,765	\$2,077,507	\$2,123,232	\$2,169,965	\$2,217,726	\$2,266,538	\$2,316,424	\$2,367,409	\$2,419,516
Cumulative AV - Development	\$25,914,774	\$26,485,158	\$27,068,096	\$27,663,865	\$28,272,747	\$28,895,030	\$29,531,010	\$30,180,987	\$30,845,271	\$31,524,175	\$32,218,022	\$32,927,141	\$33,651,867	\$34,392,545	\$35,149,525
<u>Unit Value</u>	\$359	\$377	\$396	\$416	\$437	\$458	\$481	\$505	\$531	\$557	\$585	\$614	\$645	\$677	\$711
AV - Office/Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$1,722,173	\$1,760,078	\$1,798,817	\$1,838,409	\$1,878,872	\$1,920,226	\$1,962,491	\$2,005,685	\$2,049,830	\$2,094,947	\$2,141,057	\$2,188,181	\$2,236,343	\$2,285,565	\$2,335,870
Cumulative AV - Development	\$25,018,874	\$25,569,540	\$26,132,325	\$26,707,498	\$27,295,330	\$27,896,100	\$28,510,093	\$29,137,600	\$29,778,919	\$30,434,353	\$31,104,213	\$31,788,817	\$32,488,489	\$33,203,560	\$33,934,371
<b>Aggregate - Commercial</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,506,015	\$3,583,182	\$3,662,048	\$3,742,650	\$3,825,025	\$3,909,214	\$3,995,256	\$4,083,192	\$4,173,063	\$4,264,912	\$4,358,782	\$4,454,719	\$4,552,768	\$4,652,974	\$4,755,386
Cumulative AV - Development	\$50,933,648	\$52,054,698	\$53,200,422	\$54,371,363	\$55,568,077	\$56,791,130	\$58,041,103	\$59,318,587	\$60,624,190	\$61,958,528	\$63,322,235	\$64,715,958	\$66,140,356	\$67,596,105	\$69,083,895
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$50,933,648	\$52,054,698	\$53,200,422	\$54,371,363	\$55,568,077	\$56,791,130	\$58,041,103	\$59,318,587	\$60,624,190	\$61,958,528	\$63,322,235	\$64,715,958	\$66,140,356	\$67,596,105	\$69,083,895
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
Cumulative Incremental AV	\$48,243,236	\$49,364,286	\$50,510,010	\$51,680,951	\$52,877,665	\$54,100,718	\$55,350,691	\$56,628,175	\$57,933,778	\$59,268,116	\$60,631,823	\$62,025,546	\$63,449,944	\$64,905,693	\$66,393,483

Appendix A  
Table 5  
AV and Absorption Schedule - Riverside  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale													
	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58
	Assessed Value Added to Tax Roll (FY)													
Development Project <sup>1</sup>	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
<i>Assumptions:</i>														
Existing value inflation														
Statutory AV Increase														
Assumed Annual Appreciation rate														
Turnover Rate - Residential (Owner)														
Turnover Rate - Business & Renter														
<b>3425 Reed Avenue</b>														
<b>Development</b>														
Commercial														
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office / Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>														
Commercial														
Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office / Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Developme	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underde	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220	\$2,744,220
<b>Incremental AV (\$ with appreciation)</b>														
Commercial														
<u>Unit Value</u>	\$373,346	\$392,013	\$411,614	\$432,194	\$453,804	\$476,494	\$500,319	\$525,335	\$551,602	\$579,182	\$608,141	\$638,548	\$670,475	\$703,999
AV - Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$2,472,769	\$2,527,195	\$2,582,818	\$2,639,666	\$2,697,765	\$2,757,143	\$2,817,828	\$2,879,848	\$2,943,234	\$3,008,014	\$3,074,220	\$3,141,884	\$3,211,037	\$3,281,712
Cumulative AV - Development	\$35,923,166	\$36,713,835	\$37,521,906	\$38,347,763	\$39,191,798	\$40,054,409	\$40,936,007	\$41,837,008	\$42,757,841	\$43,698,941	\$44,660,754	\$45,643,738	\$46,648,356	\$47,675,087
<u>Unit Value</u>	\$747	\$784	\$823	\$864	\$908	\$953	\$1,001	\$1,051	\$1,103	\$1,158	\$1,216	\$1,277	\$1,341	\$1,408
AV - Office/Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$2,387,283	\$2,439,827	\$2,493,528	\$2,548,410	\$2,604,501	\$2,661,826	\$2,720,413	\$2,780,289	\$2,841,483	\$2,904,024	\$2,967,942	\$3,033,266	\$3,100,028	\$3,168,260
Cumulative AV - Development	\$34,681,266	\$35,444,601	\$36,224,736	\$37,022,043	\$37,836,898	\$38,669,688	\$39,520,808	\$40,390,661	\$41,279,659	\$42,188,225	\$43,116,787	\$44,065,788	\$45,035,676	\$46,026,911
Aggregate - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$4,860,052	\$4,967,022	\$5,076,346	\$5,188,076	\$5,302,266	\$5,418,969	\$5,538,240	\$5,660,137	\$5,784,717	\$5,912,038	\$6,042,162	\$6,175,150	\$6,311,065	\$6,449,972
Cumulative AV - Development	\$70,604,432	\$72,158,435	\$73,746,643	\$75,369,806	\$77,028,696	\$78,724,097	\$80,456,815	\$82,227,669	\$84,037,500	\$85,887,165	\$87,777,542	\$89,709,526	\$91,684,032	\$93,701,998
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$70,604,432	\$72,158,435	\$73,746,643	\$75,369,806	\$77,028,696	\$78,724,097	\$80,456,815	\$82,227,669	\$84,037,500	\$85,887,165	\$87,777,542	\$89,709,526	\$91,684,032	\$93,701,998
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
Cumulative Incremental AV	\$67,914,020	\$69,468,023	\$71,056,231	\$72,679,394	\$74,338,284	\$76,033,685	\$77,766,403	\$79,537,257	\$81,347,088	\$83,196,753	\$85,087,130	\$87,019,114	\$88,993,620	\$91,011,586

Appendix A  
Table 5  
AV and Absorption Schedule - Riverside  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale						
	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)						
<b>Development Project <sup>1</sup></b>	<b>2059-60</b>	<b>2060-61</b>	<b>2061-62</b>	<b>2062-63</b>	<b>2063-64</b>	<b>2064-65</b>	<b>2065-66</b>
<i>Assumptions:</i>							
Existing value inflation							
Statutory AV Increase							
Assumed Annual Appreciation rate							
Turnover Rate - Residential (Owner)							
Turnover Rate - Business & Renter							
<b>3425 Reed Avenue</b>							
<b>Development</b>							
Commercial							
Hotel	-	-	-	-	-	-	-
Office / Comm.	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>							
Commercial							
Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office / Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Developme	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underde</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$2,744,220</b>	<b>\$2,744,220</b>	<b>\$2,744,220</b>	<b>\$2,744,220</b>	<b>\$2,744,220</b>	<b>\$2,744,220</b>	<b>\$2,744,220</b>
<b>Incremental AV (\$ with appreciation)</b>							
<b>Commercial</b>							
<u>Unit Value</u>	\$739,199	\$776,159	\$814,967	\$855,715	\$898,501	\$943,426	\$990,597
AV - Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,353,942	\$3,427,763	\$3,503,208	\$3,580,313	\$3,659,116	\$3,739,653	\$3,821,963
Cumulative AV - Development	\$48,724,415	\$49,796,840	\$50,892,868	\$52,013,020	\$53,157,827	\$54,327,830	\$55,523,586
<u>Unit Value</u>	\$1,478	\$1,552	\$1,630	\$1,711	\$1,797	\$1,887	\$1,981
AV - Office/Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,237,993	\$3,309,261	\$3,382,098	\$3,456,538	\$3,532,617	\$3,610,370	\$3,689,834
Cumulative AV - Development	\$47,039,964	\$48,075,313	\$49,133,451	\$50,214,878	\$51,320,107	\$52,449,663	\$53,604,080
<b>Aggregate - Commercial</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
AV of Resale	\$6,591,936	\$6,737,024	\$6,885,306	\$7,036,852	\$7,191,733	\$7,350,023	\$7,511,797
Cumulative AV - Development	\$95,764,379	\$97,872,153	\$100,026,319	\$102,227,898	\$104,477,934	\$106,777,494	\$109,127,666
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$95,764,379</b>	<b>\$97,872,153</b>	<b>\$100,026,319</b>	<b>\$102,227,898</b>	<b>\$104,477,934</b>	<b>\$106,777,494</b>	<b>\$109,127,666</b>
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
<b>Cumulative Incremental AV</b>	<b>\$93,073,967</b>	<b>\$95,181,741</b>	<b>\$97,335,907</b>	<b>\$99,537,486</b>	<b>\$101,787,522</b>	<b>\$104,087,082</b>	<b>\$106,437,254</b>

Development Project <sup>1</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
			Assessed Value Added to Tax Roll (FY)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>Aggregate</b>															
<b>Residential Property</b>															
<b>For Sale</b>															
AV - Initial Absorption															
AV of Resale															
Cumulative AV - Development															
AV - Undeveloped Land		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>															
Base Value															
<b>Cumulative Incremental AV</b>															
<b>For Rent</b>															
AV - Initial Absorption															
AV of Resale															
Cumulative AV - Development															
AV - Undeveloped Land		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>															
Base Value															
<b>Cumulative Incremental AV</b>															
<b>Business Property</b>															
AV - Initial Absorption			\$0	\$0	\$16,275,000	\$14,001,750	\$5,209,313	\$5,469,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$1,144,946	\$2,155,170	\$2,569,080	\$3,010,424	\$3,076,684	\$3,144,402	\$3,213,610	\$3,284,341	\$3,356,630	\$3,430,509
Cumulative AV - Development			\$0	\$0	\$16,275,000	\$30,634,963	\$36,518,551	\$42,792,102	\$43,733,956	\$44,696,541	\$45,680,312	\$46,685,735	\$47,713,288	\$48,763,458	\$49,836,741
AV - Undeveloped Land			\$2,690,412	\$2,744,220	\$1,600,795	\$663,924	\$331,962	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			\$2,690,412	\$2,744,220	\$17,875,795	\$31,298,887	\$36,850,513	\$42,792,102	\$43,733,956	\$44,696,541	\$45,680,312	\$46,685,735	\$47,713,288	\$48,763,458	\$49,836,741
Base Value			\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
<b>Cumulative Incremental AV</b>			\$0	\$53,808	\$15,185,383	\$28,608,475	\$34,160,101	\$40,101,690	\$41,043,544	\$42,006,129	\$42,989,900	\$43,995,323	\$45,022,876	\$46,073,046	\$47,146,329
<b>Total</b>															
AV - Initial Absorption			\$0	\$0	\$16,275,000	\$14,001,750	\$5,209,313	\$5,469,778	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$1,144,946	\$2,155,170	\$2,569,080	\$3,010,424	\$3,076,684	\$3,144,402	\$3,213,610	\$3,284,341	\$3,356,630	\$3,430,509
Cumulative AV - Development			\$0	\$0	\$16,275,000	\$30,634,963	\$36,518,551	\$42,792,102	\$43,733,956	\$44,696,541	\$45,680,312	\$46,685,735	\$47,713,288	\$48,763,458	\$49,836,741
AV - Undeveloped Land			\$2,690,412	\$2,744,220	\$1,600,795	\$663,924	\$331,962	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			\$2,690,412	\$2,744,220	\$17,875,795	\$31,298,887	\$36,850,513	\$42,792,102	\$43,733,956	\$44,696,541	\$45,680,312	\$46,685,735	\$47,713,288	\$48,763,458	\$49,836,741
Base Value			\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
<b>Cumulative Incremental AV</b>			\$0	\$53,808	\$15,185,383	\$28,608,475	\$34,160,101	\$40,101,690	\$41,043,544	\$42,006,129	\$42,989,900	\$43,995,323	\$45,022,876	\$46,073,046	\$47,146,329

Development Project <sup>1</sup>	Fiscal Year of Sale														
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
	Assessed Value Added to Tax Roll (FY)														
	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45
<b>Aggregate</b>															
<b>Residential Property</b>															
<b>For Sale</b>															
AV - Initial Absorption															
AV of Resale															
Cumulative AV - Development															
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>															
Base Value															
<b>Cumulative Incremental AV</b>															
<b>For Rent</b>															
AV - Initial Absorption															
AV of Resale															
Cumulative AV - Development															
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>															
Base Value															
<b>Cumulative Incremental AV</b>															
<b>Business Property</b>															
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,506,015	\$3,583,182	\$3,662,048	\$3,742,650	\$3,825,025	\$3,909,214	\$3,995,256	\$4,083,192	\$4,173,063	\$4,264,912	\$4,358,782	\$4,454,719	\$4,552,768	\$4,652,974	\$4,755,386
Cumulative AV - Development	\$50,933,648	\$52,054,698	\$53,200,422	\$54,371,363	\$55,568,077	\$56,791,130	\$58,041,103	\$59,318,587	\$60,624,190	\$61,958,528	\$63,322,235	\$64,715,958	\$66,140,356	\$67,596,105	\$69,083,895
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	\$50,933,648	\$52,054,698	\$53,200,422	\$54,371,363	\$55,568,077	\$56,791,130	\$58,041,103	\$59,318,587	\$60,624,190	\$61,958,528	\$63,322,235	\$64,715,958	\$66,140,356	\$67,596,105	\$69,083,895
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
<b>Cumulative Incremental AV</b>	\$48,243,236	\$49,364,286	\$50,510,010	\$51,680,951	\$52,877,665	\$54,100,718	\$55,350,691	\$56,628,175	\$57,933,778	\$59,268,116	\$60,631,823	\$62,025,546	\$63,449,944	\$64,905,693	\$66,393,483
<b>Total</b>															
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,506,015	\$3,583,182	\$3,662,048	\$3,742,650	\$3,825,025	\$3,909,214	\$3,995,256	\$4,083,192	\$4,173,063	\$4,264,912	\$4,358,782	\$4,454,719	\$4,552,768	\$4,652,974	\$4,755,386
Cumulative AV - Development	\$50,933,648	\$52,054,698	\$53,200,422	\$54,371,363	\$55,568,077	\$56,791,130	\$58,041,103	\$59,318,587	\$60,624,190	\$61,958,528	\$63,322,235	\$64,715,958	\$66,140,356	\$67,596,105	\$69,083,895
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	\$50,933,648	\$52,054,698	\$53,200,422	\$54,371,363	\$55,568,077	\$56,791,130	\$58,041,103	\$59,318,587	\$60,624,190	\$61,958,528	\$63,322,235	\$64,715,958	\$66,140,356	\$67,596,105	\$69,083,895
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
<b>Cumulative Incremental AV</b>	\$48,243,236	\$49,364,286	\$50,510,010	\$51,680,951	\$52,877,665	\$54,100,718	\$55,350,691	\$56,628,175	\$57,933,778	\$59,268,116	\$60,631,823	\$62,025,546	\$63,449,944	\$64,905,693	\$66,393,483

Development Project <sup>1</sup>	Fiscal Year of Sale													
	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58
	Assessed Value Added to Tax Roll (FY)													
	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
<b>Aggregate</b>														
<b>Residential Property</b>														
<b>For Sale</b>														
AV - Initial Absorption														
AV of Resale														
Cumulative AV - Development														
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>														
Base Value														
<b>Cumulative Incremental AV</b>														
<b>For Rent</b>														
AV - Initial Absorption														
AV of Resale														
Cumulative AV - Development														
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>														
Base Value														
<b>Cumulative Incremental AV</b>														
<b>Business Property</b>														
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$4,860,052	\$4,967,022	\$5,076,346	\$5,188,076	\$5,302,266	\$5,418,969	\$5,538,240	\$5,660,137	\$5,784,717	\$5,912,038	\$6,042,162	\$6,175,150	\$6,311,065	\$6,449,972
Cumulative AV - Development	\$70,604,432	\$72,158,435	\$73,746,643	\$75,369,806	\$77,028,696	\$78,724,097	\$80,456,815	\$82,227,669	\$84,037,500	\$85,887,165	\$87,777,542	\$89,709,526	\$91,684,032	\$93,701,998
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	\$70,604,432	\$72,158,435	\$73,746,643	\$75,369,806	\$77,028,696	\$78,724,097	\$80,456,815	\$82,227,669	\$84,037,500	\$85,887,165	\$87,777,542	\$89,709,526	\$91,684,032	\$93,701,998
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
<b>Cumulative Incremental AV</b>	\$67,914,020	\$69,468,023	\$71,056,231	\$72,679,394	\$74,338,284	\$76,033,685	\$77,766,403	\$79,537,257	\$81,347,088	\$83,196,753	\$85,087,130	\$87,019,114	\$88,993,620	\$91,011,586
<b>Total</b>														
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$4,860,052	\$4,967,022	\$5,076,346	\$5,188,076	\$5,302,266	\$5,418,969	\$5,538,240	\$5,660,137	\$5,784,717	\$5,912,038	\$6,042,162	\$6,175,150	\$6,311,065	\$6,449,972
Cumulative AV - Development	\$70,604,432	\$72,158,435	\$73,746,643	\$75,369,806	\$77,028,696	\$78,724,097	\$80,456,815	\$82,227,669	\$84,037,500	\$85,887,165	\$87,777,542	\$89,709,526	\$91,684,032	\$93,701,998
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	\$70,604,432	\$72,158,435	\$73,746,643	\$75,369,806	\$77,028,696	\$78,724,097	\$80,456,815	\$82,227,669	\$84,037,500	\$85,887,165	\$87,777,542	\$89,709,526	\$91,684,032	\$93,701,998
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
<b>Cumulative Incremental AV</b>	\$67,914,020	\$69,468,023	\$71,056,231	\$72,679,394	\$74,338,284	\$76,033,685	\$77,766,403	\$79,537,257	\$81,347,088	\$83,196,753	\$85,087,130	\$87,019,114	\$88,993,620	\$91,011,586

Development Project <sup>1</sup>	Fiscal Year of Sale						
	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)						
	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Aggregate</b>							
<b>Residential Property</b>							
<b>For Sale</b>							
AV - Initial Absorption							
AV of Resale							
Cumulative AV - Development							
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>							
Base Value							
<b>Cumulative Incremental AV</b>							
<b>For Rent</b>							
AV - Initial Absorption							
AV of Resale							
Cumulative AV - Development							
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>							
Base Value							
<b>Cumulative Incremental AV</b>							
<b>Business Property</b>							
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$6,591,936	\$6,737,024	\$6,885,306	\$7,036,852	\$7,191,733	\$7,350,023	\$7,511,797
Cumulative AV - Development	\$95,764,379	\$97,872,153	\$100,026,319	\$102,227,898	\$104,477,934	\$106,777,494	\$109,127,666
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	\$95,764,379	\$97,872,153	\$100,026,319	\$102,227,898	\$104,477,934	\$106,777,494	\$109,127,666
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
<b>Cumulative Incremental AV</b>	\$93,073,967	\$95,181,741	\$97,335,907	\$99,537,486	\$101,787,522	\$104,087,082	\$106,437,254
<b>Total</b>							
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$6,591,936	\$6,737,024	\$6,885,306	\$7,036,852	\$7,191,733	\$7,350,023	\$7,511,797
Cumulative AV - Development	\$95,764,379	\$97,872,153	\$100,026,319	\$102,227,898	\$104,477,934	\$106,777,494	\$109,127,666
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	\$95,764,379	\$97,872,153	\$100,026,319	\$102,227,898	\$104,477,934	\$106,777,494	\$109,127,666
Base Value	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412	\$2,690,412
<b>Cumulative Incremental AV</b>	\$93,073,967	\$95,181,741	\$97,335,907	\$99,537,486	\$101,787,522	\$104,087,082	\$106,437,254

<sup>1</sup> Existing Values of projects from Table 12 in Appendix A.

Appendix A  
Table 6  
AV and Absorption Schedule - Southp. Ind. Park  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>1</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale									
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
			Assessed Value Added to Tax Roll (FY)									
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>Assumptions:</b>												
Existing value inflation	1.02											
Statutory AV Increase	1.02											
Assumed Annual Appreciation rate	1.05											
Turnover Rate - Residential (Owner)	14.3%											
Turnover Rate - Business & Renter	6.7%											
<b>1. Nor-Cal Beverage</b>												
	41.0	acres										
<b>Development</b>												
Industrial												
Light Industrial	497,000	SF	-	-	497,000	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
Industrial												
Light Industrial	\$50	/SF	\$24,850,000	\$0	\$0	\$24,850,000	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values			100.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped			100.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	1.02	\$3,784,689	\$3,784,689	\$3,860,383	\$3,860,383	\$3,860,383	\$3,860,383	\$3,860,383	\$3,860,383	\$3,860,383	\$3,860,383	\$3,860,383
<b>Incremental AV (\$ with appreciation)</b>												
Industrial												
Unit Value	1.05		\$0	\$50	\$53	\$55	\$58	\$61	\$64	\$67	\$70	\$74
AV - Industrial			\$0	\$0	\$26,092,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$1,835,607	\$1,876,009	\$1,917,300	\$1,959,500	\$2,002,628	\$2,046,706	\$2,091,754
Cumulative AV - Development			\$0	\$0	\$26,092,500	\$26,666,796	\$27,253,732	\$27,853,587	\$28,466,644	\$29,093,195	\$29,733,536	\$30,387,971
AV - Underserved Land			\$3,784,689	\$3,860,383	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV			\$3,784,689	\$3,860,383	\$26,092,500	\$26,666,796	\$27,253,732	\$27,853,587	\$28,466,644	\$29,093,195	\$29,733,536	\$30,387,971
Base Value			\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689
Cumulative Incremental AV			\$0	\$75,694	\$22,307,811	\$22,882,107	\$23,469,043	\$24,068,898	\$24,681,955	\$25,308,506	\$25,948,847	\$26,603,282
<b>2. Promenade</b>												
	18.3	acres										
<b>Development</b>												
Residential												
Single Family for Sale	222	DU	-	75	75	72	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
Residential												
Single Family for Sale	\$450,000	/DU	\$99,900,000	\$0	\$33,750,000	\$33,750,000	\$32,400,000	\$0	\$0	\$0	\$0	\$0
Percentage of total project values			100.0%	0.0%	33.8%	33.8%	32.4%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	33.8%	67.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped			100.0%	66.2%	32.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	1.02	\$2,233,550	2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550
<b>Incremental AV (\$ with appreciation)</b>												
Residential												
Unit Value	1.05		\$0	\$450,000	\$472,500	\$496,125	\$520,931	\$546,978	\$574,327	\$603,043	\$633,195	\$664,855
AV - Residential for Sale			\$0	\$33,750,000	\$35,437,500	\$35,721,000	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$5,067,563	\$10,511,594	\$16,130,429	\$16,522,237	\$16,923,562	\$17,334,636	\$17,755,694	\$18,186,980
Cumulative AV - Development			\$0	\$33,750,000	\$70,007,288	\$107,428,765	\$110,038,209	\$112,711,037	\$115,448,788	\$118,253,039	\$121,125,406	\$124,067,542
AV - Underserved Land			\$2,233,550	\$1,478,972	\$724,395	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV			\$2,233,550	\$35,228,972	\$70,731,682	\$107,428,765	\$110,038,209	\$112,711,037	\$115,448,788	\$118,253,039	\$121,125,406	\$124,067,542
Base Value			\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550
Cumulative Incremental AV			\$0	\$32,995,422	\$68,498,132	\$105,195,215	\$107,804,659	\$110,477,487	\$113,215,238	\$116,019,489	\$118,891,856	\$121,833,992

Appendix A  
Table 6  
AV and Absorption Schedule - Southp. Ind. Park  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale											
	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Development Project <sup>1</sup>	Assessed Value Added to Tax Roll (FY)											
	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39
<b>Assumptions:</b>												
Existing value inflation												
Statutory AV Increase												
Assumed Annual Appreciation rate												
Turnover Rate - Residential (Owner)												
Turnover Rate - Business & Renter												
<b>1. Nor-Cal Beverage</b>												
<b>Development</b>												
Industrial												
Light Industrial	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
Industrial												
Light Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevel	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>
<b>Incremental AV (\$ with appreciation)</b>												
Industrial												
<i>Unit Value</i>	\$78	\$81	\$86	\$90	\$94	\$99	\$104	\$109	\$115	\$120	\$126	\$133
AV - Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$2,137,794	\$2,184,847	\$2,232,935	\$2,282,082	\$2,332,311	\$2,383,645	\$2,436,109	\$2,489,728	\$2,544,526	\$2,600,531	\$2,657,769	\$2,716,267
Cumulative AV - Development	\$31,056,811	\$31,740,371	\$32,438,977	\$33,152,958	\$33,882,655	\$34,628,412	\$35,390,584	\$36,169,530	\$36,965,622	\$37,779,235	\$38,610,756	\$39,460,579
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$31,056,811</b>	<b>\$31,740,371</b>	<b>\$32,438,977</b>	<b>\$33,152,958</b>	<b>\$33,882,655</b>	<b>\$34,628,412</b>	<b>\$35,390,584</b>	<b>\$36,169,530</b>	<b>\$36,965,622</b>	<b>\$37,779,235</b>	<b>\$38,610,756</b>	<b>\$39,460,579</b>
Base Value	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689
<b>Cumulative Incremental AV</b>	<b>\$27,272,122</b>	<b>\$27,955,682</b>	<b>\$28,654,288</b>	<b>\$29,368,269</b>	<b>\$30,097,966</b>	<b>\$30,843,723</b>	<b>\$31,605,895</b>	<b>\$32,384,841</b>	<b>\$33,180,933</b>	<b>\$33,994,546</b>	<b>\$34,826,067</b>	<b>\$35,675,890</b>
<b>2. Promenade</b>												
<b>Development</b>												
Residential												
Single Family for Sale	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
Residential												
Single Family for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevel	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>
<b>Incremental AV (\$ with appreciation)</b>												
Residential												
<i>Unit Value</i>	\$698,098	\$733,003	\$769,653	\$808,135	\$848,542	\$890,969	\$935,518	\$982,294	\$1,031,408	\$1,082,979	\$1,137,128	\$1,193,984
AV - Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$18,628,741	\$19,081,234	\$19,544,717	\$20,019,458	\$20,505,731	\$21,003,815	\$21,513,997	\$22,036,572	\$22,571,841	\$23,120,111	\$23,681,698	\$24,256,927
Cumulative AV - Development	\$127,081,142	\$130,167,943	\$133,329,723	\$136,568,302	\$139,885,546	\$143,283,366	\$146,763,719	\$150,328,609	\$153,980,091	\$157,720,268	\$161,551,293	\$165,475,374
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$127,081,142</b>	<b>\$130,167,943</b>	<b>\$133,329,723</b>	<b>\$136,568,302</b>	<b>\$139,885,546</b>	<b>\$143,283,366</b>	<b>\$146,763,719</b>	<b>\$150,328,609</b>	<b>\$153,980,091</b>	<b>\$157,720,268</b>	<b>\$161,551,293</b>	<b>\$165,475,374</b>
Base Value	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550
<b>Cumulative Incremental AV</b>	<b>\$124,847,592</b>	<b>\$127,934,393</b>	<b>\$131,096,173</b>	<b>\$134,334,752</b>	<b>\$137,651,996</b>	<b>\$141,049,816</b>	<b>\$144,530,169</b>	<b>\$148,095,059</b>	<b>\$151,746,541</b>	<b>\$155,486,718</b>	<b>\$159,317,743</b>	<b>\$163,241,824</b>

Appendix A  
Table 6  
AV and Absorption Schedule - Southp. Ind. Park  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale												
	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51
Development Project <sup>1</sup>	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52
<i>Assumptions:</i>													
Existing value inflation													
Statutory AV Increase													
Assumed Annual Appreciation rate													
Turnover Rate - Residential (Owner)													
Turnover Rate - Business & Renter													
<b>1. Nor-Cal Beverage</b>													
<b>Development</b>													
Industrial													
Light Industrial													
<b>Assessed Values in 2017\$</b>													
Industrial													
Light Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevel	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$3,860,383</b>												
<b>Incremental AV (\$ with appreciation)</b>													
Industrial													
<i>Unit Value</i>	\$139	\$146	\$154	\$161	\$169	\$178	\$187	\$196	\$206	\$216	\$227	\$238	\$250
AV - Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$2,776,052	\$2,837,153	\$2,899,598	\$2,963,419	\$3,028,643	\$3,095,304	\$3,163,431	\$3,233,059	\$3,304,218	\$3,376,944	\$3,451,271	\$3,527,233	\$3,604,867
Cumulative AV - Development	\$40,329,106	\$41,216,750	\$42,123,930	\$43,051,078	\$43,998,632	\$44,967,042	\$45,956,767	\$46,968,275	\$48,002,047	\$49,058,572	\$50,138,351	\$51,241,896	\$52,369,731
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$40,329,106</b>	<b>\$41,216,750</b>	<b>\$42,123,930</b>	<b>\$43,051,078</b>	<b>\$43,998,632</b>	<b>\$44,967,042</b>	<b>\$45,956,767</b>	<b>\$46,968,275</b>	<b>\$48,002,047</b>	<b>\$49,058,572</b>	<b>\$50,138,351</b>	<b>\$51,241,896</b>	<b>\$52,369,731</b>
Base Value	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689
<b>Cumulative Incremental AV</b>	<b>\$36,544,417</b>	<b>\$37,432,061</b>	<b>\$38,339,241</b>	<b>\$39,266,389</b>	<b>\$40,213,943</b>	<b>\$41,182,353</b>	<b>\$42,172,078</b>	<b>\$43,183,586</b>	<b>\$44,217,358</b>	<b>\$45,273,883</b>	<b>\$46,353,662</b>	<b>\$47,457,207</b>	<b>\$48,585,042</b>
<b>2. Promenade</b>													
<b>Development</b>													
Residential													
Single Family for Sale													
	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
Residential													
Single Family for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevel	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$2,233,550</b>												
<b>Incremental AV (\$ with appreciation)</b>													
Residential													
<i>Unit Value</i>	\$1,253,683	\$1,316,367	\$1,382,186	\$1,451,295	\$1,523,860	\$1,600,053	\$1,680,055	\$1,764,058	\$1,852,261	\$1,944,874	\$2,042,118	\$2,144,224	\$2,251,435
AV - Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$24,846,127	\$25,449,640	\$26,067,812	\$26,700,999	\$27,349,566	\$28,013,887	\$28,694,344	\$29,391,330	\$30,105,245	\$30,836,502	\$31,585,520	\$32,352,733	\$33,138,580
Cumulative AV - Development	\$169,494,771	\$173,611,799	\$177,828,829	\$182,148,292	\$186,572,674	\$191,104,524	\$195,746,453	\$200,501,134	\$205,371,307	\$210,359,776	\$215,469,415	\$220,703,167	\$226,064,047
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$169,494,771</b>	<b>\$173,611,799</b>	<b>\$177,828,829</b>	<b>\$182,148,292</b>	<b>\$186,572,674</b>	<b>\$191,104,524</b>	<b>\$195,746,453</b>	<b>\$200,501,134</b>	<b>\$205,371,307</b>	<b>\$210,359,776</b>	<b>\$215,469,415</b>	<b>\$220,703,167</b>	<b>\$226,064,047</b>
Base Value	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550
<b>Cumulative Incremental AV</b>	<b>\$167,261,221</b>	<b>\$171,378,249</b>	<b>\$175,595,279</b>	<b>\$179,914,742</b>	<b>\$184,339,124</b>	<b>\$188,870,974</b>	<b>\$193,512,903</b>	<b>\$198,267,584</b>	<b>\$203,137,757</b>	<b>\$208,126,226</b>	<b>\$213,235,865</b>	<b>\$218,469,617</b>	<b>\$223,830,497</b>

Appendix A  
Table 6  
AV and Absorption Schedule - Southp. Ind. Park  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale										
	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62
	Assessed Value Added to Tax Roll (FY)										
Development Project <sup>1</sup>	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63
<b>Assumptions:</b>											
Existing value inflation											
Statutory AV Increase											
Assumed Annual Appreciation rate											
Turnover Rate - Residential (Owner)											
Turnover Rate - Business & Renter											
<b>1. Nor-Cal Beverage</b>											
<b>Development</b>											
Industrial											
Light Industrial											
<b>Assessed Values in 2017\$</b>											
Industrial											
Light Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevel	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>	<b>\$3,860,383</b>
<b>Incremental AV (\$ with appreciation)</b>											
Industrial											
<i>Unit Value</i>	\$263	\$276	\$290	\$304	\$319	\$335	\$352	\$370	\$388	\$407	\$428
AV - Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,684,211	\$3,765,300	\$3,848,174	\$3,932,873	\$4,019,435	\$4,107,903	\$4,198,318	\$4,290,723	\$4,385,162	\$4,481,679	\$4,580,321
Cumulative AV - Development	\$53,522,388	\$54,700,416	\$55,904,372	\$57,134,828	\$58,392,365	\$59,677,581	\$60,991,085	\$62,333,498	\$63,705,459	\$65,107,616	\$66,540,634
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$53,522,388</b>	<b>\$54,700,416</b>	<b>\$55,904,372</b>	<b>\$57,134,828</b>	<b>\$58,392,365</b>	<b>\$59,677,581</b>	<b>\$60,991,085</b>	<b>\$62,333,498</b>	<b>\$63,705,459</b>	<b>\$65,107,616</b>	<b>\$66,540,634</b>
Base Value	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689	\$3,784,689
<b>Cumulative Incremental AV</b>	<b>\$49,737,699</b>	<b>\$50,915,727</b>	<b>\$52,119,683</b>	<b>\$53,350,139</b>	<b>\$54,607,676</b>	<b>\$55,892,892</b>	<b>\$57,206,396</b>	<b>\$58,548,809</b>	<b>\$59,920,770</b>	<b>\$61,322,927</b>	<b>\$62,755,945</b>
<b>2. Promenade</b>											
<b>Development</b>											
Residential											
Single Family for Sale											
	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>											
Residential											
Single Family for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevel	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>	<b>\$2,233,550</b>
<b>Incremental AV (\$ with appreciation)</b>											
Residential											
<i>Unit Value</i>	\$2,364,007	\$2,482,207	\$2,606,317	\$2,736,633	\$2,873,465	\$3,017,138	\$3,167,995	\$3,326,395	\$3,492,714	\$3,667,350	\$3,850,718
AV - Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$33,943,517	\$34,768,005	\$35,612,519	\$36,477,548	\$37,363,587	\$38,271,149	\$39,200,755	\$40,152,941	\$41,128,256	\$42,127,262	\$43,150,533
Cumulative AV - Development	\$231,555,142	\$237,179,617	\$242,940,710	\$248,841,739	\$254,886,105	\$261,077,289	\$267,418,856	\$273,914,460	\$280,567,842	\$287,382,835	\$294,363,364
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$231,555,142</b>	<b>\$237,179,617</b>	<b>\$242,940,710</b>	<b>\$248,841,739</b>	<b>\$254,886,105</b>	<b>\$261,077,289</b>	<b>\$267,418,856</b>	<b>\$273,914,460</b>	<b>\$280,567,842</b>	<b>\$287,382,835</b>	<b>\$294,363,364</b>
Base Value	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550
<b>Cumulative Incremental AV</b>	<b>\$229,321,592</b>	<b>\$234,946,067</b>	<b>\$240,707,160</b>	<b>\$246,608,189</b>	<b>\$252,652,555</b>	<b>\$258,843,739</b>	<b>\$265,185,306</b>	<b>\$271,680,910</b>	<b>\$278,334,292</b>	<b>\$285,149,285</b>	<b>\$292,129,814</b>

Appendix A  
Table 6  
AV and Absorption Schedule - Southp. Ind. Park  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>1</sup>	Fiscal Year of Sale		
	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)		
	2063-64	2064-65	2065-66

Assumptions:

Existing value inflation  
Statutory AV Increase  
Assumed Annual Appreciation rate  
Turnover Rate - Residential (Owner)  
Turnover Rate - Business & Renter

**1. Nor-Cal Beverage**

**Development**

Industrial  
Light Industrial

**Assessed Values in 2017\$**

Industrial			
Light Industrial	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevel	0.0%	0.0%	0.0%

**Existing AV with Appreciation**      \$3,860,383      \$3,860,383      \$3,860,383

**Incremental AV (\$ with appreciation)**

<b>Industrial</b>			
<i>Unit Value</i>	\$449	\$472	\$495
AV - Industrial	\$0	\$0	\$0
AV of Resale	\$4,681,134	\$4,784,165	\$4,889,465
Cumulative AV - Development	\$68,005,194	\$69,501,988	\$71,031,727
AV - Underserved Land	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$68,005,194</b>	<b>\$69,501,988</b>	<b>\$71,031,727</b>
Base Value	\$3,784,689	\$3,784,689	\$3,784,689
<b>Cumulative Incremental AV</b>	<b>\$64,220,505</b>	<b>\$65,717,299</b>	<b>\$67,247,038</b>

**2. Promenade**

**Development**

**Residential**  
Single Family for Sale

**Assessed Values in 2017\$**

<b>Residential</b>			
Single Family for Sale	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevel	0.0%	0.0%	0.0%

**Existing AV with Appreciation**      \$2,233,550      \$2,233,550      \$2,233,550

**Incremental AV (\$ with appreciation)**

<b>Residential</b>			
<i>Unit Value</i>	\$4,043,254	\$4,245,416	\$4,457,687
AV - Residential for Sale	\$0	\$0	\$0
AV of Resale	\$44,198,659	\$45,272,245	\$46,371,907
Cumulative AV - Development	\$301,513,450	\$308,837,212	\$316,338,868
AV - Underserved Land	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$301,513,450</b>	<b>\$308,837,212</b>	<b>\$316,338,868</b>
Base Value	\$2,233,550	\$2,233,550	\$2,233,550
<b>Cumulative Incremental AV</b>	<b>\$299,279,900</b>	<b>\$306,603,662</b>	<b>\$314,105,318</b>

Development Project <sup>1</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale									
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
			Assessed Value Added to Tax Roll (FY)									
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
<b>3. Ridge Capital</b>		249.9 acres										
<b>Development</b>												
<b>Industrial</b>												
Light Ind. & Business Park	5,442,169 SF		-	-	-	-	300,000	395,551	395,551	395,551	395,551	395,551
<b>Assessed Values in 2017\$</b>												
<b>Industrial</b>												
Light Ind. / Business Park	\$50 /SF	\$272,108,430	\$0	\$0	\$0	\$0	\$15,000,000	\$19,777,550	\$19,777,550	\$19,777,550	\$19,777,550	\$19,777,550
Percentage of total project values		100.0%	0.0%	0.0%	0.0%	0.0%	5.5%	7.3%	7.3%	7.3%	7.3%	7.3%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	5.5%	12.8%	20.0%	27.3%	34.6%	41.9%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>94.5%</b>	<b>87.2%</b>	<b>80.0%</b>	<b>72.7%</b>	<b>65.4%</b>	<b>58.1%</b>
<b>Existing AV with Appreciation</b>	1.02	\$11,928,362	11,928,362	\$12,166,929	\$12,410,268	\$12,658,473	\$12,658,473	\$12,658,473	\$12,658,473	\$12,658,473	\$12,658,473	\$12,658,473
<b>Incremental AV (\$ with appreciation)</b>												
<b>Industrial</b>												
Unit Value	1.05		\$0	\$50	\$53	\$55	\$58	\$61	\$64	\$67	\$70	\$74
AV - Industrial			\$0	\$0	\$0	\$0	\$17,364,375	\$24,039,736	\$25,241,722	\$26,503,809	\$27,828,999	\$29,220,449
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$1,221,584	\$2,939,666	\$4,780,123	\$6,749,877	\$8,856,212
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$17,364,375	\$41,786,301	\$67,947,739	\$95,947,078	\$125,887,872	\$157,879,113
AV - Underdeveloped Land			\$11,928,362	\$12,166,929	\$12,410,268	\$12,658,473	\$11,960,674	\$11,040,623	\$10,120,572	\$9,200,521	\$8,280,470	\$7,360,420
<b>Cumulative AV</b>			<b>\$11,928,362</b>	<b>\$12,166,929</b>	<b>\$12,410,268</b>	<b>\$12,658,473</b>	<b>\$29,325,049</b>	<b>\$52,826,923</b>	<b>\$78,068,312</b>	<b>\$105,147,599</b>	<b>\$134,168,342</b>	<b>\$165,239,532</b>
Base Value			\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$238,567</b>	<b>\$481,906</b>	<b>\$730,111</b>	<b>\$17,396,687</b>	<b>\$40,898,561</b>	<b>\$66,139,950</b>	<b>\$93,219,237</b>	<b>\$122,239,980</b>	<b>\$153,311,170</b>
<b>Aggregate</b>												
<b>Residential Property</b>												
<b>For Sale</b>		<i>Average</i> \$450,000 /DU										
AV - Initial Absorption			\$0	\$33,750,000	\$35,437,500	\$35,721,000	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$5,067,563	\$10,511,594	\$16,130,429	\$16,522,237	\$16,923,562	\$17,334,636	\$17,755,694	\$18,186,980
Cumulative AV - Development			\$0	\$33,750,000	\$70,007,288	\$107,428,765	\$110,038,209	\$112,711,037	\$115,448,788	\$118,253,039	\$121,125,406	\$124,067,542
AV - Underdeveloped Land			\$2,233,550	\$1,478,972	\$724,395	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$2,233,550</b>	<b>\$35,228,972</b>	<b>\$70,731,682</b>	<b>\$107,428,765</b>	<b>\$110,038,209</b>	<b>\$112,711,037</b>	<b>\$115,448,788</b>	<b>\$118,253,039</b>	<b>\$121,125,406</b>	<b>\$124,067,542</b>
Base Value			\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$32,995,422</b>	<b>\$68,498,132</b>	<b>\$105,195,215</b>	<b>\$107,804,659</b>	<b>\$110,477,487</b>	<b>\$113,215,238</b>	<b>\$116,019,489</b>	<b>\$118,891,856</b>	<b>\$121,833,992</b>
<b>For Rent</b>												
AV - Initial Absorption												
AV of Resale												
Cumulative AV - Development												
AV - Underdeveloped Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value												
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Business Property</b>												
AV - Initial Absorption			\$0	\$0	\$26,092,500	\$0	\$17,364,375	\$24,039,736	\$25,241,722	\$26,503,809	\$27,828,999	\$29,220,449
AV of Resale			\$0	\$0	\$0	\$1,835,607	\$1,876,009	\$3,138,884	\$4,899,166	\$6,782,752	\$8,796,583	\$10,947,966
Cumulative AV - Development			\$0	\$0	\$26,092,500	\$26,666,796	\$44,618,107	\$69,639,887	\$96,414,384	\$125,040,273	\$155,621,408	\$188,267,084
AV - Underdeveloped Land			\$15,713,051	\$16,027,312	\$12,410,268	\$12,658,473	\$11,960,674	\$11,040,623	\$10,120,572	\$9,200,521	\$8,280,470	\$7,360,420
<b>Cumulative AV</b>			<b>\$15,713,051</b>	<b>\$16,027,312</b>	<b>\$38,502,768</b>	<b>\$39,325,269</b>	<b>\$56,578,781</b>	<b>\$80,680,510</b>	<b>\$106,534,956</b>	<b>\$134,240,794</b>	<b>\$163,901,879</b>	<b>\$195,627,504</b>
Base Value			\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$314,261</b>	<b>\$22,789,717</b>	<b>\$23,612,218</b>	<b>\$40,865,730</b>	<b>\$64,967,459</b>	<b>\$90,821,905</b>	<b>\$118,527,743</b>	<b>\$148,188,828</b>	<b>\$179,914,453</b>
<b>Aggregate</b>												
AV - Initial Absorption			\$0	\$33,750,000	\$61,530,000	\$35,721,000	\$17,364,375	\$24,039,736	\$25,241,722	\$26,503,809	\$27,828,999	\$29,220,449
AV of Resale			\$0	\$0	\$5,067,563	\$12,347,202	\$18,006,438	\$19,661,121	\$21,822,728	\$24,117,387	\$26,552,277	\$29,134,946
Cumulative AV - Development			\$0	\$33,750,000	\$96,099,788	\$134,095,560	\$154,656,316	\$182,350,925	\$211,863,172	\$243,293,312	\$276,746,814	\$312,334,626
AV - Underdeveloped Land			\$17,946,601	\$17,506,284	\$13,134,662	\$12,658,473	\$11,960,674	\$11,040,623	\$10,120,572	\$9,200,521	\$8,280,470	\$7,360,420
<b>Cumulative AV</b>			<b>\$17,946,601</b>	<b>\$51,256,284</b>	<b>\$109,234,450</b>	<b>\$146,754,034</b>	<b>\$166,616,990</b>	<b>\$193,391,548</b>	<b>\$221,983,744</b>	<b>\$252,493,834</b>	<b>\$285,027,284</b>	<b>\$319,695,046</b>
Base Value			\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$33,309,683</b>	<b>\$91,287,849</b>	<b>\$128,807,433</b>	<b>\$148,670,389</b>	<b>\$175,444,947</b>	<b>\$204,037,143</b>	<b>\$234,547,233</b>	<b>\$267,080,683</b>	<b>\$301,748,445</b>

	Fiscal Year of Sale											
	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
	Assessed Value Added to Tax Roll (FY)											
Development Project <sup>1</sup>	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39
<b>3. Ridge Capital</b>												
<b>Development</b>												
<b>Industrial</b>												
Light Ind. & Business Park	395,551	395,551	395,551	395,551	395,551	395,551	395,551	395,557	-	-	-	-
<b>Assessed Values in 2017\$</b>												
<b>Industrial</b>												
Light Ind. / Business Park	\$19,777,550	\$19,777,550	\$19,777,550	\$19,777,550	\$19,777,550	\$19,777,550	\$19,777,550	\$19,777,850	\$0	\$0	\$0	\$0
Percentage of total project values	7.3%	7.3%	7.3%	7.3%	7.3%	7.3%	7.3%	7.3%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	49.1%	56.4%	63.7%	70.9%	78.2%	85.5%	92.7%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevel	50.9%	43.6%	36.3%	29.1%	21.8%	14.5%	7.3%	0.0%				
<b>Existing AV with Appreciation</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>
<b>Incremental AV (\$ with appreciation)</b>												
<b>Industrial</b>												
<i>Unit Value</i>	\$78	\$81	\$86	\$90	\$94	\$99	\$104	\$109	\$115	\$120	\$126	\$133
AV - Industrial	\$30,681,471	\$32,215,545	\$33,826,322	\$35,517,638	\$37,293,520	\$39,158,196	\$41,116,106	\$43,172,566	\$0	\$0	\$0	\$0
AV of Resale	\$11,106,796	\$13,509,698	\$16,073,410	\$18,806,867	\$21,719,472	\$24,821,117	\$28,122,209	\$31,633,697	\$35,367,144	\$36,145,575	\$36,941,139	\$37,754,214
Cumulative AV - Development	\$192,035,503	\$228,477,750	\$267,332,867	\$308,734,502	\$352,823,269	\$399,747,105	\$449,661,645	\$502,731,264	\$513,796,379	\$525,105,037	\$536,662,599	\$548,474,543
AV - Undeveloped Land	\$6,440,369	\$5,520,318	\$4,600,267	\$3,680,216	\$2,760,166	\$1,840,115	\$920,064	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$198,475,872</b>	<b>\$233,998,068</b>	<b>\$271,933,134</b>	<b>\$312,414,718</b>	<b>\$355,583,434</b>	<b>\$401,587,220</b>	<b>\$450,581,709</b>	<b>\$502,731,264</b>	<b>\$513,796,379</b>	<b>\$525,105,037</b>	<b>\$536,662,599</b>	<b>\$548,474,543</b>
Base Value	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362
<b>Cumulative Incremental AV</b>	<b>\$186,547,510</b>	<b>\$222,069,706</b>	<b>\$260,004,772</b>	<b>\$300,486,356</b>	<b>\$343,655,072</b>	<b>\$389,658,858</b>	<b>\$438,653,347</b>	<b>\$490,802,902</b>	<b>\$501,868,017</b>	<b>\$513,176,675</b>	<b>\$524,734,237</b>	<b>\$536,546,181</b>
<b>Aggregate</b>												
<b>Residential Property</b>												
<b>For Sale</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$18,628,741	\$19,081,234	\$19,544,717	\$20,019,458	\$20,505,731	\$21,003,815	\$21,513,997	\$22,036,572	\$22,571,841	\$23,120,111	\$23,681,698	\$24,256,927
Cumulative AV - Development	\$127,081,142	\$130,167,943	\$133,329,723	\$136,568,302	\$139,885,546	\$143,283,366	\$146,763,719	\$150,328,609	\$153,980,091	\$157,720,268	\$161,551,293	\$165,475,374
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$127,081,142</b>	<b>\$130,167,943</b>	<b>\$133,329,723</b>	<b>\$136,568,302</b>	<b>\$139,885,546</b>	<b>\$143,283,366</b>	<b>\$146,763,719</b>	<b>\$150,328,609</b>	<b>\$153,980,091</b>	<b>\$157,720,268</b>	<b>\$161,551,293</b>	<b>\$165,475,374</b>
Base Value	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550
<b>Cumulative Incremental AV</b>	<b>\$124,847,592</b>	<b>\$127,934,393</b>	<b>\$131,096,173</b>	<b>\$134,334,752</b>	<b>\$137,651,996</b>	<b>\$141,049,816</b>	<b>\$144,530,169</b>	<b>\$148,095,059</b>	<b>\$151,746,541</b>	<b>\$155,486,718</b>	<b>\$159,317,743</b>	<b>\$163,241,824</b>
<b>For Rent</b>												
AV - Initial Absorption												
AV of Resale												
Cumulative AV - Development												
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>												
Base Value												
<b>Cumulative Incremental AV</b>												
<b>Business Property</b>												
AV - Initial Absorption	\$30,681,471	\$32,215,545	\$33,826,322	\$35,517,638	\$37,293,520	\$39,158,196	\$41,116,106	\$43,172,566	\$0	\$0	\$0	\$0
AV of Resale	\$13,244,589	\$15,694,544	\$18,306,345	\$21,088,949	\$24,051,783	\$27,204,762	\$30,558,318	\$34,123,424	\$37,911,671	\$38,746,107	\$39,598,909	\$40,470,481
Cumulative AV - Development	\$223,092,314	\$260,218,121	\$299,771,844	\$341,887,460	\$386,705,924	\$434,375,517	\$485,052,228	\$538,900,794	\$550,762,001	\$562,884,272	\$575,273,355	\$587,935,122
AV - Undeveloped Land	\$6,440,369	\$5,520,318	\$4,600,267	\$3,680,216	\$2,760,166	\$1,840,115	\$920,064	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$229,532,683</b>	<b>\$265,738,439</b>	<b>\$304,372,111</b>	<b>\$345,567,677</b>	<b>\$389,466,089</b>	<b>\$436,215,632</b>	<b>\$485,972,292</b>	<b>\$538,900,794</b>	<b>\$550,762,001</b>	<b>\$562,884,272</b>	<b>\$575,273,355</b>	<b>\$587,935,122</b>
Base Value	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051
<b>Cumulative Incremental AV</b>	<b>\$213,819,632</b>	<b>\$250,025,388</b>	<b>\$288,659,060</b>	<b>\$329,854,626</b>	<b>\$373,753,038</b>	<b>\$420,502,581</b>	<b>\$470,259,241</b>	<b>\$523,187,743</b>	<b>\$535,048,950</b>	<b>\$547,171,221</b>	<b>\$559,560,304</b>	<b>\$572,222,071</b>
<b>Aggregate</b>												
AV - Initial Absorption	\$30,681,471	\$32,215,545	\$33,826,322	\$35,517,638	\$37,293,520	\$39,158,196	\$41,116,106	\$43,172,566	\$0	\$0	\$0	\$0
AV of Resale	\$31,873,331	\$34,775,778	\$37,851,062	\$41,108,407	\$44,557,513	\$48,208,576	\$52,072,315	\$56,159,997	\$60,483,512	\$61,866,217	\$63,280,607	\$64,727,407
Cumulative AV - Development	\$350,173,457	\$390,386,064	\$433,101,567	\$478,455,762	\$526,591,469	\$577,658,883	\$631,815,947	\$689,229,403	\$704,742,092	\$720,604,540	\$736,824,648	\$753,410,496
AV - Undeveloped Land	\$6,440,369	\$5,520,318	\$4,600,267	\$3,680,216	\$2,760,166	\$1,840,115	\$920,064	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$356,613,825</b>	<b>\$395,906,382</b>	<b>\$437,701,834</b>	<b>\$482,135,979</b>	<b>\$529,351,635</b>	<b>\$579,498,998</b>	<b>\$632,736,011</b>	<b>\$689,229,403</b>	<b>\$704,742,092</b>	<b>\$720,604,540</b>	<b>\$736,824,648</b>	<b>\$753,410,496</b>
Base Value	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601
<b>Cumulative Incremental AV</b>	<b>\$338,667,224</b>	<b>\$377,959,781</b>	<b>\$419,755,233</b>	<b>\$464,189,378</b>	<b>\$511,405,034</b>	<b>\$561,552,397</b>	<b>\$614,789,410</b>	<b>\$671,282,802</b>	<b>\$686,795,491</b>	<b>\$702,657,939</b>	<b>\$718,878,047</b>	<b>\$735,463,895</b>

	Fiscal Year of Sale												
	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51
Development Project <sup>1</sup>	Assessed Value Added to Tax Roll (FY)												
	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52
<b>3. Ridge Capital</b>													
<b>Development</b>													
<b>Industrial</b>													
Light Ind. & Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Industrial</b>													
Light Ind. / Business Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevelop													
<b>Existing AV with Appreciation</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>
<b>Incremental AV (\$ with appreciation)</b>													
<b>Industrial</b>													
<i>Unit Value</i>	\$139	\$146	\$154	\$161	\$169	\$178	\$187	\$196	\$206	\$216	\$227	\$238	\$250
AV - Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$38,585,184	\$39,434,444	\$40,302,396	\$41,189,452	\$42,096,032	\$43,022,565	\$43,969,492	\$44,937,261	\$45,926,330	\$46,937,168	\$47,970,255	\$49,026,081	\$50,105,145
Cumulative AV - Development	\$560,546,467	\$572,884,095	\$585,493,274	\$598,379,981	\$611,550,324	\$625,010,547	\$638,767,029	\$652,826,292	\$667,194,998	\$681,879,960	\$696,888,138	\$712,226,646	\$727,902,754
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$560,546,467</b>	<b>\$572,884,095</b>	<b>\$585,493,274</b>	<b>\$598,379,981</b>	<b>\$611,550,324</b>	<b>\$625,010,547</b>	<b>\$638,767,029</b>	<b>\$652,826,292</b>	<b>\$667,194,998</b>	<b>\$681,879,960</b>	<b>\$696,888,138</b>	<b>\$712,226,646</b>	<b>\$727,902,754</b>
Base Value	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362
<b>Cumulative Incremental AV</b>	<b>\$548,618,105</b>	<b>\$560,955,733</b>	<b>\$573,564,912</b>	<b>\$586,451,619</b>	<b>\$599,621,962</b>	<b>\$613,082,185</b>	<b>\$626,838,667</b>	<b>\$640,897,930</b>	<b>\$655,266,636</b>	<b>\$669,951,598</b>	<b>\$684,959,776</b>	<b>\$700,298,284</b>	<b>\$715,974,392</b>
<b>Aggregate</b>													
<b>Residential Property</b>													
<b>For Sale</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$24,846,127	\$25,449,640	\$26,067,812	\$26,700,999	\$27,349,566	\$28,013,887	\$28,694,344	\$29,391,330	\$30,105,245	\$30,836,502	\$31,585,520	\$32,352,733	\$33,138,580
Cumulative AV - Development	\$169,494,771	\$173,611,799	\$177,828,829	\$182,148,292	\$186,572,674	\$191,104,524	\$195,746,453	\$200,501,134	\$205,371,307	\$210,359,776	\$215,469,415	\$220,703,167	\$226,064,047
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$169,494,771</b>	<b>\$173,611,799</b>	<b>\$177,828,829</b>	<b>\$182,148,292</b>	<b>\$186,572,674</b>	<b>\$191,104,524</b>	<b>\$195,746,453</b>	<b>\$200,501,134</b>	<b>\$205,371,307</b>	<b>\$210,359,776</b>	<b>\$215,469,415</b>	<b>\$220,703,167</b>	<b>\$226,064,047</b>
Base Value	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550
<b>Cumulative Incremental AV</b>	<b>\$167,261,221</b>	<b>\$171,378,249</b>	<b>\$175,595,279</b>	<b>\$179,914,742</b>	<b>\$184,339,124</b>	<b>\$188,870,974</b>	<b>\$193,512,903</b>	<b>\$198,267,584</b>	<b>\$203,137,757</b>	<b>\$208,126,226</b>	<b>\$213,235,865</b>	<b>\$218,469,617</b>	<b>\$223,830,497</b>
<b>For Rent</b>													
AV - Initial Absorption													
AV of Resale													
Cumulative AV - Development													
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>													
Base Value													
<b>Cumulative Incremental AV</b>													
<b>Business Property</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$41,361,236	\$42,271,597	\$43,201,994	\$44,152,870	\$45,124,675	\$46,117,869	\$47,132,923	\$48,170,319	\$49,230,548	\$50,314,112	\$51,421,526	\$52,553,314	\$53,710,012
Cumulative AV - Development	\$600,875,574	\$614,100,845	\$627,617,205	\$641,431,059	\$655,548,957	\$669,977,589	\$684,723,796	\$699,794,567	\$715,197,045	\$730,938,532	\$747,026,489	\$763,468,542	\$780,272,485
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$600,875,574</b>	<b>\$614,100,845</b>	<b>\$627,617,205</b>	<b>\$641,431,059</b>	<b>\$655,548,957</b>	<b>\$669,977,589</b>	<b>\$684,723,796</b>	<b>\$699,794,567</b>	<b>\$715,197,045</b>	<b>\$730,938,532</b>	<b>\$747,026,489</b>	<b>\$763,468,542</b>	<b>\$780,272,485</b>
Base Value	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051
<b>Cumulative Incremental AV</b>	<b>\$585,162,523</b>	<b>\$598,387,794</b>	<b>\$611,904,154</b>	<b>\$625,718,008</b>	<b>\$639,835,906</b>	<b>\$654,264,538</b>	<b>\$669,010,745</b>	<b>\$684,081,516</b>	<b>\$699,483,994</b>	<b>\$715,225,481</b>	<b>\$731,313,438</b>	<b>\$747,755,491</b>	<b>\$764,559,434</b>
<b>Aggregate</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$66,207,363	\$67,721,236	\$69,269,806	\$70,853,869	\$72,474,241	\$74,131,756	\$75,827,268	\$77,561,649	\$79,335,793	\$81,150,614	\$83,007,046	\$84,906,046	\$86,848,592
Cumulative AV - Development	\$770,370,344	\$787,712,644	\$805,446,034	\$823,579,351	\$842,121,630	\$861,082,113	\$880,470,249	\$900,295,701	\$920,568,352	\$941,298,308	\$962,495,904	\$984,171,709	\$1,006,336,532
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$770,370,344</b>	<b>\$787,712,644</b>	<b>\$805,446,034</b>	<b>\$823,579,351</b>	<b>\$842,121,630</b>	<b>\$861,082,113</b>	<b>\$880,470,249</b>	<b>\$900,295,701</b>	<b>\$920,568,352</b>	<b>\$941,298,308</b>	<b>\$962,495,904</b>	<b>\$984,171,709</b>	<b>\$1,006,336,532</b>
Base Value	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601
<b>Cumulative Incremental AV</b>	<b>\$752,423,743</b>	<b>\$769,766,043</b>	<b>\$787,499,433</b>	<b>\$805,632,750</b>	<b>\$824,175,029</b>	<b>\$843,135,512</b>	<b>\$862,523,648</b>	<b>\$882,349,100</b>	<b>\$902,621,751</b>	<b>\$923,351,707</b>	<b>\$944,549,303</b>	<b>\$966,225,108</b>	<b>\$988,389,931</b>

	Fiscal Year of Sale										
	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62
	Assessed Value Added to Tax Roll (FY)										
Development Project <sup>1</sup>	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63
<b>3. Ridge Capital</b>											
<b>Development</b>											
<b>Industrial</b>											
Light Ind. & Business Park	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>											
<b>Industrial</b>											
Light Ind. / Business Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevel											
<b>Existing AV with Appreciation</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>
<b>Incremental AV (\$ with appreciation)</b>											
<b>Industrial</b>											
<i>Unit Value</i>	\$263	\$276	\$290	\$304	\$319	\$335	\$352	\$370	\$388	\$407	\$428
AV - Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$51,207,959	\$52,335,046	\$53,486,940	\$54,664,188	\$55,867,347	\$57,096,987	\$58,353,692	\$59,638,056	\$60,950,690	\$62,292,215	\$63,663,266
Cumulative AV - Development	\$743,923,894	\$760,297,659	\$777,031,810	\$794,134,281	\$811,613,176	\$829,476,782	\$847,733,566	\$866,392,182	\$885,461,474	\$904,950,481	\$924,868,441
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$743,923,894</b>	<b>\$760,297,659</b>	<b>\$777,031,810</b>	<b>\$794,134,281</b>	<b>\$811,613,176</b>	<b>\$829,476,782</b>	<b>\$847,733,566</b>	<b>\$866,392,182</b>	<b>\$885,461,474</b>	<b>\$904,950,481</b>	<b>\$924,868,441</b>
Base Value	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362	\$11,928,362
<b>Cumulative Incremental AV</b>	<b>\$731,995,532</b>	<b>\$748,369,297</b>	<b>\$765,103,448</b>	<b>\$782,205,919</b>	<b>\$799,684,814</b>	<b>\$817,548,420</b>	<b>\$835,805,204</b>	<b>\$854,463,820</b>	<b>\$873,533,112</b>	<b>\$893,022,119</b>	<b>\$912,940,079</b>
<b>Aggregate</b>											
<b>Residential Property</b>											
<b>For Sale</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$33,943,517	\$34,768,005	\$35,612,519	\$36,477,548	\$37,363,587	\$38,271,149	\$39,200,755	\$40,152,941	\$41,128,256	\$42,127,262	\$43,150,533
Cumulative AV - Development	\$231,555,142	\$237,179,617	\$242,940,710	\$248,841,739	\$254,886,105	\$261,077,289	\$267,418,856	\$273,914,460	\$280,567,842	\$287,382,835	\$294,363,364
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$231,555,142</b>	<b>\$237,179,617</b>	<b>\$242,940,710</b>	<b>\$248,841,739</b>	<b>\$254,886,105</b>	<b>\$261,077,289</b>	<b>\$267,418,856</b>	<b>\$273,914,460</b>	<b>\$280,567,842</b>	<b>\$287,382,835</b>	<b>\$294,363,364</b>
Base Value	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550	\$2,233,550
<b>Cumulative Incremental AV</b>	<b>\$229,321,592</b>	<b>\$234,946,067</b>	<b>\$240,707,160</b>	<b>\$246,608,189</b>	<b>\$252,652,555</b>	<b>\$258,843,739</b>	<b>\$265,185,306</b>	<b>\$271,680,910</b>	<b>\$278,334,292</b>	<b>\$285,149,285</b>	<b>\$292,129,814</b>
<b>For Rent</b>											
AV - Initial Absorption											
AV of Resale											
Cumulative AV - Development											
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>											
Base Value											
<b>Cumulative Incremental AV</b>											
<b>Business Property</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$54,892,169	\$56,100,346	\$57,335,115	\$58,597,060	\$59,886,782	\$61,204,890	\$62,552,009	\$63,928,779	\$65,335,852	\$66,773,894	\$68,243,587
Cumulative AV - Development	\$797,446,282	\$814,998,075	\$832,936,183	\$851,269,108	\$870,005,541	\$889,154,363	\$908,724,651	\$928,725,680	\$949,166,932	\$970,058,097	\$991,409,075
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$797,446,282</b>	<b>\$814,998,075</b>	<b>\$832,936,183</b>	<b>\$851,269,108</b>	<b>\$870,005,541</b>	<b>\$889,154,363</b>	<b>\$908,724,651</b>	<b>\$928,725,680</b>	<b>\$949,166,932</b>	<b>\$970,058,097</b>	<b>\$991,409,075</b>
Base Value	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051	\$15,713,051
<b>Cumulative Incremental AV</b>	<b>\$781,733,231</b>	<b>\$799,285,024</b>	<b>\$817,223,132</b>	<b>\$835,556,057</b>	<b>\$854,292,490</b>	<b>\$873,441,312</b>	<b>\$893,011,600</b>	<b>\$913,012,629</b>	<b>\$933,453,881</b>	<b>\$954,345,046</b>	<b>\$975,696,024</b>
<b>Aggregate</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$88,835,686	\$90,868,351	\$92,947,634	\$95,074,608	\$97,250,369	\$99,476,039	\$101,752,764	\$104,081,720	\$106,464,108	\$108,901,155	\$111,394,120
Cumulative AV - Development	\$1,029,001,425	\$1,052,177,692	\$1,075,876,892	\$1,100,110,848	\$1,124,891,646	\$1,150,231,652	\$1,176,143,507	\$1,202,640,140	\$1,229,734,775	\$1,257,440,932	\$1,285,772,440
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,029,001,425</b>	<b>\$1,052,177,692</b>	<b>\$1,075,876,892</b>	<b>\$1,100,110,848</b>	<b>\$1,124,891,646</b>	<b>\$1,150,231,652</b>	<b>\$1,176,143,507</b>	<b>\$1,202,640,140</b>	<b>\$1,229,734,775</b>	<b>\$1,257,440,932</b>	<b>\$1,285,772,440</b>
Base Value	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601	\$17,946,601
<b>Cumulative Incremental AV</b>	<b>\$1,011,054,824</b>	<b>\$1,034,231,091</b>	<b>\$1,057,930,291</b>	<b>\$1,082,164,247</b>	<b>\$1,106,945,045</b>	<b>\$1,132,285,051</b>	<b>\$1,158,196,906</b>	<b>\$1,184,693,539</b>	<b>\$1,211,788,174</b>	<b>\$1,239,494,331</b>	<b>\$1,267,825,839</b>

Development Project <sup>1</sup>	Fiscal Year of Sale		
	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)		
	2063-64	2064-65	2065-66
<b>3. Ridge Capital</b>			
<b>Development</b>			
<b>Industrial</b>			
Light Ind. & Business Park	-	-	-
<b>Assessed Values in 2017\$</b>			
<b>Industrial</b>			
Light Ind. / Business Park	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdevel</b>			
<b>Existing AV with Appreciation</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>	<b>\$12,658,473</b>
<b>Incremental AV (\$ with appreciation)</b>			
<b>Industrial</b>			
<i>Unit Value</i>	\$449	\$472	\$495
AV - Industrial	\$0	\$0	\$0
AV of Resale	\$65,064,495	\$66,496,564	\$67,960,154
Cumulative AV - Development	\$945,224,795	\$966,029,193	\$987,291,496
AV - Underdeveloped Land	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$945,224,795</b>	<b>\$966,029,193</b>	<b>\$987,291,496</b>
Base Value	\$11,928,362	\$11,928,362	\$11,928,362
<b>Cumulative Incremental AV</b>	<b>\$933,296,433</b>	<b>\$954,100,831</b>	<b>\$975,363,134</b>
<b>Aggregate</b>			
<b>Residential Property</b>			
<b>For Sale</b>			
AV - Initial Absorption	\$0	\$0	\$0
AV of Resale	\$44,198,659	\$45,272,245	\$46,371,907
Cumulative AV - Development	\$301,513,450	\$308,837,212	\$316,338,868
AV - Underdeveloped Land	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$301,513,450</b>	<b>\$308,837,212</b>	<b>\$316,338,868</b>
Base Value	\$2,233,550	\$2,233,550	\$2,233,550
<b>Cumulative Incremental AV</b>	<b>\$299,279,900</b>	<b>\$306,603,662</b>	<b>\$314,105,318</b>
<b>For Rent</b>			
AV - Initial Absorption			
AV of Resale			
Cumulative AV - Development			
AV - Underdeveloped Land	\$0	\$0	\$0
<b>Cumulative AV</b>			
Base Value			
<b>Cumulative Incremental AV</b>			
<b>Business Property</b>			
AV - Initial Absorption	\$0	\$0	\$0
AV of Resale	\$69,745,628	\$71,280,730	\$72,849,619
Cumulative AV - Development	\$1,013,229,989	\$1,035,531,181	\$1,058,323,222
AV - Underdeveloped Land	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,013,229,989</b>	<b>\$1,035,531,181</b>	<b>\$1,058,323,222</b>
Base Value	\$15,713,051	\$15,713,051	\$15,713,051
<b>Cumulative Incremental AV</b>	<b>\$997,516,938</b>	<b>\$1,019,818,130</b>	<b>\$1,042,610,171</b>
<b>Aggregate</b>			
AV - Initial Absorption	\$0	\$0	\$0
AV of Resale	\$113,944,288	\$116,552,974	\$119,221,526
Cumulative AV - Development	\$1,314,743,440	\$1,344,368,393	\$1,374,662,091
AV - Underdeveloped Land	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,314,743,440</b>	<b>\$1,344,368,393</b>	<b>\$1,374,662,091</b>
Base Value	\$17,946,601	\$17,946,601	\$17,946,601
<b>Cumulative Incremental AV</b>	<b>\$1,296,796,839</b>	<b>\$1,326,421,792</b>	<b>\$1,356,715,490</b>

<sup>1</sup> Existing Values of projects from Table 12 in Appendix A.

Appendix A  
Table 7  
AV and Absorption Schedule - Stone Lock  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>1,2</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
			Assessed Value Added to Tax Roll (FY)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>Assumptions:</b>			Notes of development schedules in Stone Lock:												
Existing value inflation	1.02														
Statutory AV Increase	1.02														
Assumed Annual Appreciation rate	1.05														
Turnover Rate - Residential (Owner)	14.3%														
Turnover Rate - Business & Renter	6.7%														
<b>1. Barge Canal</b>			15.9 acres												
<b>Development</b>															
Residential															
Multifamily for Sale	286 DU		-	-	-	-	-	-	143	143	-	-	-	-	-
Commercial															
Retail	4,275 sq ft		-	-	-	-	-	-	4,275	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>															
<b>Residential</b>															
Multifamily for Sale	\$400,000 /DU	\$114,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$57,200,000	\$57,200,000	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		99.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	49.7%	49.7%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	49.7%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%
Cumulative Share of Areas Underdeveloped			99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	49.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>															
Retail	\$185 /SF	\$790,875	\$0	\$0	\$0	\$0	\$0	\$0	\$790,875	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
Cumulative Share of Areas Underdeveloped			0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	1.02	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Incremental AV (\$ with appreciation)</b>															
<b>Residential</b>															
Unit Value	1.05		\$0	\$400,000	\$420,000	\$441,000	\$463,050	\$486,203	\$510,513	\$536,038	\$562,840	\$590,982	\$620,531	\$651,558	\$684,136
AV - Multifamily for Sale			\$0	\$0	\$0	\$0	\$0	\$0	\$73,003,305	\$76,653,471	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,961,446	\$22,737,218	\$23,289,505	\$23,855,208	\$24,434,651	\$25,028,168
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$73,003,305	\$151,430,026	\$155,108,262	\$158,875,841	\$162,734,936	\$166,687,767	\$170,736,613
AV - Undeveloped Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV			\$0	\$0	\$0	\$0	\$0	\$0	\$73,003,305	\$151,430,026	\$155,108,262	\$158,875,841	\$162,734,936	\$166,687,767	\$170,736,613
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV			\$0	\$0	\$0	\$0	\$0	\$0	\$73,003,305	\$151,430,026	\$155,108,262	\$158,875,841	\$162,734,936	\$166,687,767	\$170,736,613
<b>Commercial</b>															
Unit Value	1.05		\$0	\$185	\$194	\$204	\$214	\$225	\$236	\$248	\$260	\$273	\$287	\$301	\$316
AV - Retail			\$0	\$0	\$0	\$0	\$0	\$0	\$1,009,379	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,010	\$72,573	\$74,170	\$75,803	\$77,471	\$79,176
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$1,009,379	\$1,031,596	\$1,054,301	\$1,077,506	\$1,101,222	\$1,125,460	\$1,150,231
AV - Undeveloped Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV			\$0	\$0	\$0	\$0	\$0	\$0	\$1,009,379	\$1,031,596	\$1,054,301	\$1,077,506	\$1,101,222	\$1,125,460	\$1,150,231
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV			\$0	\$0	\$0	\$0	\$0	\$0	\$1,009,379	\$1,031,596	\$1,054,301	\$1,077,506	\$1,101,222	\$1,125,460	\$1,150,231
<b>2. Lock Center</b>			19.2 acres												
<b>Development</b>															
Residential															
Multifamily for Sale	424 DU		-	-	-	-	-	-	-	-	212	212	-	-	-
Commercial															
Retail	27,075 sq ft		-	-	-	-	-	-	-	-	13,575	13,500	-	-	-

Appendix A  
Table 7  
AV and Absorption Schedule - Stone Lock  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale												
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
Development Project <sup>1,2</sup>	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
<b>Assumptions:</b>													
Existing value inflation													
Statutory AV Increase													
Assumed Annual Appreciation rate													
Turnover Rate - Residential (Owner)													
Turnover Rate - Business & Renter													
<b>1. Barge Canal</b>													
<b>Development</b>													
Residential													
Multifamily for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial													
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%
Cumulative Share of Areas Underdevelo	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>													
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
Cumulative Share of Areas Underdevelo	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Incremental AV (\$ with appreciation)</b>													
<b>Residential</b>													
Unit Value	\$718,343	\$754,260	\$791,973	\$831,571	\$873,150	\$916,807	\$962,648	\$1,010,780	\$1,061,319	\$1,114,385	\$1,170,104	\$1,228,610	\$1,290,040
AV - Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$25,636,102	\$26,258,803	\$26,896,630	\$27,549,949	\$28,219,137	\$28,904,580	\$29,606,672	\$30,325,818	\$31,062,432	\$31,816,939	\$32,589,772	\$33,381,378	\$34,192,212
Cumulative AV - Development	\$174,883,805	\$179,131,733	\$183,482,843	\$187,939,641	\$192,504,695	\$197,180,634	\$201,970,151	\$206,876,006	\$211,901,025	\$217,048,101	\$222,320,199	\$227,720,357	\$233,251,684
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$174,883,805	\$179,131,733	\$183,482,843	\$187,939,641	\$192,504,695	\$197,180,634	\$201,970,151	\$206,876,006	\$211,901,025	\$217,048,101	\$222,320,199	\$227,720,357	\$233,251,684
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$174,883,805	\$179,131,733	\$183,482,843	\$187,939,641	\$192,504,695	\$197,180,634	\$201,970,151	\$206,876,006	\$211,901,025	\$217,048,101	\$222,320,199	\$227,720,357	\$233,251,684
<b>Commercial</b>													
Unit Value	\$332	\$349	\$366	\$385	\$404	\$424	\$445	\$467	\$491	\$515	\$541	\$568	\$597
AV - Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$80,919	\$82,700	\$84,520	\$86,380	\$88,282	\$90,225	\$92,210	\$94,240	\$96,314	\$98,434	\$100,601	\$102,815	\$105,078
Cumulative AV - Development	\$1,175,548	\$1,201,422	\$1,227,865	\$1,254,890	\$1,282,511	\$1,310,739	\$1,339,588	\$1,369,072	\$1,399,206	\$1,430,002	\$1,461,476	\$1,493,644	\$1,526,519
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$1,175,548	\$1,201,422	\$1,227,865	\$1,254,890	\$1,282,511	\$1,310,739	\$1,339,588	\$1,369,072	\$1,399,206	\$1,430,002	\$1,461,476	\$1,493,644	\$1,526,519
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$1,175,548	\$1,201,422	\$1,227,865	\$1,254,890	\$1,282,511	\$1,310,739	\$1,339,588	\$1,369,072	\$1,399,206	\$1,430,002	\$1,461,476	\$1,493,644	\$1,526,519
<b>2. Lock Center</b>													
<b>Development</b>													
Residential													
Multifamily for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial													
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-

Appendix A  
Table 7  
AV and Absorption Schedule - Stone Lock  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale												
	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
Development Project <sup>1,2</sup>	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	

Assumptions:  
Existing value inflation  
Statutory AV Increase  
Assumed Annual Appreciation rate  
Turnover Rate - Residential (Owner)  
Turnover Rate - Business & Renter

1. Barge Canal

Development

Residential													
Multifamily for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial													
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-

Assessed Values in 2017\$

Residential

Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%
Cumulative Share of Areas Underdevelo	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Commercial													
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
Cumulative Share of Areas Underdevelo	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Existing AV with Appreciation

	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Incremental AV (\$ with appreciation)

Residential

Unit Value	\$1,354,542	\$1,422,269	\$1,493,383	\$1,568,052	\$1,646,454	\$1,728,777	\$1,815,216	\$1,905,977	\$2,001,275	\$2,101,339	\$2,206,406	\$2,316,726	\$2,432,000
AV - Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$35,022,740	\$35,873,443	\$36,744,809	\$37,637,340	\$38,551,551	\$39,487,968	\$40,447,131	\$41,429,592	\$42,435,917	\$43,466,685	\$44,522,491	\$45,603,942	\$46,707,600
Cumulative AV - Development	\$238,917,367	\$244,720,670	\$250,664,935	\$256,753,587	\$262,990,131	\$269,378,162	\$275,921,357	\$282,623,487	\$289,488,411	\$296,520,085	\$303,722,558	\$311,099,979	\$318,617,579
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$238,917,367	\$244,720,670	\$250,664,935	\$256,753,587	\$262,990,131	\$269,378,162	\$275,921,357	\$282,623,487	\$289,488,411	\$296,520,085	\$303,722,558	\$311,099,979	\$318,617,579
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$238,917,367	\$244,720,670	\$250,664,935	\$256,753,587	\$262,990,131	\$269,378,162	\$275,921,357	\$282,623,487	\$289,488,411	\$296,520,085	\$303,722,558	\$311,099,979	\$318,617,579

Commercial

Unit Value	\$626	\$658	\$691	\$725	\$761	\$800	\$840	\$882	\$926	\$972	\$1,020	\$1,071	\$1,123
AV - Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$107,391	\$109,754	\$112,170	\$114,639	\$117,162	\$119,741	\$122,376	\$125,070	\$127,823	\$130,636	\$133,511	\$136,450	\$139,443
Cumulative AV - Development	\$1,560,117	\$1,594,455	\$1,629,549	\$1,665,416	\$1,702,072	\$1,739,534	\$1,777,821	\$1,816,951	\$1,856,942	\$1,897,814	\$1,939,584	\$1,982,275	\$2,025,900
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$1,560,117	\$1,594,455	\$1,629,549	\$1,665,416	\$1,702,072	\$1,739,534	\$1,777,821	\$1,816,951	\$1,856,942	\$1,897,814	\$1,939,584	\$1,982,275	\$2,025,900
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$1,560,117	\$1,594,455	\$1,629,549	\$1,665,416	\$1,702,072	\$1,739,534	\$1,777,821	\$1,816,951	\$1,856,942	\$1,897,814	\$1,939,584	\$1,982,275	\$2,025,900

2. Lock Center

Development

Residential													
Multifamily for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial													
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-

Appendix A  
Table 7  
AV and Absorption Schedule - Stone Lock  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>1,2</sup>	Fiscal Year of Sale										
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)										
Development Project <sup>1,2</sup>	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Assumptions:</b>											
Existing value inflation											
Statutory AV Increase											
Assumed Annual Appreciation rate											
Turnover Rate - Residential (Owner)											
Turnover Rate - Business & Renter											
<b>1. Barge Canal</b>											
<b>Development</b>											
Residential											
Multifamily for Sale	-	-	-	-	-	-	-	-	-	-	-
Commercial											
Retail	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>											
<b>Residential</b>											
Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%	99.3%
Cumulative Share of Areas Underdevelo	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>											
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
Cumulative Share of Areas Underdevelo	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Incremental AV (\$ with appreciation)</b>											
<b>Residential</b>											
Unit Value	\$2,432,563	\$2,554,191	\$2,681,900	\$2,815,995	\$2,956,795	\$3,104,635	\$3,259,867	\$3,422,860	\$3,594,003	\$3,773,703	\$3,962,388
AV - Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$46,711,662	\$47,846,288	\$49,008,474	\$50,198,890	\$51,418,221	\$52,667,170	\$53,946,455	\$55,256,815	\$56,599,003	\$57,973,793	\$59,381,976
Cumulative AV - Development	\$318,656,597	\$326,396,766	\$334,324,943	\$342,445,696	\$350,763,702	\$359,283,752	\$368,010,755	\$376,949,736	\$386,105,845	\$395,484,356	\$405,090,671
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$318,656,597	\$326,396,766	\$334,324,943	\$342,445,696	\$350,763,702	\$359,283,752	\$368,010,755	\$376,949,736	\$386,105,845	\$395,484,356	\$405,090,671
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$318,656,597	\$326,396,766	\$334,324,943	\$342,445,696	\$350,763,702	\$359,283,752	\$368,010,755	\$376,949,736	\$386,105,845	\$395,484,356	\$405,090,671
<b>Commercial</b>											
Unit Value	\$1,125	\$1,181	\$1,240	\$1,302	\$1,368	\$1,436	\$1,508	\$1,583	\$1,662	\$1,745	\$1,833
AV - Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$139,453	\$142,522	\$145,659	\$148,865	\$152,142	\$155,490	\$158,913	\$162,410	\$165,985	\$169,638	\$173,372
Cumulative AV - Development	\$2,025,905	\$2,070,495	\$2,116,066	\$2,162,641	\$2,210,241	\$2,258,888	\$2,308,606	\$2,359,419	\$2,411,349	\$2,464,423	\$2,518,665
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$2,025,905	\$2,070,495	\$2,116,066	\$2,162,641	\$2,210,241	\$2,258,888	\$2,308,606	\$2,359,419	\$2,411,349	\$2,464,423	\$2,518,665
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$2,025,905	\$2,070,495	\$2,116,066	\$2,162,641	\$2,210,241	\$2,258,888	\$2,308,606	\$2,359,419	\$2,411,349	\$2,464,423	\$2,518,665

<b>2. Lock Center</b>											
<b>Development</b>											
Residential											
Multifamily for Sale	-	-	-	-	-	-	-	-	-	-	-
Commercial											
Retail	-	-	-	-	-	-	-	-	-	-	-

Development Project <sup>1,2</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale													
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	
			Assessed Value Added to Tax Roll (FY)													
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	
<b>Assessed Values in 2017\$</b>																
<b>Residential</b>																
Multifamily for Sale	\$400,000 /DU	\$169,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,800,000	\$84,800,000	\$0	\$0	\$0	
Percentage of total project values		97.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	48.6%	48.6%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	48.6%	97.1%	97.1%	97.1%	97.1%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>97.1%</b>	<b>97.1%</b>	<b>97.1%</b>	<b>97.1%</b>	<b>97.1%</b>	<b>97.1%</b>	<b>97.1%</b>	<b>97.1%</b>	<b>97.1%</b>	<b>48.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>																
Retail	\$185 /SF	\$5,008,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,511,375	\$2,497,500	\$0	\$0	\$0	
Percentage of total project values		2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%	1.4%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%	2.9%	2.9%	2.9%	2.9%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>2.9%</b>	<b>2.9%</b>	<b>2.9%</b>	<b>2.9%</b>	<b>2.9%</b>	<b>2.9%</b>	<b>2.9%</b>	<b>2.9%</b>	<b>2.9%</b>	<b>1.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Existing AV with Appreciation	1.02	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Incremental AV (\$ with appreciation)</b>																
<b>Residential</b>																
Unit Value	1.05		\$0	\$400,000	\$420,000	\$441,000	\$463,050	\$486,203	\$510,513	\$536,038	\$562,840	\$590,982	\$620,531	\$651,558	\$684,136	
AV - Multifamily for Sale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,322,116	\$125,288,222	\$0	\$0	\$0	
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,916,216	\$37,163,427	\$38,066,127	\$38,990,753	
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119,322,116	\$247,508,672	\$253,520,657	\$259,678,674	\$265,986,269	
AV - Underserved Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$119,322,116</b>	<b>\$247,508,672</b>	<b>\$253,520,657</b>	<b>\$259,678,674</b>	<b>\$265,986,269</b>	
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$119,322,116</b>	<b>\$247,508,672</b>	<b>\$253,520,657</b>	<b>\$259,678,674</b>	<b>\$265,986,269</b>	
<b>Commercial</b>																
Unit Value	1.05		\$0	\$185	\$194	\$204	\$214	\$225	\$236	\$248	\$260	\$273	\$287	\$301	\$316	
AV - Retail			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,533,757	\$3,689,945	\$0	\$0	\$0	
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$248,600	\$513,659	\$524,965	\$536,519	
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,533,757	\$7,301,480	\$7,462,185	\$7,626,428	\$7,794,286	
AV - Underserved Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,533,757</b>	<b>\$7,301,480</b>	<b>\$7,462,185</b>	<b>\$7,626,428</b>	<b>\$7,794,286</b>	
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,533,757</b>	<b>\$7,301,480</b>	<b>\$7,462,185</b>	<b>\$7,626,428</b>	<b>\$7,794,286</b>	
<b>3. Stone Lock South</b>																
		74.1 acres														
<b>Development</b>																
<b>Residential</b>																
Multifamily for Sale	710 DU		-	-	-	-	-	-	-	-	-	-	177	177	177	
<b>Commercial</b>																
Retail	74,386 sq ft		-	-	-	-	-	-	-	-	-	-	-	37,000	-	
<b>Assessed Values in 2017\$</b>																
<b>Residential</b>																
Multifamily for Sale	\$400,000 /DU	\$284,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,800,000	\$70,800,000	\$70,800,000	
Percentage of total project values		95.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	23.8%	23.8%	23.8%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	23.8%	47.6%	71.3%	
<b>Cumulative Share of Areas Underdeveloped</b>			<b>95.4%</b>	<b>95.4%</b>	<b>95.4%</b>	<b>95.4%</b>	<b>95.4%</b>	<b>95.4%</b>	<b>95.4%</b>	<b>95.4%</b>	<b>95.4%</b>	<b>95.4%</b>	<b>71.6%</b>	<b>47.8%</b>	<b>24.0%</b>	
<b>Commercial</b>																
Retail	\$185 /SF	\$13,761,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,845,000	\$0	
Percentage of total project values		4.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.3%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.3%	2.3%	
<b>Cumulative Share of Areas Underdeveloped</b>			<b>4.6%</b>	<b>4.6%</b>	<b>4.6%</b>	<b>4.6%</b>	<b>4.6%</b>	<b>4.6%</b>	<b>4.6%</b>	<b>4.6%</b>	<b>4.6%</b>	<b>4.6%</b>	<b>4.6%</b>	<b>2.3%</b>	<b>2.3%</b>	
Existing AV with Appreciation	1.02	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Development Project <sup>1,2</sup>	Fiscal Year of Sale												
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
	Assessed Value Added to Tax Roll (FY)												
	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%
<b>Cumulative Share of Areas Underdevelo</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>													
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
<b>Cumulative Share of Areas Underdevelo</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Existing AV with Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Incremental AV (\$ with appreciation)</b>													
<b>Residential</b>													
<i>Unit Value</i>	\$718,343	\$754,260	\$791,973	\$831,571	\$873,150	\$916,807	\$962,648	\$1,010,780	\$1,061,319	\$1,114,385	\$1,170,104	\$1,228,610	\$1,290,040
AV - Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$39,937,838	\$40,907,928	\$41,901,582	\$42,919,371	\$43,961,883	\$45,029,717	\$46,123,489	\$47,243,828	\$48,391,381	\$49,566,808	\$50,770,785	\$52,004,008	\$53,267,185
Cumulative AV - Development	\$272,447,076	\$279,064,815	\$285,843,299	\$292,786,433	\$299,898,216	\$307,182,743	\$314,644,212	\$322,286,920	\$330,115,269	\$338,133,769	\$346,347,038	\$354,759,808	\$363,376,924
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$272,447,076</b>	<b>\$279,064,815</b>	<b>\$285,843,299</b>	<b>\$292,786,433</b>	<b>\$299,898,216</b>	<b>\$307,182,743</b>	<b>\$314,644,212</b>	<b>\$322,286,920</b>	<b>\$330,115,269</b>	<b>\$338,133,769</b>	<b>\$346,347,038</b>	<b>\$354,759,808</b>	<b>\$363,376,924</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$272,447,076</b>	<b>\$279,064,815</b>	<b>\$285,843,299</b>	<b>\$292,786,433</b>	<b>\$299,898,216</b>	<b>\$307,182,743</b>	<b>\$314,644,212</b>	<b>\$322,286,920</b>	<b>\$330,115,269</b>	<b>\$338,133,769</b>	<b>\$346,347,038</b>	<b>\$354,759,808</b>	<b>\$363,376,924</b>
<b>Commercial</b>													
<i>Unit Value</i>	\$332	\$349	\$366	\$385	\$404	\$424	\$445	\$467	\$491	\$515	\$541	\$568	\$597
AV - Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$548,328	\$560,397	\$572,731	\$585,337	\$598,220	\$611,387	\$624,844	\$638,596	\$652,652	\$667,017	\$681,698	\$696,702	\$712,036
Cumulative AV - Development	\$7,965,838	\$8,141,166	\$8,320,353	\$8,503,484	\$8,690,646	\$8,881,927	\$9,077,418	\$9,277,212	\$9,481,404	\$9,690,089	\$9,903,368	\$10,121,341	\$10,344,112
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$7,965,838</b>	<b>\$8,141,166</b>	<b>\$8,320,353</b>	<b>\$8,503,484</b>	<b>\$8,690,646</b>	<b>\$8,881,927</b>	<b>\$9,077,418</b>	<b>\$9,277,212</b>	<b>\$9,481,404</b>	<b>\$9,690,089</b>	<b>\$9,903,368</b>	<b>\$10,121,341</b>	<b>\$10,344,112</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$7,965,838</b>	<b>\$8,141,166</b>	<b>\$8,320,353</b>	<b>\$8,503,484</b>	<b>\$8,690,646</b>	<b>\$8,881,927</b>	<b>\$9,077,418</b>	<b>\$9,277,212</b>	<b>\$9,481,404</b>	<b>\$9,690,089</b>	<b>\$9,903,368</b>	<b>\$10,121,341</b>	<b>\$10,344,112</b>

**3. Stone Lock South**

**Development**

<b>Residential</b>													
Multifamily for Sale	179	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>													
Retail	37,386	-	-	-	-	-	-	-	-	-	-	-	-

**Assessed Values in 2017\$**

<b>Residential</b>													
Multifamily for Sale	\$71,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	24.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%
<b>Cumulative Share of Areas Underdevelo</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>													
Retail	\$6,916,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%
<b>Cumulative Share of Areas Underdevelo</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Existing AV with Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	Fiscal Year of Sale											
	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
Development Project <sup>1,2</sup>	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%
<b>Cumulative Share of Areas Underdevelo</b>	<b>0.0%</b>											
<b>Commercial</b>												
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
<b>Cumulative Share of Areas Underdevelo</b>	<b>0.0%</b>											
Existing AV with Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Incremental AV (\$ with appreciation)</b>												
<b>Residential</b>												
<i>Unit Value</i>	\$1,354,542	\$1,422,269	\$1,493,383	\$1,568,052	\$1,646,454	\$1,728,777	\$1,815,216	\$1,905,977	\$2,001,275	\$2,101,339	\$2,206,406	\$2,316,726
AV - Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$54,561,045	\$55,886,333	\$57,243,812	\$58,634,264	\$60,058,490	\$61,517,311	\$63,011,567	\$64,542,118	\$66,109,846	\$67,715,654	\$69,360,467	\$71,045,233
Cumulative AV - Development	\$372,203,349	\$381,244,169	\$390,504,589	\$399,989,946	\$409,705,702	\$419,657,453	\$429,850,933	\$440,292,012	\$450,986,705	\$461,941,172	\$473,161,723	\$484,654,821
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$372,203,349</b>	<b>\$381,244,169</b>	<b>\$390,504,589</b>	<b>\$399,989,946</b>	<b>\$409,705,702</b>	<b>\$419,657,453</b>	<b>\$429,850,933</b>	<b>\$440,292,012</b>	<b>\$450,986,705</b>	<b>\$461,941,172</b>	<b>\$473,161,723</b>	<b>\$484,654,821</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$372,203,349</b>	<b>\$381,244,169</b>	<b>\$390,504,589</b>	<b>\$399,989,946</b>	<b>\$409,705,702</b>	<b>\$419,657,453</b>	<b>\$429,850,933</b>	<b>\$440,292,012</b>	<b>\$450,986,705</b>	<b>\$461,941,172</b>	<b>\$473,161,723</b>	<b>\$484,654,821</b>
<b>Commercial</b>												
<i>Unit Value</i>	\$626	\$658	\$691	\$725	\$761	\$800	\$840	\$882	\$926	\$972	\$1,020	\$1,071
AV - Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$727,708	\$743,725	\$760,095	\$776,824	\$793,922	\$811,396	\$829,255	\$847,507	\$866,161	\$885,225	\$904,709	\$924,621
Cumulative AV - Development	\$10,571,786	\$10,804,471	\$11,042,277	\$11,285,318	\$11,533,708	\$11,787,565	\$12,047,009	\$12,312,163	\$12,583,154	\$12,860,109	\$13,143,160	\$13,432,441
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$10,571,786</b>	<b>\$10,804,471</b>	<b>\$11,042,277</b>	<b>\$11,285,318</b>	<b>\$11,533,708</b>	<b>\$11,787,565</b>	<b>\$12,047,009</b>	<b>\$12,312,163</b>	<b>\$12,583,154</b>	<b>\$12,860,109</b>	<b>\$13,143,160</b>	<b>\$13,432,441</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$10,571,786</b>	<b>\$10,804,471</b>	<b>\$11,042,277</b>	<b>\$11,285,318</b>	<b>\$11,533,708</b>	<b>\$11,787,565</b>	<b>\$12,047,009</b>	<b>\$12,312,163</b>	<b>\$12,583,154</b>	<b>\$12,860,109</b>	<b>\$13,143,160</b>	<b>\$13,432,441</b>

**3. Stone Lock South**

**Development**

Residential

Multifamily for Sale

Commercial

Retail

Multifamily for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Retail	-	-	-	-	-	-	-	-	-	-	-	-

**Assessed Values in 2017\$**

**Residential**

Multifamily for Sale

Percentage of total project values

Cumulative Share of New Development

**Cumulative Share of Areas Underdevelo**

**Commercial**

Retail

Percentage of total project values

Cumulative Share of New Development

**Cumulative Share of Areas Underdevelo**

Existing AV with Appreciation

Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%
<b>Cumulative Share of Areas Underdevelo</b>	<b>0.0%</b>											
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%
<b>Cumulative Share of Areas Underdevelo</b>	<b>0.0%</b>											
Existing AV with Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	Fiscal Year of Sale										
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
Development Project <sup>1,2</sup>	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Assessed Values in 2017\$</b>											
<b>Residential</b>											
Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%	97.1%
<b>Cumulative Share of Areas Underdevelo</b>	<b>0.0%</b>										
<b>Commercial</b>											
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
<b>Cumulative Share of Areas Underdevelo</b>	<b>0.0%</b>										
Existing AV with Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Incremental AV (\$ with appreciation)</b>											
<b>Residential</b>											
<i>Unit Value</i>	\$2,432,563	\$2,554,191	\$2,681,900	\$2,815,995	\$2,956,795	\$3,104,635	\$3,259,867	\$3,422,860	\$3,594,003	\$3,773,703	\$3,962,388
AV - Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$72,770,921	\$74,538,527	\$76,349,068	\$78,203,587	\$80,103,152	\$82,048,857	\$84,041,824	\$86,083,200	\$88,174,161	\$90,315,911	\$92,509,685
Cumulative AV - Development	\$496,427,087	\$508,485,301	\$520,836,409	\$533,487,525	\$546,445,937	\$559,719,109	\$573,314,686	\$587,240,500	\$601,504,571	\$616,115,117	\$631,080,554
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$496,427,087</b>	<b>\$508,485,301</b>	<b>\$520,836,409</b>	<b>\$533,487,525</b>	<b>\$546,445,937</b>	<b>\$559,719,109</b>	<b>\$573,314,686</b>	<b>\$587,240,500</b>	<b>\$601,504,571</b>	<b>\$616,115,117</b>	<b>\$631,080,554</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$496,427,087</b>	<b>\$508,485,301</b>	<b>\$520,836,409</b>	<b>\$533,487,525</b>	<b>\$546,445,937</b>	<b>\$559,719,109</b>	<b>\$573,314,686</b>	<b>\$587,240,500</b>	<b>\$601,504,571</b>	<b>\$616,115,117</b>	<b>\$631,080,554</b>
<b>Commercial</b>											
<i>Unit Value</i>	\$1,125	\$1,181	\$1,240	\$1,302	\$1,368	\$1,436	\$1,508	\$1,583	\$1,662	\$1,745	\$1,833
AV - Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$944,972	\$965,771	\$987,028	\$1,008,752	\$1,030,955	\$1,053,646	\$1,076,837	\$1,100,538	\$1,124,761	\$1,149,517	\$1,174,818
Cumulative AV - Development	\$13,728,089	\$14,030,245	\$14,339,050	\$14,654,653	\$14,977,202	\$15,306,850	\$15,643,754	\$15,988,073	\$16,339,970	\$16,699,613	\$17,067,171
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$13,728,089</b>	<b>\$14,030,245</b>	<b>\$14,339,050</b>	<b>\$14,654,653</b>	<b>\$14,977,202</b>	<b>\$15,306,850</b>	<b>\$15,643,754</b>	<b>\$15,988,073</b>	<b>\$16,339,970</b>	<b>\$16,699,613</b>	<b>\$17,067,171</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$13,728,089</b>	<b>\$14,030,245</b>	<b>\$14,339,050</b>	<b>\$14,654,653</b>	<b>\$14,977,202</b>	<b>\$15,306,850</b>	<b>\$15,643,754</b>	<b>\$15,988,073</b>	<b>\$16,339,970</b>	<b>\$16,699,613</b>	<b>\$17,067,171</b>

**3. Stone Lock South**

**Development**

Residential

Multifamily for Sale

Commercial

Retail

Multifamily for Sale	-	-	-	-	-	-	-	-	-	-	-
Retail	-	-	-	-	-	-	-	-	-	-	-

**Assessed Values in 2017\$**

**Residential**

Multifamily for Sale

Percentage of total project values

Cumulative Share of New Development

**Cumulative Share of Areas Underdevelo**

**Commercial**

Retail

Percentage of total project values

Cumulative Share of New Development

**Cumulative Share of Areas Underdevelo**

Existing AV with Appreciation

Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%	95.4%
<b>Cumulative Share of Areas Underdevelo</b>	<b>0.0%</b>										
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%	4.6%
<b>Cumulative Share of Areas Underdevelo</b>	<b>0.0%</b>										
Existing AV with Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Development Project <sup>1,2</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
			Assessed Value Added to Tax Roll (FY)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>Incremental AV (\$ with appreciation)</b>															
<b>Residential</b>															
<i>Unit Value</i>	1.05		\$0	\$400,000	\$420,000	\$441,000	\$463,050	\$486,203	\$510,513	\$536,038	\$562,840	\$590,982	\$620,531	\$651,558	\$684,136
AV - Multifamily for Sale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,834,038	\$115,325,740	\$121,092,027
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,491,581	\$34,208,321
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,834,038	\$227,827,646	\$354,453,606
AV - Underserved Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,834,038	\$227,827,646	\$354,453,606
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,834,038	\$227,827,646	\$354,453,606
<b>Commercial</b>															
<i>Unit Value</i>	1.05		\$0	\$185	\$194	\$204	\$214	\$225	\$236	\$248	\$260	\$273	\$287	\$301	\$316
AV - Retail			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,149,784	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$784,387
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,149,784	\$11,395,190
AV - Underserved Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,149,784	\$11,395,190
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,149,784	\$11,395,190
<b>Aggregate</b>															
<b>Residential Property</b>															
<b>For Sale</b>	<i>Average</i> \$400,000 /DU														
AV - Initial Absorption			\$0	\$0	\$0	\$0	\$0	\$0	\$73,003,305	\$76,653,471	\$119,322,116	\$125,288,222	\$109,834,038	\$115,325,740	\$121,092,027
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$10,961,446	\$22,737,218	\$41,205,721	\$61,018,635	\$78,992,358	\$98,227,242	
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$73,003,305	\$151,430,026	\$274,430,377	\$406,384,513	\$526,089,631	\$654,194,087	\$791,176,488
AV - Underserved Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$73,003,305	\$151,430,026	\$274,430,377	\$406,384,513	\$526,089,631	\$654,194,087	\$791,176,488
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$73,003,305	\$151,430,026	\$274,430,377	\$406,384,513	\$526,089,631	\$654,194,087	\$791,176,488
<b>For Rent</b>															
AV - Initial Absorption															
AV of Resale															
Cumulative AV - Development															
AV - Underserved Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Base Value															
<b>Cumulative Incremental AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Business Property</b>															
AV - Initial Absorption			\$0	\$0	\$0	\$0	\$0	\$0	\$1,009,379	\$0	\$3,533,757	\$3,689,945	\$0	\$11,149,784	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,010	\$72,573	\$322,770	\$589,462	\$602,436	\$1,400,083
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$1,009,379	\$1,031,596	\$4,588,058	\$8,378,986	\$8,563,407	\$19,901,672	\$20,339,708
AV - Underserved Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$1,009,379	\$1,031,596	\$4,588,058	\$8,378,986	\$8,563,407	\$19,901,672	\$20,339,708
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$1,009,379	\$1,031,596	\$4,588,058	\$8,378,986	\$8,563,407	\$19,901,672	\$20,339,708
<b>Aggregate</b>															
AV - Initial Absorption			\$0	\$0	\$0	\$0	\$0	\$0	\$74,012,685	\$76,653,471	\$122,855,873	\$128,978,167	\$109,834,038	\$126,475,523	\$121,092,027
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,032,456	\$22,809,791	\$41,528,491	\$61,608,096	\$79,594,794	\$99,627,325
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$74,012,685	\$152,461,622	\$279,018,435	\$414,763,499	\$534,653,038	\$674,095,759	\$811,516,196
AV - Underserved Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$74,012,685	\$152,461,622	\$279,018,435	\$414,763,499	\$534,653,038	\$674,095,759	\$811,516,196
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$74,012,685	\$152,461,622	\$279,018,435	\$414,763,499	\$534,653,038	\$674,095,759	\$811,516,196

	Fiscal Year of Sale												
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
Development Project <sup>1,2</sup>	Assessed Value Added to Tax Roll (FY)												
	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
<b>Incremental AV (\$ with appreciation)</b>													
<b>Residential</b>													
<i>Unit Value</i>	\$718,343	\$754,260	\$791,973	\$831,571	\$873,150	\$916,807	\$962,648	\$1,010,780	\$1,061,319	\$1,114,385	\$1,170,104	\$1,228,610	\$1,290,040
AV - Multifamily for Sale	\$128,583,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$53,221,209	\$73,820,737	\$75,613,842	\$77,450,502	\$79,331,775	\$81,258,744	\$83,232,519	\$85,254,237	\$87,325,062	\$89,446,188	\$91,618,836	\$93,844,257	\$96,123,734
Cumulative AV - Development	\$491,646,597	\$503,588,693	\$515,820,862	\$528,350,151	\$541,183,776	\$554,329,130	\$567,793,785	\$581,585,496	\$595,712,207	\$610,182,057	\$625,003,379	\$640,184,711	\$655,734,798
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$491,646,597	\$503,588,693	\$515,820,862	\$528,350,151	\$541,183,776	\$554,329,130	\$567,793,785	\$581,585,496	\$595,712,207	\$610,182,057	\$625,003,379	\$640,184,711	\$655,734,798
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$491,646,597	\$503,588,693	\$515,820,862	\$528,350,151	\$541,183,776	\$554,329,130	\$567,793,785	\$581,585,496	\$595,712,207	\$610,182,057	\$625,003,379	\$640,184,711	\$655,734,798
<b>Commercial</b>													
<i>Unit Value</i>	\$332	\$349	\$366	\$385	\$404	\$424	\$445	\$467	\$491	\$515	\$541	\$568	\$597
AV - Retail	\$12,420,879	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$801,652	\$1,693,105	\$1,730,370	\$1,768,455	\$1,807,379	\$1,847,160	\$1,887,816	\$1,929,366	\$1,971,832	\$2,015,232	\$2,059,587	\$2,104,919	\$2,151,248
Cumulative AV - Development	\$24,066,877	\$24,596,589	\$25,137,960	\$25,691,247	\$26,256,711	\$26,834,621	\$27,425,251	\$28,028,881	\$28,645,797	\$29,276,291	\$29,920,662	\$30,579,216	\$31,252,264
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$24,066,877	\$24,596,589	\$25,137,960	\$25,691,247	\$26,256,711	\$26,834,621	\$27,425,251	\$28,028,881	\$28,645,797	\$29,276,291	\$29,920,662	\$30,579,216	\$31,252,264
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$24,066,877	\$24,596,589	\$25,137,960	\$25,691,247	\$26,256,711	\$26,834,621	\$27,425,251	\$28,028,881	\$28,645,797	\$29,276,291	\$29,920,662	\$30,579,216	\$31,252,264
<b>Aggregate</b>													
<b>Residential Property</b>													
<b>For Sale</b>													
AV - Initial Absorption	\$128,583,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$118,795,150	\$140,987,468	\$144,412,054	\$147,919,823	\$151,512,795	\$155,193,041	\$158,962,680	\$162,823,883	\$166,778,876	\$170,829,934	\$174,979,394	\$179,229,643	\$183,583,131
Cumulative AV - Development	\$938,977,478	\$961,785,241	\$985,147,004	\$1,009,076,225	\$1,033,586,687	\$1,058,692,507	\$1,084,408,148	\$1,110,748,422	\$1,137,728,501	\$1,165,363,927	\$1,193,670,616	\$1,222,664,876	\$1,252,363,406
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$938,977,478	\$961,785,241	\$985,147,004	\$1,009,076,225	\$1,033,586,687	\$1,058,692,507	\$1,084,408,148	\$1,110,748,422	\$1,137,728,501	\$1,165,363,927	\$1,193,670,616	\$1,222,664,876	\$1,252,363,406
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$938,977,478	\$961,785,241	\$985,147,004	\$1,009,076,225	\$1,033,586,687	\$1,058,692,507	\$1,084,408,148	\$1,110,748,422	\$1,137,728,501	\$1,165,363,927	\$1,193,670,616	\$1,222,664,876	\$1,252,363,406
<b>For Rent</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Business Property</b>													
AV - Initial Absorption	\$12,420,879	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$1,430,898	\$2,336,201	\$2,387,621	\$2,440,173	\$2,493,881	\$2,548,771	\$2,604,870	\$2,662,203	\$2,720,798	\$2,780,683	\$2,841,885	\$2,904,435	\$2,968,362
Cumulative AV - Development	\$33,208,263	\$33,939,177	\$34,686,178	\$35,449,621	\$36,229,867	\$37,027,287	\$37,842,257	\$38,675,165	\$39,526,406	\$40,396,382	\$41,285,506	\$42,194,200	\$43,122,895
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$33,208,263	\$33,939,177	\$34,686,178	\$35,449,621	\$36,229,867	\$37,027,287	\$37,842,257	\$38,675,165	\$39,526,406	\$40,396,382	\$41,285,506	\$42,194,200	\$43,122,895
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$33,208,263	\$33,939,177	\$34,686,178	\$35,449,621	\$36,229,867	\$37,027,287	\$37,842,257	\$38,675,165	\$39,526,406	\$40,396,382	\$41,285,506	\$42,194,200	\$43,122,895
<b>Aggregate</b>													
AV - Initial Absorption	\$141,004,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$120,226,048	\$143,323,670	\$146,799,675	\$150,359,995	\$154,006,676	\$157,741,812	\$161,567,550	\$165,486,086	\$169,499,673	\$173,610,617	\$177,821,279	\$182,134,078	\$186,551,493
Cumulative AV - Development	\$972,185,741	\$995,724,418	\$1,019,833,183	\$1,044,525,846	\$1,069,816,554	\$1,095,719,794	\$1,122,250,406	\$1,149,423,588	\$1,177,254,907	\$1,205,760,309	\$1,234,956,123	\$1,264,859,076	\$1,295,486,300
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$972,185,741	\$995,724,418	\$1,019,833,183	\$1,044,525,846	\$1,069,816,554	\$1,095,719,794	\$1,122,250,406	\$1,149,423,588	\$1,177,254,907	\$1,205,760,309	\$1,234,956,123	\$1,264,859,076	\$1,295,486,300
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$972,185,741	\$995,724,418	\$1,019,833,183	\$1,044,525,846	\$1,069,816,554	\$1,095,719,794	\$1,122,250,406	\$1,149,423,588	\$1,177,254,907	\$1,205,760,309	\$1,234,956,123	\$1,264,859,076	\$1,295,486,300

	Fiscal Year of Sale											
	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
Development Project <sup>1,2</sup>	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
<b>Incremental AV (\$ with appreciation)</b>												
<b>Residential</b>												
<i>Unit Value</i>	\$1,354,542	\$1,422,269	\$1,493,383	\$1,568,052	\$1,646,454	\$1,728,777	\$1,815,216	\$1,905,977	\$2,001,275	\$2,101,339	\$2,206,406	\$2,316,726
AV - Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$98,458,580	\$100,850,139	\$103,299,789	\$105,808,941	\$108,379,040	\$111,011,567	\$113,708,038	\$116,470,006	\$119,299,062	\$122,196,836	\$125,164,998	\$128,205,255
Cumulative AV - Development	\$671,662,596	\$687,977,281	\$704,688,249	\$721,805,126	\$739,337,773	\$757,296,287	\$775,691,014	\$794,532,549	\$813,831,744	\$833,599,718	\$853,847,855	\$874,587,819
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$671,662,596</b>	<b>\$687,977,281</b>	<b>\$704,688,249</b>	<b>\$721,805,126</b>	<b>\$739,337,773</b>	<b>\$757,296,287</b>	<b>\$775,691,014</b>	<b>\$794,532,549</b>	<b>\$813,831,744</b>	<b>\$833,599,718</b>	<b>\$853,847,855</b>	<b>\$874,587,819</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$671,662,596</b>	<b>\$687,977,281</b>	<b>\$704,688,249</b>	<b>\$721,805,126</b>	<b>\$739,337,773</b>	<b>\$757,296,287</b>	<b>\$775,691,014</b>	<b>\$794,532,549</b>	<b>\$813,831,744</b>	<b>\$833,599,718</b>	<b>\$853,847,855</b>	<b>\$874,587,819</b>
<b>Commercial</b>												
<i>Unit Value</i>	\$626	\$658	\$691	\$725	\$761	\$800	\$840	\$882	\$926	\$972	\$1,020	\$1,071
AV - Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$2,198,597	\$2,246,988	\$2,296,444	\$2,346,989	\$2,398,646	\$2,451,440	\$2,505,396	\$2,560,540	\$2,616,898	\$2,674,496	\$2,733,361	\$2,793,523
Cumulative AV - Development	\$31,940,126	\$32,643,129	\$33,361,604	\$34,095,893	\$34,846,343	\$35,613,311	\$36,397,160	\$37,198,262	\$38,016,996	\$38,853,750	\$39,708,921	\$40,582,914
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$31,940,126</b>	<b>\$32,643,129</b>	<b>\$33,361,604</b>	<b>\$34,095,893</b>	<b>\$34,846,343</b>	<b>\$35,613,311</b>	<b>\$36,397,160</b>	<b>\$37,198,262</b>	<b>\$38,016,996</b>	<b>\$38,853,750</b>	<b>\$39,708,921</b>	<b>\$40,582,914</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$31,940,126</b>	<b>\$32,643,129</b>	<b>\$33,361,604</b>	<b>\$34,095,893</b>	<b>\$34,846,343</b>	<b>\$35,613,311</b>	<b>\$36,397,160</b>	<b>\$37,198,262</b>	<b>\$38,016,996</b>	<b>\$38,853,750</b>	<b>\$39,708,921</b>	<b>\$40,582,914</b>
<b>Aggregate</b>												
<b>Residential Property</b>												
<b>For Sale</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$188,042,365	\$192,609,914	\$197,288,409	\$202,080,545	\$206,989,081	\$212,016,846	\$217,166,735	\$222,441,715	\$227,844,824	\$233,379,175	\$239,047,955	\$244,854,430
Cumulative AV - Development	\$1,282,783,313	\$1,313,942,119	\$1,345,857,773	\$1,378,548,659	\$1,412,033,606	\$1,446,331,902	\$1,481,463,304	\$1,517,448,047	\$1,554,306,861	\$1,592,060,974	\$1,630,732,135	\$1,670,342,619
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,282,783,313</b>	<b>\$1,313,942,119</b>	<b>\$1,345,857,773</b>	<b>\$1,378,548,659</b>	<b>\$1,412,033,606</b>	<b>\$1,446,331,902</b>	<b>\$1,481,463,304</b>	<b>\$1,517,448,047</b>	<b>\$1,554,306,861</b>	<b>\$1,592,060,974</b>	<b>\$1,630,732,135</b>	<b>\$1,670,342,619</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$1,282,783,313</b>	<b>\$1,313,942,119</b>	<b>\$1,345,857,773</b>	<b>\$1,378,548,659</b>	<b>\$1,412,033,606</b>	<b>\$1,446,331,902</b>	<b>\$1,481,463,304</b>	<b>\$1,517,448,047</b>	<b>\$1,554,306,861</b>	<b>\$1,592,060,974</b>	<b>\$1,630,732,135</b>	<b>\$1,670,342,619</b>
<b>For Rent</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$0</b>											
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$0</b>											
<b>Business Property</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,033,696	\$3,100,467	\$3,168,709	\$3,238,452	\$3,309,730	\$3,382,577	\$3,457,028	\$3,533,117	\$3,610,881	\$3,690,356	\$3,771,581	\$3,854,594
Cumulative AV - Development	\$44,072,030	\$45,042,055	\$46,033,431	\$47,046,626	\$48,082,123	\$49,140,410	\$50,221,991	\$51,327,377	\$52,457,092	\$53,611,673	\$54,791,666	\$55,997,630
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$44,072,030</b>	<b>\$45,042,055</b>	<b>\$46,033,431</b>	<b>\$47,046,626</b>	<b>\$48,082,123</b>	<b>\$49,140,410</b>	<b>\$50,221,991</b>	<b>\$51,327,377</b>	<b>\$52,457,092</b>	<b>\$53,611,673</b>	<b>\$54,791,666</b>	<b>\$55,997,630</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$44,072,030</b>	<b>\$45,042,055</b>	<b>\$46,033,431</b>	<b>\$47,046,626</b>	<b>\$48,082,123</b>	<b>\$49,140,410</b>	<b>\$50,221,991</b>	<b>\$51,327,377</b>	<b>\$52,457,092</b>	<b>\$53,611,673</b>	<b>\$54,791,666</b>	<b>\$55,997,630</b>
<b>Aggregate</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$191,076,061	\$195,710,382	\$200,457,118	\$205,318,997	\$210,298,811	\$215,399,423	\$220,623,763	\$225,974,832	\$231,455,705	\$237,069,532	\$242,819,536	\$248,709,024
Cumulative AV - Development	\$1,326,855,342	\$1,358,984,174	\$1,391,891,204	\$1,425,595,285	\$1,460,115,728	\$1,495,472,312	\$1,531,685,294	\$1,568,775,424	\$1,606,763,953	\$1,645,672,647	\$1,685,523,801	\$1,726,340,249
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,326,855,342</b>	<b>\$1,358,984,174</b>	<b>\$1,391,891,204</b>	<b>\$1,425,595,285</b>	<b>\$1,460,115,728</b>	<b>\$1,495,472,312</b>	<b>\$1,531,685,294</b>	<b>\$1,568,775,424</b>	<b>\$1,606,763,953</b>	<b>\$1,645,672,647</b>	<b>\$1,685,523,801</b>	<b>\$1,726,340,249</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$1,326,855,342</b>	<b>\$1,358,984,174</b>	<b>\$1,391,891,204</b>	<b>\$1,425,595,285</b>	<b>\$1,460,115,728</b>	<b>\$1,495,472,312</b>	<b>\$1,531,685,294</b>	<b>\$1,568,775,424</b>	<b>\$1,606,763,953</b>	<b>\$1,645,672,647</b>	<b>\$1,685,523,801</b>	<b>\$1,726,340,249</b>

Development Project <sup>1,2</sup>	Fiscal Year of Sale										
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)										
	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Incremental AV (\$ with appreciation)</b>											
<b>Residential</b>											
<i>Unit Value</i>	\$2,432,563	\$2,554,191	\$2,681,900	\$2,815,995	\$2,956,795	\$3,104,635	\$3,259,867	\$3,422,860	\$3,594,003	\$3,773,703	\$3,962,388
AV - Multifamily for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$131,319,361	\$134,509,108	\$137,776,335	\$141,122,922	\$144,550,797	\$148,061,936	\$151,658,361	\$155,342,142	\$159,115,403	\$162,980,316	\$166,939,108
Cumulative AV - Development	\$895,831,557	\$917,591,306	\$939,879,599	\$962,709,274	\$986,093,482	\$1,010,045,693	\$1,034,579,703	\$1,059,709,644	\$1,085,449,991	\$1,111,815,571	\$1,138,821,572
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$895,831,557</b>	<b>\$917,591,306</b>	<b>\$939,879,599</b>	<b>\$962,709,274</b>	<b>\$986,093,482</b>	<b>\$1,010,045,693</b>	<b>\$1,034,579,703</b>	<b>\$1,059,709,644</b>	<b>\$1,085,449,991</b>	<b>\$1,111,815,571</b>	<b>\$1,138,821,572</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$895,831,557</b>	<b>\$917,591,306</b>	<b>\$939,879,599</b>	<b>\$962,709,274</b>	<b>\$986,093,482</b>	<b>\$1,010,045,693</b>	<b>\$1,034,579,703</b>	<b>\$1,059,709,644</b>	<b>\$1,085,449,991</b>	<b>\$1,111,815,571</b>	<b>\$1,138,821,572</b>
<b>Commercial</b>											
<i>Unit Value</i>	\$1,125	\$1,181	\$1,240	\$1,302	\$1,368	\$1,436	\$1,508	\$1,583	\$1,662	\$1,745	\$1,833
AV - Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$2,855,008	\$2,917,847	\$2,982,069	\$3,047,704	\$3,114,784	\$3,183,340	\$3,253,406	\$3,325,013	\$3,398,197	\$3,472,991	\$3,549,431
Cumulative AV - Development	\$41,476,144	\$42,389,034	\$43,322,017	\$44,275,534	\$45,250,039	\$46,245,992	\$47,263,866	\$48,304,144	\$49,367,318	\$50,453,893	\$51,564,383
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$41,476,144</b>	<b>\$42,389,034</b>	<b>\$43,322,017</b>	<b>\$44,275,534</b>	<b>\$45,250,039</b>	<b>\$46,245,992</b>	<b>\$47,263,866</b>	<b>\$48,304,144</b>	<b>\$49,367,318</b>	<b>\$50,453,893</b>	<b>\$51,564,383</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$41,476,144</b>	<b>\$42,389,034</b>	<b>\$43,322,017</b>	<b>\$44,275,534</b>	<b>\$45,250,039</b>	<b>\$46,245,992</b>	<b>\$47,263,866</b>	<b>\$48,304,144</b>	<b>\$49,367,318</b>	<b>\$50,453,893</b>	<b>\$51,564,383</b>
<b>Aggregate</b>											
<b>Residential Property</b>											
<b>For Sale</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$250,801,944	\$256,893,923	\$263,133,877	\$269,525,399	\$276,072,171	\$282,777,964	\$289,646,640	\$296,682,157	\$303,888,567	\$311,270,020	\$318,830,769
Cumulative AV - Development	\$1,710,915,241	\$1,752,473,372	\$1,795,040,950	\$1,838,642,495	\$1,883,303,121	\$1,929,048,554	\$1,975,905,144	\$2,023,899,880	\$2,073,060,408	\$2,123,415,045	\$2,174,992,796
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,710,915,241</b>	<b>\$1,752,473,372</b>	<b>\$1,795,040,950</b>	<b>\$1,838,642,495</b>	<b>\$1,883,303,121</b>	<b>\$1,929,048,554</b>	<b>\$1,975,905,144</b>	<b>\$2,023,899,880</b>	<b>\$2,073,060,408</b>	<b>\$2,123,415,045</b>	<b>\$2,174,992,796</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$1,710,915,241</b>	<b>\$1,752,473,372</b>	<b>\$1,795,040,950</b>	<b>\$1,838,642,495</b>	<b>\$1,883,303,121</b>	<b>\$1,929,048,554</b>	<b>\$1,975,905,144</b>	<b>\$2,023,899,880</b>	<b>\$2,073,060,408</b>	<b>\$2,123,415,045</b>	<b>\$2,174,992,796</b>
<b>For Rent</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Business Property</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,939,433	\$4,026,140	\$4,114,756	\$4,205,321	\$4,297,880	\$4,392,477	\$4,489,155	\$4,587,962	\$4,688,943	\$4,792,146	\$4,897,621
Cumulative AV - Development	\$57,230,138	\$58,489,773	\$59,777,133	\$61,092,828	\$62,437,481	\$63,811,730	\$65,216,226	\$66,651,635	\$68,118,638	\$69,617,929	\$71,150,220
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$57,230,138</b>	<b>\$58,489,773</b>	<b>\$59,777,133</b>	<b>\$61,092,828</b>	<b>\$62,437,481</b>	<b>\$63,811,730</b>	<b>\$65,216,226</b>	<b>\$66,651,635</b>	<b>\$68,118,638</b>	<b>\$69,617,929</b>	<b>\$71,150,220</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$57,230,138</b>	<b>\$58,489,773</b>	<b>\$59,777,133</b>	<b>\$61,092,828</b>	<b>\$62,437,481</b>	<b>\$63,811,730</b>	<b>\$65,216,226</b>	<b>\$66,651,635</b>	<b>\$68,118,638</b>	<b>\$69,617,929</b>	<b>\$71,150,220</b>
<b>Aggregate</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$254,741,378	\$260,920,064	\$267,248,632	\$273,730,720	\$280,370,051	\$287,170,440	\$294,135,796	\$301,270,119	\$308,577,509	\$316,062,166	\$323,728,390
Cumulative AV - Development	\$1,768,145,379	\$1,810,963,146	\$1,854,818,084	\$1,899,735,323	\$1,945,740,602	\$1,992,860,284	\$2,041,121,370	\$2,090,551,515	\$2,141,179,045	\$2,193,032,974	\$2,246,143,016
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,768,145,379</b>	<b>\$1,810,963,146</b>	<b>\$1,854,818,084</b>	<b>\$1,899,735,323</b>	<b>\$1,945,740,602</b>	<b>\$1,992,860,284</b>	<b>\$2,041,121,370</b>	<b>\$2,090,551,515</b>	<b>\$2,141,179,045</b>	<b>\$2,193,032,974</b>	<b>\$2,246,143,016</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$1,768,145,379</b>	<b>\$1,810,963,146</b>	<b>\$1,854,818,084</b>	<b>\$1,899,735,323</b>	<b>\$1,945,740,602</b>	<b>\$1,992,860,284</b>	<b>\$2,041,121,370</b>	<b>\$2,090,551,515</b>	<b>\$2,141,179,045</b>	<b>\$2,193,032,974</b>	<b>\$2,246,143,016</b>

<sup>1</sup> Stone Lock is a Near Term Development Commencement area. According to the Master Plan of Pioneer Bluff and Stone Lock, building development is as early as 2022. As for location, According to the EIFD map, this area is located between two districts of long term development. According to the google maps, there isn't any development in the area yet. Barge Canal is near the high way and thus is supposed to get developed first; addresses are not available for the other 2 projects.

<sup>2</sup> Existing Values of projects from Table 12 in Appendix A.

Appendix A  
Table 8  
AV and Absorption Schedule - Washington  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>3</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
			Assessed Value Added to Tax Roll (FY)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	
<b>Assumptions:</b>															
Existing value inflation	1.02														
Statutory AV Increase	1.02														
Assumed Annual Appreciation rate	1.05														
Turnover Rate - Residential (Owner)	14.3%														
Turnover Rate - Business & Renter	6.7%														
<b>1. 4th Street Subdivision</b>															
	0.8 acres														
<b>Development</b>															
<b>Residential</b>															
Single Family for Sale	12 DU		-	-	12	-	-	-	-	-	-	-	-	-	-
Duplex for Sale	10 DU		-	-	10	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>															
<b>Residential</b>															
Single Family for Sale	\$500,000 /DU	\$6,000,000	\$0	\$0	\$6,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Duplex for Sale	\$400,000 /DU	\$4,000,000	\$0	\$0	\$4,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of total project values</b>		100.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development		0.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>									
<b>Existing AV with Appreciation</b>	1.02	\$835,096	\$835,096	\$851,798	\$851,798	\$851,798	\$851,798	\$851,798	\$851,798	\$851,798	\$851,798	\$851,798	\$851,798	\$851,798	\$851,798
<b>AV (\$ with appreciation)</b>															
<b>Residential</b>															
<i>Unit Value - Single Family</i>	1.05		\$0	\$500,000	\$525,000	\$551,250	\$578,813	\$607,753	\$638,141	\$670,048	\$703,550	\$738,728	\$775,664	\$814,447	
<i>AV</i>			\$0	\$0	\$6,300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - Duplex</i>	1.05		\$0	\$400,000	\$420,000	\$441,000	\$463,050	\$486,203	\$510,513	\$536,038	\$562,840	\$590,982	\$620,531	\$651,558	
<i>AV</i>			\$0	\$0	\$4,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV - Residential for Sale</i>			\$0	\$0	\$10,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>			\$0	\$0	\$1,576,575	\$1,614,870	\$1,654,095	\$1,694,273	\$1,735,427	\$1,777,581	\$1,820,758	\$1,864,984	\$1,910,285		
<i>Cumulative AV - Development</i>			\$0	\$0	\$10,500,000	\$10,755,045	\$11,016,285	\$11,283,871	\$11,557,956	\$11,838,699	\$12,126,261	\$12,420,807	\$12,722,509	\$13,031,539	
<i>AV - Underdeveloped Land</i>			\$835,096	\$851,798	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$835,096</b>	<b>\$851,798</b>	<b>\$10,500,000</b>	<b>\$10,755,045</b>	<b>\$11,016,285</b>	<b>\$11,283,871</b>	<b>\$11,557,956</b>	<b>\$11,838,699</b>	<b>\$12,126,261</b>	<b>\$12,420,807</b>	<b>\$12,722,509</b>	<b>\$13,031,539</b>	
<i>Base Value</i>			\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$16,702</b>	<b>\$9,664,904</b>	<b>\$9,919,949</b>	<b>\$10,181,189</b>	<b>\$10,448,775</b>	<b>\$10,722,860</b>	<b>\$11,003,603</b>	<b>\$11,291,165</b>	<b>\$11,585,711</b>	<b>\$11,887,413</b>	<b>\$12,196,443</b>	
<b>2. Alura at Washington Sq. &amp; Alura Property</b>															
	6.8 acres														
<b>Development</b>															
<b>Residential</b>															
Multifamily for Rent	212 DU		-	-	-	212	-	-	-	-	-	-	-	-	-
Townhomes for Sale	68 DU		-	-	-	68	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>															
<b>Residential</b>															
<b>Multifamily for Rent</b>	\$225,000 /DU	\$47,700,000	\$0	\$0	\$0	\$47,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of total project values</b>		63.7%	0.0%	0.0%	0.0%	63.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of New Development</b>		0.0%	0.0%	0.0%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>63.7%</b>	<b>63.7%</b>	<b>63.7%</b>	<b>0.0%</b>	<b>0.0%</b>								
<b>Townhomes for Sale</b>	\$400,000 /DU	\$27,200,000	\$0	\$0	\$0	\$27,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of total project values</b>		36.3%	0.0%	0.0%	0.0%	36.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of New Development</b>		0.0%	0.0%	0.0%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>36.3%</b>	<b>36.3%</b>	<b>36.3%</b>	<b>0.0%</b>	<b>0.0%</b>								

Appendix A  
Table 8  
AV and Absorption Schedule - Washington  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale												
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
	Assessed Value Added to Tax Roll (FY)												
Development Project <sup>3</sup>	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42

Assumptions:

- Existing value inflation
- Statutory AV Increase
- Assumed Annual Appreciation rate
- Turnover Rate - Residential (Owner)
- Turnover Rate - Business & Renter

1. 4th Street Subdivision

Development													
Residential													
Single Family for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessed Values in 2017\$													
Residential													
Single Family for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Duplex for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of total project values</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>												
<b>Existing AV with Appreciation</b>	<b>\$851,798</b>												
AV (\$ with appreciation)													
Residential													
<i>Unit Value - Single Family</i>	\$855,170	\$897,928	\$942,825	\$989,966	\$1,039,464	\$1,091,437	\$1,146,009	\$1,203,310	\$1,263,475	\$1,326,649	\$1,392,981	\$1,462,630	\$1,535,762
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - Duplex</i>	\$684,136	\$718,343	\$754,260	\$791,973	\$831,571	\$873,150	\$916,807	\$962,648	\$1,010,780	\$1,061,319	\$1,114,385	\$1,170,104	\$1,228,610
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>	<i>\$1,956,686</i>	<i>\$2,004,213</i>	<i>\$2,052,896</i>	<i>\$2,102,761</i>	<i>\$2,153,837</i>	<i>\$2,206,153</i>	<i>\$2,259,741</i>	<i>\$2,314,630</i>	<i>\$2,370,852</i>	<i>\$2,428,440</i>	<i>\$2,487,427</i>	<i>\$2,547,847</i>	<i>\$2,609,734</i>
Cumulative AV - Development	\$13,348,075	\$13,672,299	\$14,004,400	\$14,344,566	\$14,692,996	\$15,049,889	\$15,415,451	\$15,789,892	\$16,173,428	\$16,566,281	\$16,968,676	\$17,380,845	\$17,803,026
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$13,348,075</b>	<b>\$13,672,299</b>	<b>\$14,004,400</b>	<b>\$14,344,566</b>	<b>\$14,692,996</b>	<b>\$15,049,889</b>	<b>\$15,415,451</b>	<b>\$15,789,892</b>	<b>\$16,173,428</b>	<b>\$16,566,281</b>	<b>\$16,968,676</b>	<b>\$17,380,845</b>	<b>\$17,803,026</b>
Base Value	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096
<b>Cumulative Incremental AV</b>	<b>\$12,512,979</b>	<b>\$12,837,203</b>	<b>\$13,169,304</b>	<b>\$13,509,470</b>	<b>\$13,857,900</b>	<b>\$14,214,793</b>	<b>\$14,580,355</b>	<b>\$14,954,796</b>	<b>\$15,338,332</b>	<b>\$15,731,185</b>	<b>\$16,133,580</b>	<b>\$16,545,749</b>	<b>\$16,967,930</b>

2. Alura at Washington Sq. & Alura Property

Development													
Residential													
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessed Values in 2017\$													
Residential													
<b>Multifamily for Rent</b>	<b>\$0</b>												
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>												
<b>Townhomes for Sale</b>	<b>\$0</b>												
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>												

Appendix A  
Table 8  
AV and Absorption Schedule - Washington  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>3</sup>	Fiscal Year of Sale											
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
	Assessed Value Added to Tax Roll (FY)											
	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54

Assumptions:

- Existing value inflation
- Statutory AV Increase
- Assumed Annual Appreciation rate
- Turnover Rate - Residential (Owner)
- Turnover Rate - Business & Renter

1. 4th Street Subdivision

Development												
Residential												
Single Family for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Duplex for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Assessed Values in 2017\$												
Residential												
Single Family for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Duplex for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of total project values</b>	<b>0.0%</b>											
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											
<b>Existing AV with Appreciation</b>	<b>\$851,798</b>											
AV (\$ with appreciation)												
Residential												
<i>Unit Value - Single Family</i>	\$1,612,550	\$1,693,177	\$1,777,836	\$1,866,728	\$1,960,065	\$2,058,068	\$2,160,971	\$2,269,020	\$2,382,471	\$2,501,594	\$2,626,674	\$2,758,008
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - Duplex</i>	\$1,290,040	\$1,354,542	\$1,422,269	\$1,493,383	\$1,568,052	\$1,646,454	\$1,728,777	\$1,815,216	\$1,905,977	\$2,001,275	\$2,101,339	\$2,206,406
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>	<i>\$2,673,124</i>	<i>\$2,738,055</i>	<i>\$2,804,562</i>	<i>\$2,872,685</i>	<i>\$2,942,462</i>	<i>\$3,013,935</i>	<i>\$3,087,143</i>	<i>\$3,162,130</i>	<i>\$3,238,938</i>	<i>\$3,317,612</i>	<i>\$3,398,196</i>	<i>\$3,480,739</i>
Cumulative AV - Development	\$18,235,461	\$18,678,401	\$19,132,099	\$19,596,818	\$20,072,824	\$20,560,393	\$21,059,805	\$21,571,348	\$22,095,316	\$22,632,011	\$23,181,743	\$23,744,827
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$18,235,461</b>	<b>\$18,678,401</b>	<b>\$19,132,099</b>	<b>\$19,596,818</b>	<b>\$20,072,824</b>	<b>\$20,560,393</b>	<b>\$21,059,805</b>	<b>\$21,571,348</b>	<b>\$22,095,316</b>	<b>\$22,632,011</b>	<b>\$23,181,743</b>	<b>\$23,744,827</b>
Base Value	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096
<b>Cumulative Incremental AV</b>	<b>\$17,400,365</b>	<b>\$17,843,305</b>	<b>\$18,297,003</b>	<b>\$18,761,722</b>	<b>\$19,237,728</b>	<b>\$19,725,297</b>	<b>\$20,224,709</b>	<b>\$20,736,252</b>	<b>\$21,260,220</b>	<b>\$21,796,915</b>	<b>\$22,346,647</b>	<b>\$22,909,731</b>

2. Alura at Washington Sq. & Alura Property

Development												
Residential												
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Assessed Values in 2017\$												
Residential												
<b>Multifamily for Rent</b>	<b>\$0</b>											
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											
<b>Townhomes for Sale</b>	<b>\$0</b>											
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											

Appendix A  
Table 8  
AV and Absorption Schedule - Washington  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale											
	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)											
Development Project <sup>3</sup>	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66

Assumptions:

- Existing value inflation
- Statutory AV Increase
- Assumed Annual Appreciation rate
- Turnover Rate - Residential (Owner)
- Turnover Rate - Business & Renter

1. 4th Street Subdivision

<b>Development</b>												
Residential												
Single Family for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Duplex for Sale	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017<sup>5</sup></b>												
Residential												
Single Family for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Duplex for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of total project values</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											
<b>Existing AV with Appreciation</b>	<b>\$851,798</b>											
<b>AV (\$ with appreciation)</b>												
Residential												
<i>Unit Value - Single Family</i>	\$2,895,908	\$3,040,703	\$3,192,739	\$3,352,376	\$3,519,994	\$3,695,994	\$3,880,794	\$4,074,833	\$4,278,575	\$4,492,504	\$4,717,129	\$4,952,986
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - Duplex</i>	\$2,316,726	\$2,432,563	\$2,554,191	\$2,681,900	\$2,815,995	\$2,956,795	\$3,104,635	\$3,259,867	\$3,422,860	\$3,594,003	\$3,773,703	\$3,962,388
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>	\$3,565,286	\$3,651,887	\$3,740,591	\$3,831,450	\$3,924,516	\$4,019,842	\$4,117,484	\$4,217,498	\$4,319,941	\$4,424,872	\$4,532,352	\$4,642,443
Cumulative AV - Development	\$24,321,589	\$24,912,360	\$25,517,482	\$26,137,301	\$26,772,176	\$27,422,473	\$28,088,564	\$28,770,836	\$29,469,679	\$30,185,498	\$30,918,703	\$31,669,719
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$24,321,589</b>	<b>\$24,912,360</b>	<b>\$25,517,482</b>	<b>\$26,137,301</b>	<b>\$26,772,176</b>	<b>\$27,422,473</b>	<b>\$28,088,564</b>	<b>\$28,770,836</b>	<b>\$29,469,679</b>	<b>\$30,185,498</b>	<b>\$30,918,703</b>	<b>\$31,669,719</b>
Base Value	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096	\$835,096
<b>Cumulative Incremental AV</b>	<b>\$23,486,493</b>	<b>\$24,077,264</b>	<b>\$24,682,386</b>	<b>\$25,302,205</b>	<b>\$25,937,080</b>	<b>\$26,587,377</b>	<b>\$27,253,468</b>	<b>\$27,935,740</b>	<b>\$28,634,583</b>	<b>\$29,350,402</b>	<b>\$30,083,607</b>	<b>\$30,834,623</b>

2. Alura at Washington Sq. & Alura Property

<b>Development</b>												
Residential												
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes for Sale	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017<sup>5</sup></b>												
Residential												
<b>Multifamily for Rent</b>	<b>\$0</b>											
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%	63.7%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											
<b>Townhomes for Sale</b>	<b>\$0</b>											
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											

Development Project <sup>3</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
			Assessed Value Added to Tax Roll (FY)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	
Existing AV with Appreciation	1.02	\$1,513,515	\$1,513,515	\$1,543,785	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	
<b>AV (\$ with appreciation)</b>															
<b>Residential for Rent</b>															
<i>Unit Value</i>	1.05		\$0	\$225,000	\$236,250	\$248,063	\$260,466	\$273,489	\$287,163	\$301,522	\$316,598	\$332,427	\$349,049	\$366,501	
AV - Multifamily for Rent			\$0	\$0	\$0	\$52,589,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AV of Resale			\$0	\$0	\$0	\$0	\$3,699,654	\$3,781,083	\$3,864,305	\$3,949,358	\$4,036,283	\$4,125,122	\$4,215,916	\$4,308,708	
Cumulative AV - Development			\$0	\$0	\$0	\$52,589,250	\$53,746,739	\$54,929,705	\$56,138,708	\$57,374,321	\$58,637,130	\$59,927,733	\$61,246,742	\$62,594,783	
AV - Undeveloped Land			\$963,881	\$983,158	\$1,002,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Cumulative AV</b>			<b>\$963,881</b>	<b>\$983,158</b>	<b>\$1,002,821</b>	<b>\$52,589,250</b>	<b>\$53,746,739</b>	<b>\$54,929,705</b>	<b>\$56,138,708</b>	<b>\$57,374,321</b>	<b>\$58,637,130</b>	<b>\$59,927,733</b>	<b>\$61,246,742</b>	<b>\$62,594,783</b>	
Base Value			\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$19,278</b>	<b>\$38,941</b>	<b>\$51,625,369</b>	<b>\$52,782,859</b>	<b>\$53,965,824</b>	<b>\$55,174,827</b>	<b>\$56,410,440</b>	<b>\$57,673,249</b>	<b>\$58,963,852</b>	<b>\$60,282,862</b>	<b>\$61,630,902</b>	
<b>Residential for Sale</b>															
<i>Unit Value</i>	1.05		\$0	\$400,000	\$420,000	\$441,000	\$463,050	\$486,203	\$510,513	\$536,038	\$562,840	\$590,982	\$620,531	\$651,558	
AV - Townhomes for Sale			\$0	\$0	\$0	\$29,988,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AV of Resale			\$0	\$0	\$0	\$0	\$4,502,698	\$4,612,069	\$4,724,096	\$4,838,844	\$4,956,380	\$5,076,770	\$5,200,085	\$5,326,395	
Cumulative AV - Development			\$0	\$0	\$0	\$29,988,000	\$30,716,409	\$31,462,510	\$32,226,734	\$33,009,522	\$33,811,323	\$34,632,600	\$35,473,826	\$36,335,485	
AV - Undeveloped Land			\$549,634	\$560,627	\$571,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Cumulative AV</b>			<b>\$549,634</b>	<b>\$560,627</b>	<b>\$571,840</b>	<b>\$29,988,000</b>	<b>\$30,716,409</b>	<b>\$31,462,510</b>	<b>\$32,226,734</b>	<b>\$33,009,522</b>	<b>\$33,811,323</b>	<b>\$34,632,600</b>	<b>\$35,473,826</b>	<b>\$36,335,485</b>	
Base Value			\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$10,993</b>	<b>\$22,205</b>	<b>\$29,438,366</b>	<b>\$30,166,774</b>	<b>\$30,912,876</b>	<b>\$31,677,100</b>	<b>\$32,459,888</b>	<b>\$33,261,689</b>	<b>\$34,082,966</b>	<b>\$34,924,192</b>	<b>\$35,785,851</b>	

3. Cal STRS Phase II

5.8 acres														
<b>Development</b>														
<b>Commercial</b>														
Office	300,000 sq ft					300,000								

Assessed Values in 2017\$

Commercial	Exempt													
Office	\$0 /SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of total project values</b>		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of New Development</b>			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>0.0%</b>											
Existing AV with Appreciation	1.02	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

AV (\$ with appreciation)

Commercial														
<i>Unit Value</i>	1.05		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Commercial			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$0</b>											
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			<b>\$0</b>											

4. Historic Washington Firehouse Renovation

0.2 acres														
<b>Development</b>														
<b>Commercial</b>														
Restaurant <sup>1</sup>	3,000 sq ft		3,000											

Assessed Values in 2017\$

Commercial														
Restaurant	\$500 /SF	\$1,500,000	\$0	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of total project values</b>		100.0%		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of New Development</b>			0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>100.0%</b>	<b>0.0%</b>										

	Fiscal Year of Sale												
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
Development Project <sup>3</sup>	Assessed Value Added to Tax Roll (FY)												
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
<b>Existing AV with Appreciation</b>	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661
<b>AV (\$ with appreciation)</b>													
<b>Residential for Rent</b>													
<i>Unit Value</i>	\$384,826	\$404,068	\$424,271	\$445,485	\$467,759	\$491,147	\$515,704	\$541,489	\$568,564	\$596,992	\$626,842	\$658,184	\$691,093
AV - Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$4,403,543	\$4,500,465	\$4,599,520	\$4,700,756	\$4,804,219	\$4,909,960	\$5,018,028	\$5,128,475	\$5,241,353	\$5,356,715	\$5,474,616	\$5,595,113	\$5,718,261
Cumulative AV - Development	\$63,972,494	\$65,380,529	\$66,819,554	\$68,290,253	\$69,793,321	\$71,329,472	\$72,899,434	\$74,503,950	\$76,143,782	\$77,819,707	\$79,532,519	\$81,283,030	\$83,072,069
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$63,972,494</b>	<b>\$65,380,529</b>	<b>\$66,819,554</b>	<b>\$68,290,253</b>	<b>\$69,793,321</b>	<b>\$71,329,472</b>	<b>\$72,899,434</b>	<b>\$74,503,950</b>	<b>\$76,143,782</b>	<b>\$77,819,707</b>	<b>\$79,532,519</b>	<b>\$81,283,030</b>	<b>\$83,072,069</b>
Base Value	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881
<b>Cumulative Incremental AV</b>	<b>\$63,008,614</b>	<b>\$64,416,648</b>	<b>\$65,855,674</b>	<b>\$67,326,372</b>	<b>\$68,829,440</b>	<b>\$70,365,591</b>	<b>\$71,935,553</b>	<b>\$73,540,070</b>	<b>\$75,179,902</b>	<b>\$76,855,826</b>	<b>\$78,568,638</b>	<b>\$80,319,149</b>	<b>\$82,108,188</b>
<b>Residential for Sale</b>													
<i>Unit Value</i>	\$684,136	\$718,343	\$754,260	\$791,973	\$831,571	\$873,150	\$916,807	\$962,648	\$1,010,780	\$1,061,319	\$1,114,385	\$1,170,104	\$1,228,610
AV - Townhomes for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$5,455,773	\$5,588,294	\$5,724,033	\$5,863,070	\$6,005,484	\$6,151,357	\$6,300,774	\$6,453,820	\$6,610,583	\$6,771,154	\$6,935,625	\$7,104,092	\$7,276,650
Cumulative AV - Development	\$37,218,074	\$38,122,101	\$39,048,087	\$39,996,565	\$40,968,082	\$41,963,196	\$42,982,482	\$44,026,527	\$45,095,931	\$46,191,311	\$47,313,298	\$48,462,538	\$49,639,693
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$37,218,074</b>	<b>\$38,122,101</b>	<b>\$39,048,087</b>	<b>\$39,996,565</b>	<b>\$40,968,082</b>	<b>\$41,963,196</b>	<b>\$42,982,482</b>	<b>\$44,026,527</b>	<b>\$45,095,931</b>	<b>\$46,191,311</b>	<b>\$47,313,298</b>	<b>\$48,462,538</b>	<b>\$49,639,693</b>
Base Value	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634
<b>Cumulative Incremental AV</b>	<b>\$36,668,440</b>	<b>\$37,572,467</b>	<b>\$38,498,453</b>	<b>\$39,446,931</b>	<b>\$40,418,447</b>	<b>\$41,413,562</b>	<b>\$42,432,848</b>	<b>\$43,476,893</b>	<b>\$44,546,297</b>	<b>\$45,641,677</b>	<b>\$46,763,664</b>	<b>\$47,912,904</b>	<b>\$49,090,059</b>

3. Cal STRS Phase II

<b>Development</b>													
<b>Commercial</b>													
Office													
<b>Assessed Values in 2017\$</b>													
<b>Commercial</b>													
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>												
<b>Existing AV with Appreciation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>AV (\$ with appreciation)</b>													
<b>Commercial</b>													
<i>Unit Value</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$0</b>												
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$0</b>												

4. Historic Washington Firehouse Renovation

<b>Development</b>													
<b>Commercial</b>													
Restaurant <sup>1</sup>													
<b>Assessed Values in 2017\$</b>													
<b>Commercial</b>													
Restaurant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>												

	Fiscal Year of Sale											
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
Development Project <sup>3</sup>	Assessed Value Added to Tax Roll (FY)											
	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
Existing AV with Appreciation	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661
<b>AV (\$ with appreciation)</b>												
<b>Residential for Rent</b>												
<i>Unit Value</i>	\$725,647	\$761,930	\$800,026	\$840,028	\$882,029	\$926,131	\$972,437	\$1,021,059	\$1,072,112	\$1,125,717	\$1,182,003	\$1,241,103
AV - Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$5,844,120	\$5,972,749	\$6,104,209	\$6,238,563	\$6,375,874	\$6,516,207	\$6,659,628	\$6,806,207	\$6,956,011	\$7,109,113	\$7,265,585	\$7,425,500
Cumulative AV - Development	\$84,900,485	\$86,769,145	\$88,678,934	\$90,630,757	\$92,625,540	\$94,664,228	\$96,747,788	\$98,877,207	\$101,053,494	\$103,277,681	\$105,550,823	\$107,873,997
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$84,900,485</b>	<b>\$86,769,145</b>	<b>\$88,678,934</b>	<b>\$90,630,757</b>	<b>\$92,625,540</b>	<b>\$94,664,228</b>	<b>\$96,747,788</b>	<b>\$98,877,207</b>	<b>\$101,053,494</b>	<b>\$103,277,681</b>	<b>\$105,550,823</b>	<b>\$107,873,997</b>
Base Value	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881
<b>Cumulative Incremental AV</b>	<b>\$83,936,605</b>	<b>\$85,805,264</b>	<b>\$87,715,053</b>	<b>\$89,666,876</b>	<b>\$91,661,659</b>	<b>\$93,700,348</b>	<b>\$95,783,907</b>	<b>\$97,913,326</b>	<b>\$100,089,613</b>	<b>\$102,313,801</b>	<b>\$104,586,942</b>	<b>\$106,910,116</b>
<b>Residential for Sale</b>												
<i>Unit Value</i>	\$1,290,040	\$1,354,542	\$1,422,269	\$1,493,383	\$1,568,052	\$1,646,454	\$1,728,777	\$1,815,216	\$1,905,977	\$2,001,275	\$2,101,339	\$2,206,406
AV - Townhomes for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$7,453,400	\$7,634,443	\$7,819,884	\$8,009,829	\$8,204,387	\$8,403,672	\$8,607,797	\$8,816,881	\$9,031,043	\$9,250,407	\$9,475,099	\$9,705,249
Cumulative AV - Development	\$50,845,442	\$52,080,477	\$53,345,512	\$54,641,275	\$55,968,511	\$57,327,986	\$58,720,483	\$60,146,804	\$61,607,770	\$63,104,222	\$64,637,024	\$66,207,057
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$50,845,442</b>	<b>\$52,080,477</b>	<b>\$53,345,512</b>	<b>\$54,641,275</b>	<b>\$55,968,511</b>	<b>\$57,327,986</b>	<b>\$58,720,483</b>	<b>\$60,146,804</b>	<b>\$61,607,770</b>	<b>\$63,104,222</b>	<b>\$64,637,024</b>	<b>\$66,207,057</b>
Base Value	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634
<b>Cumulative Incremental AV</b>	<b>\$50,295,807</b>	<b>\$51,530,843</b>	<b>\$52,795,878</b>	<b>\$54,091,640</b>	<b>\$55,418,877</b>	<b>\$56,778,352</b>	<b>\$58,170,849</b>	<b>\$59,597,169</b>	<b>\$61,058,135</b>	<b>\$62,554,588</b>	<b>\$64,087,390</b>	<b>\$65,657,423</b>

3. Cal STRS Phase II

<b>Development</b>												
<b>Commercial</b>												
Office												
<b>Assessed Values in 2017\$</b>												
<b>Commercial</b>												
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											
Existing AV with Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>AV (\$ with appreciation)</b>												
<b>Commercial</b>												
<i>Unit Value</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$0</b>											
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$0</b>											

4. Historic Washington Firehouse Renovation

<b>Development</b>												
<b>Commercial</b>												
Restaurant <sup>1</sup>												
<b>Assessed Values in 2017\$</b>												
<b>Commercial</b>												
Restaurant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											

	Fiscal Year of Sale											
	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)											
Development Project <sup>3</sup>	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Existing AV with Appreciation</b>	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661	\$1,574,661
<b>AV (\$ with appreciation)</b>												
<b>Residential for Rent</b>												
<i>Unit Value</i>	\$1,303,159	\$1,368,317	\$1,436,732	\$1,508,569	\$1,583,997	\$1,663,197	\$1,746,357	\$1,833,675	\$1,925,359	\$2,021,627	\$2,122,708	\$2,228,843
AV - Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$7,588,936	\$7,755,968	\$7,926,677	\$8,101,143	\$8,279,449	\$8,461,680	\$8,647,922	\$8,838,262	\$9,032,792	\$9,231,604	\$9,434,792	\$9,642,452
Cumulative AV - Development	\$110,248,303	\$112,674,869	\$115,154,842	\$117,689,401	\$120,279,744	\$122,927,101	\$125,632,727	\$128,397,903	\$131,223,941	\$134,112,180	\$137,063,989	\$140,080,768
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$110,248,303</b>	<b>\$112,674,869</b>	<b>\$115,154,842</b>	<b>\$117,689,401</b>	<b>\$120,279,744</b>	<b>\$122,927,101</b>	<b>\$125,632,727</b>	<b>\$128,397,903</b>	<b>\$131,223,941</b>	<b>\$134,112,180</b>	<b>\$137,063,989</b>	<b>\$140,080,768</b>
Base Value	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881	\$963,881
<b>Cumulative Incremental AV</b>	<b>\$109,284,423</b>	<b>\$111,710,988</b>	<b>\$114,190,962</b>	<b>\$116,725,520</b>	<b>\$119,315,864</b>	<b>\$121,963,221</b>	<b>\$124,668,846</b>	<b>\$127,434,023</b>	<b>\$130,260,060</b>	<b>\$133,148,299</b>	<b>\$136,100,108</b>	<b>\$139,116,887</b>
<b>Residential for Sale</b>												
<i>Unit Value</i>	\$2,316,726	\$2,432,563	\$2,554,191	\$2,681,900	\$2,815,995	\$2,956,795	\$3,104,635	\$3,259,867	\$3,422,860	\$3,594,003	\$3,773,703	\$3,962,388
AV - Townhomes for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$9,940,990	\$10,182,456	\$10,429,788	\$10,683,128	\$10,942,621	\$11,208,417	\$11,480,670	\$11,759,535	\$12,045,174	\$12,337,751	\$12,637,435	\$12,944,399
Cumulative AV - Development	\$67,815,227	\$69,462,458	\$71,149,701	\$72,877,928	\$74,648,133	\$76,461,336	\$78,318,582	\$80,220,940	\$82,169,507	\$84,165,404	\$86,209,782	\$88,303,817
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$67,815,227</b>	<b>\$69,462,458</b>	<b>\$71,149,701</b>	<b>\$72,877,928</b>	<b>\$74,648,133</b>	<b>\$76,461,336</b>	<b>\$78,318,582</b>	<b>\$80,220,940</b>	<b>\$82,169,507</b>	<b>\$84,165,404</b>	<b>\$86,209,782</b>	<b>\$88,303,817</b>
Base Value	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634	\$549,634
<b>Cumulative Incremental AV</b>	<b>\$67,265,592</b>	<b>\$68,912,824</b>	<b>\$70,600,067</b>	<b>\$72,328,293</b>	<b>\$74,098,498</b>	<b>\$75,911,701</b>	<b>\$77,768,947</b>	<b>\$79,671,306</b>	<b>\$81,619,872</b>	<b>\$83,615,770</b>	<b>\$85,660,147</b>	<b>\$87,754,183</b>

3. Cal STRS Phase II

<b>Development</b>												
<b>Commercial</b>												
Office												
<b>Assessed Values in 2017\$</b>												
<b>Commercial</b>												
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											
<b>Existing AV with Appreciation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>AV (\$ with appreciation)</b>												
<b>Commercial</b>												
<i>Unit Value</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$0</b>											
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$0</b>											

4. Historic Washington Firehouse Renovation

<b>Development</b>												
<b>Commercial</b>												
Restaurant <sup>1</sup>												
<b>Assessed Values in 2017\$</b>												
<b>Commercial</b>												
Restaurant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											

Development Project <sup>3</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale											
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
			Assessed Value Added to Tax Roll (FY)											
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Existing AV with Appreciation	1.02	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
<b>AV (\$ with appreciation)</b>														
<b>Commercial</b>														
Unit Value	1.05		\$0	\$500	\$525	\$551	\$579	\$608	\$638	\$670	\$704	\$739	\$776	\$814
AV - Commercial			\$0	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$105,525	\$107,848	\$110,221	\$112,647	\$115,127	\$117,661	\$120,250	\$122,897	\$125,602	\$128,366
Cumulative AV - Development			\$0	\$1,500,000	\$1,533,015	\$1,566,757	\$1,601,241	\$1,636,484	\$1,672,503	\$1,709,315	\$1,746,937	\$1,785,387	\$1,824,684	\$1,864,845
AV - Underserved Land			\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV			\$450,000	\$1,500,000	\$1,533,015	\$1,566,757	\$1,601,241	\$1,636,484	\$1,672,503	\$1,709,315	\$1,746,937	\$1,785,387	\$1,824,684	\$1,864,845
Base Value			\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
Cumulative Incremental AV			\$0	\$1,050,000	\$1,083,015	\$1,116,757	\$1,151,241	\$1,186,484	\$1,222,503	\$1,259,315	\$1,296,937	\$1,335,387	\$1,374,684	\$1,414,845

5. Raley's River II		1 acres												
<b>Development</b>														
<b>Residential</b>														
Multifamily for Rent	150 DU		-	-	-	-	150	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>														
<b>Residential</b>														
Rental	\$225,000 /DU	\$33,750,000	\$0	\$0	\$0	\$0	\$33,750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped			100.0%	100.0%	100.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	1.02	\$3,000,000	\$3,000,000	\$3,060,000	\$3,121,200	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624
<b>AV (\$ with appreciation)</b>														
<b>Residential</b>														
Unit Value for Rent	1.05		\$225,000	\$236,250	\$248,063	\$260,466	\$273,489	\$287,163	\$301,522	\$316,598	\$332,427	\$349,049	\$366,501	\$384,054
AV - Multifamily for Rental			\$0	\$0	\$0	\$39,069,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$2,748,564	\$2,809,059	\$2,870,887	\$2,934,075	\$2,998,654	\$3,064,654	\$3,132,107	\$3,201,117
Cumulative AV - Development			\$0	\$0	\$0	\$39,069,844	\$39,929,771	\$40,808,625	\$41,706,823	\$42,624,790	\$43,562,962	\$44,521,783	\$45,501,707	\$46,501,707
AV - Underserved Land			\$3,000,000	\$3,060,000	\$3,121,200	\$3,183,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV			\$3,000,000	\$3,060,000	\$3,121,200	\$3,183,624	\$39,069,844	\$39,929,771	\$40,808,625	\$41,706,823	\$42,624,790	\$43,562,962	\$44,521,783	\$45,501,707
Base Value			\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000
Cumulative Incremental AV			\$0	\$60,000	\$121,200	\$183,624	\$36,069,844	\$36,929,771	\$37,808,625	\$38,706,823	\$39,624,790	\$40,562,962	\$41,521,783	\$42,501,707

6. Raley's River One		180 acres												
<b>Development</b>														
<b>Residential</b>														
Multifamily for Rent	200 DU		-	-	-	-	-	-	200	-	-	-	-	-
<b>Commercial</b>														
Office	245,000 sq ft		-	-	-	-	-	-	245,000	-	-	-	-	-
Hotel	300 rooms		-	-	-	-	-	-	-	300	-	-	-	-
<b>Assessed Values in 2017\$</b>														
<b>Residential</b>														
Rental	\$225,000 /DU	\$45,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000,000	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		33.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	33.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Cumulative Share of Areas Underdeveloped			33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>														
Office/Comm.	\$250 /SF	\$61,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$61,250,000	\$0	\$0	\$0	\$0	\$0
Hotel	\$100,000 /key	\$30,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000,000	\$0	\$0	\$0	\$0
Percentage of total project values		67.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%	22.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	45.0%	67.0%	67.0%	67.0%	67.0%	67.0%
Cumulative Share of Areas Underdeveloped			67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	22.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Development Project <sup>3</sup>	Fiscal Year of Sale												
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
	Assessed Value Added to Tax Roll (FY)												
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
Existing AV with Appreciation	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
<b>AV (\$ with appreciation)</b>													
<b>Commercial</b>													
Unit Value	\$855	\$898	\$943	\$990	\$1,039	\$1,091	\$1,146	\$1,203	\$1,263	\$1,327	\$1,393	\$1,463	\$1,536
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$131,192	\$134,079	\$137,030	\$140,046	\$143,129	\$146,279	\$149,499	\$152,789	\$156,152	\$159,589	\$163,102	\$166,691	\$170,360
Cumulative AV - Development	\$1,905,890	\$1,947,839	\$1,990,711	\$2,034,526	\$2,079,306	\$2,125,072	\$2,171,845	\$2,219,647	\$2,268,501	\$2,318,431	\$2,369,460	\$2,421,611	\$2,474,911
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,905,890</b>	<b>\$1,947,839</b>	<b>\$1,990,711</b>	<b>\$2,034,526</b>	<b>\$2,079,306</b>	<b>\$2,125,072</b>	<b>\$2,171,845</b>	<b>\$2,219,647</b>	<b>\$2,268,501</b>	<b>\$2,318,431</b>	<b>\$2,369,460</b>	<b>\$2,421,611</b>	<b>\$2,474,911</b>
Base Value	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
<b>Cumulative Incremental AV</b>	<b>\$1,455,890</b>	<b>\$1,497,839</b>	<b>\$1,540,711</b>	<b>\$1,584,526</b>	<b>\$1,629,306</b>	<b>\$1,675,072</b>	<b>\$1,721,845</b>	<b>\$1,769,647</b>	<b>\$1,818,501</b>	<b>\$1,868,431</b>	<b>\$1,919,460</b>	<b>\$1,971,611</b>	<b>\$2,024,911</b>

5. Raley's River II

<b>Development</b>													
<b>Residential</b>													
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
Unit Value for Rent	\$384,826	\$404,068	\$424,271	\$445,485	\$467,759	\$491,147	\$515,704	\$541,489	\$568,564	\$596,992	\$626,842	\$658,184	\$691,093
AV - Multifamily for Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,201,045	\$3,271,500	\$3,343,506	\$3,417,096	\$3,492,307	\$3,569,172	\$3,647,730	\$3,728,016	\$3,810,070	\$3,893,930	\$3,979,635	\$4,067,227	\$4,156,746
Cumulative AV - Development	\$46,503,200	\$47,526,735	\$48,572,799	\$49,641,886	\$50,734,504	\$51,851,170	\$52,992,414	\$54,158,778	\$55,350,812	\$56,569,084	\$57,814,169	\$59,086,659	\$60,387,156
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$46,503,200</b>	<b>\$47,526,735</b>	<b>\$48,572,799</b>	<b>\$49,641,886</b>	<b>\$50,734,504</b>	<b>\$51,851,170</b>	<b>\$52,992,414</b>	<b>\$54,158,778</b>	<b>\$55,350,812</b>	<b>\$56,569,084</b>	<b>\$57,814,169</b>	<b>\$59,086,659</b>	<b>\$60,387,156</b>
Base Value	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000
<b>Cumulative Incremental AV</b>	<b>\$43,503,200</b>	<b>\$44,526,735</b>	<b>\$45,572,799</b>	<b>\$46,641,886</b>	<b>\$47,734,504</b>	<b>\$48,851,170</b>	<b>\$49,992,414</b>	<b>\$51,158,778</b>	<b>\$52,350,812</b>	<b>\$53,569,084</b>	<b>\$54,814,169</b>	<b>\$56,086,659</b>	<b>\$57,387,156</b>

6. Raley's River One

<b>Development</b>													
<b>Residential</b>													
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>													
Office	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>													
Office/Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

	Fiscal Year of Sale											
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
Development Project <sup>3</sup>	Assessed Value Added to Tax Roll (FY)											
	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
Existing AV with Appreciation	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
<b>AV (\$ with appreciation)</b>												
<b>Commercial</b>												
Unit Value	\$1,613	\$1,693	\$1,778	\$1,867	\$1,960	\$2,058	\$2,161	\$2,269	\$2,382	\$2,502	\$2,627	\$2,758
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$174,110	\$177,942	\$181,859	\$185,861	\$189,952	\$194,133	\$198,406	\$202,773	\$207,236	\$211,797	\$216,459	\$221,223
Cumulative AV - Development	\$2,529,384	\$2,585,056	\$2,641,953	\$2,700,102	\$2,759,531	\$2,820,269	\$2,882,343	\$2,945,783	\$3,010,620	\$3,076,883	\$3,144,606	\$3,213,818
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$2,529,384</b>	<b>\$2,585,056</b>	<b>\$2,641,953</b>	<b>\$2,700,102</b>	<b>\$2,759,531</b>	<b>\$2,820,269</b>	<b>\$2,882,343</b>	<b>\$2,945,783</b>	<b>\$3,010,620</b>	<b>\$3,076,883</b>	<b>\$3,144,606</b>	<b>\$3,213,818</b>
Base Value	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
<b>Cumulative Incremental AV</b>	<b>\$2,079,384</b>	<b>\$2,135,056</b>	<b>\$2,191,953</b>	<b>\$2,250,102</b>	<b>\$2,309,531</b>	<b>\$2,370,269</b>	<b>\$2,432,343</b>	<b>\$2,495,783</b>	<b>\$2,560,620</b>	<b>\$2,626,883</b>	<b>\$2,694,606</b>	<b>\$2,763,818</b>

5. Raley's River II

<b>Development</b>												
<b>Residential</b>												
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624
<b>AV (\$ with appreciation)</b>												
<b>Residential</b>												
Unit Value for Rent	\$725,647	\$761,930	\$800,026	\$840,028	\$882,029	\$926,131	\$972,437	\$1,021,059	\$1,072,112	\$1,125,717	\$1,182,003	\$1,241,103
AV - Multifamily for Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$4,248,236	\$4,341,740	\$4,437,302	\$4,534,967	\$4,634,781	\$4,736,793	\$4,841,050	\$4,947,601	\$5,056,498	\$5,167,792	\$5,281,535	\$5,397,781
Cumulative AV - Development	\$61,716,278	\$63,074,653	\$64,462,926	\$65,881,755	\$67,331,812	\$68,813,786	\$70,328,377	\$71,876,305	\$73,458,302	\$75,075,119	\$76,727,523	\$78,416,296
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$61,716,278</b>	<b>\$63,074,653</b>	<b>\$64,462,926</b>	<b>\$65,881,755</b>	<b>\$67,331,812</b>	<b>\$68,813,786</b>	<b>\$70,328,377</b>	<b>\$71,876,305</b>	<b>\$73,458,302</b>	<b>\$75,075,119</b>	<b>\$76,727,523</b>	<b>\$78,416,296</b>
Base Value	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000
<b>Cumulative Incremental AV</b>	<b>\$58,716,278</b>	<b>\$60,074,653</b>	<b>\$61,462,926</b>	<b>\$62,881,755</b>	<b>\$64,331,812</b>	<b>\$65,813,786</b>	<b>\$67,328,377</b>	<b>\$68,876,305</b>	<b>\$70,458,302</b>	<b>\$72,075,119</b>	<b>\$73,727,523</b>	<b>\$75,416,296</b>

6. Raley's River One

<b>Development</b>												
<b>Residential</b>												
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>												
Office	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>												
Office/Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

	Fiscal Year of Sale											
	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
Development Project <sup>3</sup>	Assessed Value Added to Tax Roll (FY)											
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
Existing AV with Appreciation	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
<b>AV (\$ with appreciation)</b>												
<b>Commercial</b>												
Unit Value	\$2,896	\$3,041	\$3,193	\$3,352	\$3,520	\$3,696	\$3,881	\$4,075	\$4,279	\$4,493	\$4,717	\$4,953
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$226,092	\$231,068	\$236,154	\$241,352	\$246,664	\$252,093	\$257,642	\$263,312	\$269,108	\$275,031	\$281,084	\$287,271
Cumulative AV - Development	\$3,284,555	\$3,356,848	\$3,430,732	\$3,506,242	\$3,583,415	\$3,662,286	\$3,742,893	\$3,825,274	\$3,909,468	\$3,995,515	\$4,083,457	\$4,173,333
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$3,284,555</b>	<b>\$3,356,848</b>	<b>\$3,430,732</b>	<b>\$3,506,242</b>	<b>\$3,583,415</b>	<b>\$3,662,286</b>	<b>\$3,742,893</b>	<b>\$3,825,274</b>	<b>\$3,909,468</b>	<b>\$3,995,515</b>	<b>\$4,083,457</b>	<b>\$4,173,333</b>
Base Value	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
<b>Cumulative Incremental AV</b>	<b>\$2,834,555</b>	<b>\$2,906,848</b>	<b>\$2,980,732</b>	<b>\$3,056,242</b>	<b>\$3,133,415</b>	<b>\$3,212,286</b>	<b>\$3,292,893</b>	<b>\$3,375,274</b>	<b>\$3,459,468</b>	<b>\$3,545,515</b>	<b>\$3,633,457</b>	<b>\$3,723,333</b>

5. Raley's River II

<b>Development</b>												
<b>Residential</b>												
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624	\$3,183,624
<b>AV (\$ with appreciation)</b>												
<b>Residential</b>												
Unit Value for Rent	\$1,303,159	\$1,368,317	\$1,436,732	\$1,508,569	\$1,583,997	\$1,663,197	\$1,746,357	\$1,833,675	\$1,925,359	\$2,021,627	\$2,122,708	\$2,228,843
AV - Multifamily for Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$5,516,586	\$5,638,006	\$5,762,099	\$5,888,923	\$6,018,538	\$6,151,006	\$6,286,390	\$6,424,753	\$6,566,162	\$6,710,683	\$6,858,385	\$7,009,338
Cumulative AV - Development	\$80,142,238	\$81,906,169	\$83,708,924	\$85,551,357	\$87,434,342	\$89,358,772	\$91,325,559	\$93,335,634	\$95,389,952	\$97,489,485	\$99,635,228	\$101,828,199
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$80,142,238</b>	<b>\$81,906,169</b>	<b>\$83,708,924</b>	<b>\$85,551,357</b>	<b>\$87,434,342</b>	<b>\$89,358,772</b>	<b>\$91,325,559</b>	<b>\$93,335,634</b>	<b>\$95,389,952</b>	<b>\$97,489,485</b>	<b>\$99,635,228</b>	<b>\$101,828,199</b>
Base Value	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000
<b>Cumulative Incremental AV</b>	<b>\$77,142,238</b>	<b>\$78,906,169</b>	<b>\$80,708,924</b>	<b>\$82,551,357</b>	<b>\$84,434,342</b>	<b>\$86,358,772</b>	<b>\$88,325,559</b>	<b>\$90,335,634</b>	<b>\$92,389,952</b>	<b>\$94,489,485</b>	<b>\$96,635,228</b>	<b>\$98,828,199</b>

6. Raley's River One

<b>Development</b>												
<b>Residential</b>												
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>												
Office	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>												
Office/Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%	67.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Development Project <sup>3</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
			Assessed Value Added to Tax Roll (FY)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	
Existing AV with Appreciation	1.02	\$3,085,889	\$3,085,889	\$3,147,607	\$3,210,559	\$3,274,770	\$3,340,265	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	
<b>AV (\$ with appreciation)</b>															
<b>Residential</b>															
<u>Unit Value for Rent</u>	1.05			\$225,000	\$236,250	\$248,063	\$260,466	\$273,489	\$287,163	\$301,522	\$316,598	\$332,427	\$349,049	\$366,501	
AV - Apartments for Rent			\$0	\$0	\$0	\$0	\$0	\$0	\$57,432,670	\$0	\$0	\$0	\$0	\$0	
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,040,388	\$4,129,317	\$4,220,204	\$4,313,090	\$4,408,021	
Cumulative AV - Development		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,432,670	\$58,696,763	\$59,988,679	\$61,309,030	\$62,658,442	\$64,037,554	
AV - Underserved Land		\$1,019,193	\$1,039,577	\$1,060,368	\$1,081,575	\$1,103,207	\$1,125,271	\$1,147,335	\$1,169,400	\$1,191,464	\$1,213,528	\$1,235,592	\$1,257,656	\$1,279,720	
<b>Cumulative AV</b>		<b>\$1,019,193</b>	<b>\$1,039,577</b>	<b>\$1,060,368</b>	<b>\$1,081,575</b>	<b>\$1,103,207</b>	<b>\$1,125,271</b>	<b>\$1,147,335</b>	<b>\$1,169,400</b>	<b>\$1,191,464</b>	<b>\$1,213,528</b>	<b>\$1,235,592</b>	<b>\$1,257,656</b>	<b>\$1,279,720</b>	
Base Value		\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	
<b>Cumulative Incremental AV</b>		<b>\$0</b>	<b>\$20,384</b>	<b>\$41,175</b>	<b>\$62,383</b>	<b>\$84,014</b>	<b>\$106,078</b>	<b>\$128,142</b>	<b>\$150,206</b>	<b>\$172,270</b>	<b>\$194,334</b>	<b>\$216,398</b>	<b>\$238,462</b>	<b>\$260,526</b>	
<b>Commercial</b>															
<u>Unit Value</u>	1.05		\$250	\$263	\$276	\$289	\$304	\$319	\$335	\$352	\$369	\$388	\$407	\$426	
AV - Office		\$0	\$0	\$0	\$0	\$0	\$0	\$78,172,246	\$0	\$0	\$0	\$0	\$0	\$0	
<u>Unit Value</u>	1.05	\$100,000	\$105,000	\$110,250	\$115,763	\$121,551	\$127,628	\$134,010	\$140,710	\$147,746	\$155,133	\$162,889	\$170,970	\$179,370	
AV - Hotel		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,202,869	\$0	\$0	\$0	\$0	\$0	
AV - Commercial		\$0	\$0	\$0	\$0	\$0	\$0	\$78,172,246	\$40,202,869	\$0	\$0	\$0	\$0	\$0	
AV of Resale		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,499,417	\$8,448,732	\$8,634,688	\$8,824,738	\$9,018,970		
Cumulative AV - Development		\$0	\$0	\$0	\$0	\$0	\$0	\$78,172,246	\$120,095,686	\$122,738,992	\$125,440,477	\$128,201,422	\$131,023,136		
AV - Underserved Land		\$2,066,696	\$2,108,030	\$2,150,191	\$2,193,195	\$2,237,059	\$2,281,800	\$2,327,315	\$2,373,606	\$2,420,774	\$2,468,820	\$2,516,866	\$2,564,912	\$2,612,958	
<b>Cumulative AV</b>		<b>\$2,066,696</b>	<b>\$2,108,030</b>	<b>\$2,150,191</b>	<b>\$2,193,195</b>	<b>\$2,237,059</b>	<b>\$2,281,800</b>	<b>\$2,327,315</b>	<b>\$2,373,606</b>	<b>\$2,420,774</b>	<b>\$2,468,820</b>	<b>\$2,516,866</b>	<b>\$2,564,912</b>	<b>\$2,612,958</b>	
Base Value		\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	
<b>Cumulative Incremental AV</b>		<b>\$0</b>	<b>\$41,334</b>	<b>\$83,495</b>	<b>\$126,498</b>	<b>\$170,362</b>	<b>\$215,103</b>	<b>\$260,844</b>	<b>\$307,585</b>	<b>\$354,326</b>	<b>\$401,067</b>	<b>\$447,808</b>	<b>\$494,549</b>	<b>\$541,290</b>	

7. The Good	n/a	acres												
<b>Development</b>														
<b>Residential</b>														
Residential for Sale	27	DU	-	27	-	-	-	-	-	-	-	-	-	-

<b>Assessed Values in 2017\$</b>														
<b>Residential</b>														
Residential for Sale	\$400,000	/DU	\$10,800,000	\$0	\$10,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values			100.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underserved			100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Existing AV with Appreciation	1.02	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>AV (\$ with appreciation)</b>														
<b>Residential</b>														
<u>Unit Value</u>	1.05		\$0	\$400,000	\$420,000	\$441,000	\$463,050	\$486,203	\$510,513	\$536,038	\$562,840	\$590,982	\$620,531	\$651,558
AV - Apartments for Sale		\$0	\$10,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale		\$0	\$1,621,620	\$1,661,009	\$1,701,355	\$1,742,681	\$1,785,011	\$1,828,369	\$1,872,780	\$1,918,269	\$1,964,864	\$2,012,591	\$2,061,368	\$2,110,145
Cumulative AV - Development		\$0	\$10,800,000	\$11,062,332	\$11,331,036	\$11,606,267	\$11,888,183	\$12,176,947	\$12,472,725	\$12,775,688	\$13,086,009	\$13,403,868	\$13,729,448	\$14,063,868
AV - Underserved Land		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>		<b>\$0</b>	<b>\$10,800,000</b>	<b>\$11,062,332</b>	<b>\$11,331,036</b>	<b>\$11,606,267</b>	<b>\$11,888,183</b>	<b>\$12,176,947</b>	<b>\$12,472,725</b>	<b>\$12,775,688</b>	<b>\$13,086,009</b>	<b>\$13,403,868</b>	<b>\$13,729,448</b>	<b>\$14,063,868</b>
Base Value		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>		<b>\$0</b>	<b>\$10,800,000</b>	<b>\$11,062,332</b>	<b>\$11,331,036</b>	<b>\$11,606,267</b>	<b>\$11,888,183</b>	<b>\$12,176,947</b>	<b>\$12,472,725</b>	<b>\$12,775,688</b>	<b>\$13,086,009</b>	<b>\$13,403,868</b>	<b>\$13,729,448</b>	<b>\$14,063,868</b>

8. The Grand Gateway <sup>2</sup>	5.5	acres												
<b>Development</b>														
<b>Residential</b>														
Residential for Rent (Market Rate)	200	DU	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (LI)	175	DU	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>														
Commercial	62,000	sq ft	-	-	-	-	-	-	-	-	-	-	-	-

	Fiscal Year of Sale												
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
	Assessed Value Added to Tax Roll (FY)												
Development Project <sup>3</sup>	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
<b>Existing AV with Appreciation</b>	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
<i>Unit Value for Rent</i>	\$384,826	\$404,068	\$424,271	\$445,485	\$467,759	\$491,147	\$515,704	\$541,489	\$568,564	\$596,992	\$626,842	\$658,184	\$691,093
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$4,505,042	\$4,604,198	\$4,705,536	\$4,809,105	\$4,914,954	\$5,023,132	\$5,133,691	\$5,246,683	\$5,362,163	\$5,480,184	\$5,600,803	\$5,724,077	\$5,850,063
Cumulative AV - Development	\$65,447,021	\$66,887,510	\$68,359,704	\$69,864,301	\$71,402,014	\$72,973,572	\$74,579,721	\$76,221,220	\$77,898,849	\$79,613,403	\$81,365,694	\$83,156,553	\$84,986,829
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$65,447,021</b>	<b>\$66,887,510</b>	<b>\$68,359,704</b>	<b>\$69,864,301</b>	<b>\$71,402,014</b>	<b>\$72,973,572</b>	<b>\$74,579,721</b>	<b>\$76,221,220</b>	<b>\$77,898,849</b>	<b>\$79,613,403</b>	<b>\$81,365,694</b>	<b>\$83,156,553</b>	<b>\$84,986,829</b>
Base Value	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193
<b>Cumulative Incremental AV</b>	<b>\$64,427,828</b>	<b>\$65,868,317</b>	<b>\$67,340,511</b>	<b>\$68,845,108</b>	<b>\$70,382,821</b>	<b>\$71,954,380</b>	<b>\$73,560,528</b>	<b>\$75,202,028</b>	<b>\$76,879,657</b>	<b>\$78,594,210</b>	<b>\$80,346,501</b>	<b>\$82,137,360</b>	<b>\$83,967,636</b>
<b>Commercial</b>													
<i>Unit Value</i>	\$428	\$449	\$471	\$495	\$520	\$546	\$573	\$602	\$632	\$663	\$696	\$731	\$768
AV - Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value</i>	\$171,034	\$179,586	\$188,565	\$197,993	\$207,893	\$218,287	\$229,202	\$240,662	\$252,695	\$265,330	\$278,596	\$292,526	\$307,152
AV - Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$9,217,478	\$9,420,354	\$9,627,696	\$9,839,602	\$10,056,171	\$10,277,508	\$10,503,716	\$10,734,903	\$10,971,178	\$11,212,653	\$11,459,444	\$11,711,666	\$11,969,440
Cumulative AV - Development	\$133,906,955	\$136,854,247	\$139,866,409	\$142,944,868	\$146,091,085	\$149,306,550	\$152,592,787	\$155,951,354	\$159,383,843	\$162,891,882	\$166,477,132	\$170,141,294	\$173,886,104
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$133,906,955</b>	<b>\$136,854,247</b>	<b>\$139,866,409</b>	<b>\$142,944,868</b>	<b>\$146,091,085</b>	<b>\$149,306,550</b>	<b>\$152,592,787</b>	<b>\$155,951,354</b>	<b>\$159,383,843</b>	<b>\$162,891,882</b>	<b>\$166,477,132</b>	<b>\$170,141,294</b>	<b>\$173,886,104</b>
Base Value	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696
<b>Cumulative Incremental AV</b>	<b>\$131,840,258</b>	<b>\$134,787,551</b>	<b>\$137,799,712</b>	<b>\$140,878,172</b>	<b>\$144,024,389</b>	<b>\$147,239,853</b>	<b>\$150,526,091</b>	<b>\$153,884,658</b>	<b>\$157,317,147</b>	<b>\$160,825,186</b>	<b>\$164,410,436</b>	<b>\$168,074,598</b>	<b>\$171,819,407</b>

7. The Good

<b>Development</b>													
<b>Residential</b>													
Residential for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underserved	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
<i>Unit Value</i>	\$684,136	\$718,343	\$754,260	\$791,973	\$831,571	\$873,150	\$916,807	\$962,648	\$1,010,780	\$1,061,319	\$1,114,385	\$1,170,104	\$1,228,610
AV - Apartments for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$2,061,477	\$2,111,550	\$2,162,839	\$2,215,375	\$2,269,186	\$2,324,305	\$2,380,762	\$2,438,591	\$2,497,824	\$2,558,496	\$2,620,642	\$2,684,298	\$2,749,499
Cumulative AV - Development	\$14,062,937	\$14,404,525	\$14,754,411	\$15,112,796	\$15,479,886	\$15,855,892	\$16,241,032	\$16,635,526	\$17,039,603	\$17,453,495	\$17,877,441	\$18,311,684	\$18,756,474
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$14,062,937</b>	<b>\$14,404,525</b>	<b>\$14,754,411</b>	<b>\$15,112,796</b>	<b>\$15,479,886</b>	<b>\$15,855,892</b>	<b>\$16,241,032</b>	<b>\$16,635,526</b>	<b>\$17,039,603</b>	<b>\$17,453,495</b>	<b>\$17,877,441</b>	<b>\$18,311,684</b>	<b>\$18,756,474</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$14,062,937</b>	<b>\$14,404,525</b>	<b>\$14,754,411</b>	<b>\$15,112,796</b>	<b>\$15,479,886</b>	<b>\$15,855,892</b>	<b>\$16,241,032</b>	<b>\$16,635,526</b>	<b>\$17,039,603</b>	<b>\$17,453,495</b>	<b>\$17,877,441</b>	<b>\$18,311,684</b>	<b>\$18,756,474</b>

8. The Grand Gateway <sup>2</sup>

<b>Development</b>													
<b>Residential</b>													
Residential for Rent (Market Rate)	-	200	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (LI)	-	175	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>													
Commercial	-	-	62,000	-	-	-	-	-	-	-	-	-	-

	Fiscal Year of Sale											
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
	Assessed Value Added to Tax Roll (FY)											
Development Project <sup>3</sup>	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
Existing AV with Appreciation	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071
<b>AV (\$ with appreciation)</b>												
<b>Residential</b>												
<i>Unit Value for Rent</i>	\$725,647	\$761,930	\$800,026	\$840,028	\$882,029	\$926,131	\$972,437	\$1,021,059	\$1,072,112	\$1,125,717	\$1,182,003	\$1,241,103
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$5,978,823	\$6,110,417	\$6,244,908	\$6,382,358	\$6,522,834	\$6,666,401	\$6,813,129	\$6,963,086	\$7,116,343	\$7,272,974	\$7,433,052	\$7,596,654
Cumulative AV - Development	\$86,857,389	\$88,769,120	\$90,722,928	\$92,719,740	\$94,760,501	\$96,846,180	\$98,977,764	\$101,156,265	\$103,382,714	\$105,658,168	\$107,983,704	\$110,360,425
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$86,857,389</b>	<b>\$88,769,120</b>	<b>\$90,722,928</b>	<b>\$92,719,740</b>	<b>\$94,760,501</b>	<b>\$96,846,180</b>	<b>\$98,977,764</b>	<b>\$101,156,265</b>	<b>\$103,382,714</b>	<b>\$105,658,168</b>	<b>\$107,983,704</b>	<b>\$110,360,425</b>
Base Value	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193
<b>Cumulative Incremental AV</b>	<b>\$85,838,196</b>	<b>\$87,749,927</b>	<b>\$89,703,735</b>	<b>\$91,700,547</b>	<b>\$93,741,309</b>	<b>\$95,826,987</b>	<b>\$97,958,572</b>	<b>\$100,137,072</b>	<b>\$102,363,522</b>	<b>\$104,638,975</b>	<b>\$106,964,511</b>	<b>\$109,341,233</b>
<b>Commercial</b>												
<i>Unit Value</i>	\$806	\$847	\$889	\$933	\$980	\$1,029	\$1,080	\$1,135	\$1,191	\$1,251	\$1,313	\$1,379
AV - Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value</i>	\$322,510	\$338,635	\$355,567	\$373,346	\$392,013	\$411,614	\$432,194	\$453,804	\$476,494	\$500,319	\$525,335	\$551,602
AV - Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$12,232,887	\$12,502,133	\$12,777,305	\$13,058,534	\$13,345,952	\$13,639,696	\$13,939,906	\$14,246,723	\$14,560,294	\$14,880,766	\$15,208,292	\$15,543,026
Cumulative AV - Development	\$177,713,337	\$181,624,807	\$185,622,369	\$189,707,918	\$193,883,389	\$198,150,762	\$202,512,061	\$206,969,351	\$211,524,747	\$216,180,406	\$220,938,537	\$225,801,394
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$177,713,337</b>	<b>\$181,624,807</b>	<b>\$185,622,369</b>	<b>\$189,707,918</b>	<b>\$193,883,389</b>	<b>\$198,150,762</b>	<b>\$202,512,061</b>	<b>\$206,969,351</b>	<b>\$211,524,747</b>	<b>\$216,180,406</b>	<b>\$220,938,537</b>	<b>\$225,801,394</b>
Base Value	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696
<b>Cumulative Incremental AV</b>	<b>\$175,646,641</b>	<b>\$179,558,111</b>	<b>\$183,555,673</b>	<b>\$187,641,222</b>	<b>\$191,816,693</b>	<b>\$196,084,066</b>	<b>\$200,445,364</b>	<b>\$204,902,655</b>	<b>\$209,458,050</b>	<b>\$214,113,710</b>	<b>\$218,871,841</b>	<b>\$223,734,698</b>

7. The Good

<b>Development</b>												
<b>Residential</b>												
Residential for Sale	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underserved	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>AV (\$ with appreciation)</b>												
<b>Residential</b>												
<i>Unit Value</i>	\$1,290,040	\$1,354,542	\$1,422,269	\$1,493,383	\$1,568,052	\$1,646,454	\$1,728,777	\$1,815,216	\$1,905,977	\$2,001,275	\$2,101,339	\$2,206,406
AV - Apartments for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$2,816,285	\$2,884,692	\$2,954,761	\$3,026,533	\$3,100,047	\$3,175,347	\$3,252,476	\$3,331,479	\$3,412,401	\$3,495,288	\$3,580,188	\$3,667,151
Cumulative AV - Development	\$19,212,069	\$19,678,730	\$20,156,727	\$20,646,334	\$21,147,833	\$21,661,514	\$22,187,672	\$22,726,611	\$23,278,640	\$23,844,078	\$24,423,251	\$25,016,492
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$19,212,069</b>	<b>\$19,678,730</b>	<b>\$20,156,727</b>	<b>\$20,646,334</b>	<b>\$21,147,833</b>	<b>\$21,661,514</b>	<b>\$22,187,672</b>	<b>\$22,726,611</b>	<b>\$23,278,640</b>	<b>\$23,844,078</b>	<b>\$24,423,251</b>	<b>\$25,016,492</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$19,212,069</b>	<b>\$19,678,730</b>	<b>\$20,156,727</b>	<b>\$20,646,334</b>	<b>\$21,147,833</b>	<b>\$21,661,514</b>	<b>\$22,187,672</b>	<b>\$22,726,611</b>	<b>\$23,278,640</b>	<b>\$23,844,078</b>	<b>\$24,423,251</b>	<b>\$25,016,492</b>

8. The Grand Gateway <sup>2</sup>

<b>Development</b>												
<b>Residential</b>												
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>												
Commercial	-	-	-	-	-	-	-	-	-	-	-	-

	Fiscal Year of Sale											
	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)											
Development Project <sup>3</sup>	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
Existing AV with Appreciation	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071	\$3,407,071
<b>AV (\$ with appreciation)</b>												
<b>Residential</b>												
<u>Unit Value for Rent</u>	\$1,303,159	\$1,368,317	\$1,436,732	\$1,508,569	\$1,583,997	\$1,663,197	\$1,746,357	\$1,833,675	\$1,925,359	\$2,021,627	\$2,122,708	\$2,228,843
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$7,763,856	\$7,934,738	\$8,109,382	\$8,287,869	\$8,470,285	\$8,656,716	\$8,847,251	\$9,041,979	\$9,240,993	\$9,444,387	\$9,652,258	\$9,864,704
Cumulative AV - Development	\$112,789,458	\$115,271,954	\$117,809,090	\$120,402,068	\$123,052,118	\$125,760,495	\$128,528,483	\$131,357,395	\$134,248,572	\$137,203,383	\$140,223,229	\$143,309,542
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$112,789,458</b>	<b>\$115,271,954</b>	<b>\$117,809,090</b>	<b>\$120,402,068</b>	<b>\$123,052,118</b>	<b>\$125,760,495</b>	<b>\$128,528,483</b>	<b>\$131,357,395</b>	<b>\$134,248,572</b>	<b>\$137,203,383</b>	<b>\$140,223,229</b>	<b>\$143,309,542</b>
Base Value	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193	\$1,019,193
<b>Cumulative Incremental AV</b>	<b>\$111,770,266</b>	<b>\$114,252,762</b>	<b>\$116,789,897</b>	<b>\$119,382,876</b>	<b>\$122,032,925</b>	<b>\$124,741,302</b>	<b>\$127,509,291</b>	<b>\$130,338,203</b>	<b>\$133,229,379</b>	<b>\$136,184,190</b>	<b>\$139,204,036</b>	<b>\$142,290,350</b>
<b>Commercial</b>												
<u>Unit Value</u>	\$1,448	\$1,520	\$1,596	\$1,676	\$1,760	\$1,848	\$1,940	\$2,037	\$2,139	\$2,246	\$2,359	\$2,476
AV - Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Unit Value</u>	\$579,182	\$608,141	\$638,548	\$670,475	\$703,999	\$739,199	\$776,159	\$814,967	\$855,715	\$898,501	\$943,426	\$990,597
AV - Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$15,885,128	\$16,234,760	\$16,592,087	\$16,957,279	\$17,330,508	\$17,711,953	\$18,101,793	\$18,500,213	\$18,907,403	\$19,323,555	\$19,748,866	\$20,183,539
Cumulative AV - Development	\$230,771,283	\$235,850,559	\$241,041,630	\$246,346,956	\$251,769,052	\$257,310,489	\$262,973,893	\$268,761,949	\$274,677,399	\$280,723,049	\$286,901,763	\$293,216,471
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$230,771,283</b>	<b>\$235,850,559</b>	<b>\$241,041,630</b>	<b>\$246,346,956</b>	<b>\$251,769,052</b>	<b>\$257,310,489</b>	<b>\$262,973,893</b>	<b>\$268,761,949</b>	<b>\$274,677,399</b>	<b>\$280,723,049</b>	<b>\$286,901,763</b>	<b>\$293,216,471</b>
Base Value	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696	\$2,066,696
<b>Cumulative Incremental AV</b>	<b>\$228,704,587</b>	<b>\$233,783,863</b>	<b>\$238,974,933</b>	<b>\$244,280,260</b>	<b>\$249,702,356</b>	<b>\$255,243,793</b>	<b>\$260,907,197</b>	<b>\$266,695,252</b>	<b>\$272,610,703</b>	<b>\$278,656,352</b>	<b>\$284,835,067</b>	<b>\$291,149,774</b>

7. The Good

<b>Development</b>												
<b>Residential</b>												
Residential for Sale	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underserved	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>AV (\$ with appreciation)</b>												
<b>Residential</b>												
<u>Unit Value</u>	\$2,316,726	\$2,432,563	\$2,554,191	\$2,681,900	\$2,815,995	\$2,956,795	\$3,104,635	\$3,259,867	\$3,422,860	\$3,594,003	\$3,773,703	\$3,962,388
AV - Apartments for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,756,226	\$3,847,465	\$3,940,920	\$4,036,645	\$4,134,695	\$4,235,127	\$4,337,998	\$4,443,368	\$4,551,297	\$4,661,848	\$4,775,085	\$4,891,071
Cumulative AV - Development	\$25,624,142	\$26,246,553	\$26,884,081	\$27,537,096	\$28,205,972	\$28,891,095	\$29,592,860	\$30,311,670	\$31,047,941	\$31,802,095	\$32,574,568	\$33,365,804
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$25,624,142</b>	<b>\$26,246,553</b>	<b>\$26,884,081</b>	<b>\$27,537,096</b>	<b>\$28,205,972</b>	<b>\$28,891,095</b>	<b>\$29,592,860</b>	<b>\$30,311,670</b>	<b>\$31,047,941</b>	<b>\$31,802,095</b>	<b>\$32,574,568</b>	<b>\$33,365,804</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$25,624,142</b>	<b>\$26,246,553</b>	<b>\$26,884,081</b>	<b>\$27,537,096</b>	<b>\$28,205,972</b>	<b>\$28,891,095</b>	<b>\$29,592,860</b>	<b>\$30,311,670</b>	<b>\$31,047,941</b>	<b>\$31,802,095</b>	<b>\$32,574,568</b>	<b>\$33,365,804</b>

8. The Grand Gateway <sup>2</sup>

<b>Development</b>												
<b>Residential</b>												
Residential for Rent (Market Rate)	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Rent (LI)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>												
Commercial	-	-	-	-	-	-	-	-	-	-	-	-

Development Project <sup>3</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale											
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
			Assessed Value Added to Tax Roll (FY)											
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
<b>Assessed Values in 2017\$</b>														
<b>Residential</b>														
Residential for Rent (Market Rate)	\$225,000 /DU	\$45,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		78.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>78.4%</b>	<b>78.4%</b>	<b>78.4%</b>	<b>78.4%</b>	<b>78.4%</b>	<b>78.4%</b>	<b>78.4%</b>	<b>78.4%</b>	<b>78.4%</b>	<b>78.4%</b>	<b>78.4%</b>	<b>78.4%</b>
<b>Residential for Rent (LI)</b>														
Residential for Rent (LI)	\$0 /DU	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>														
Commercial	\$200 /SF	\$12,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		21.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>21.6%</b>	<b>21.6%</b>	<b>21.6%</b>	<b>21.6%</b>	<b>21.6%</b>	<b>21.6%</b>	<b>21.6%</b>	<b>21.6%</b>	<b>21.6%</b>	<b>21.6%</b>	<b>21.6%</b>	<b>21.6%</b>
<b>Existing AV with Appreciation</b>	1.02	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>AV (\$ with appreciation)</b>														
<b>Residential</b>														
<u>Unit Value</u>	1.05		\$0	\$225,000	\$236,250	\$248,063	\$260,466	\$273,489	\$287,163	\$301,522	\$316,598	\$332,427	\$349,049	\$366,501
AV - Residential for Rent			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Underserved Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Commercial</b>														
<u>Unit Value</u>	1.05		\$0	\$200	\$210	\$221	\$232	\$243	\$255	\$268	\$281	\$295	\$310	\$326
AV - Commercial			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Underserved Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>9. Welcome Grove</b>	7.7 acres													
<b>Development</b>														
<b>Residential</b>														
Residential for Rent	410 DU		-	-	-	-	-	-	-	-	-	205	-	205
<b>Commercial</b>														
Commercial	627,000 sq ft		-	-	-	-	-	-	-	-	125,000	125,000	125,000	125,000

<b>Assessed Values in 2017\$</b>														
<b>Residential</b>														
Residential for Rent	\$225,000 /DU	\$92,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,125,000	\$0	\$46,125,000
Percentage of total project values		42.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	21.2%	0.0%	21.2%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	21.2%	21.2%	42.4%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>42.4%</b>	<b>21.2%</b>	<b>21.2%</b>	<b>0.0%</b>								
<b>Commercial</b>														
Commercial	\$200 /SF	\$125,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000,000	\$25,000,000	\$25,000,000	\$25,000,000
Percentage of total project values		57.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.5%	11.5%	11.5%	11.5%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.5%	23.0%	34.5%	45.9%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>57.6%</b>	<b>46.1%</b>	<b>34.6%</b>	<b>23.2%</b>	<b>11.7%</b>							
<b>Existing AV with Appreciation</b>	1.02	\$3,502,612	\$3,502,612	\$3,572,664	\$3,644,118	\$3,717,000	\$3,791,340	\$3,867,167	\$3,944,510	\$4,023,400	\$4,023,400	\$4,023,400	\$4,023,400	\$4,023,400

	Fiscal Year of Sale												
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
Development Project <sup>3</sup>	Assessed Value Added to Tax Roll (FY)												
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Residential for Rent (Market Rate)	\$0	\$45,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	78.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>78.4%</b>	<b>0.0%</b>	<b>0.0%</b>										
<b>Residential for Rent (LI)</b>													
Residential for Rent (LI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>													
Commercial	\$0	\$0	\$12,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	21.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	0.0%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>21.6%</b>	<b>21.6%</b>	<b>0.0%</b>	<b>0.0%</b>									
<b>Existing AV with Appreciation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
<u>Unit Value</u>	\$384,826	\$404,068	\$424,271	\$445,485	\$467,759	\$491,147	\$515,704	\$541,489	\$568,564	\$596,992	\$626,842	\$658,184	\$691,093
AV - Residential for Rent	\$0	\$80,813,535	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$5,685,232	\$5,810,364	\$5,938,250	\$6,068,951	\$6,202,529	\$6,339,046	\$6,478,569	\$6,621,162	\$6,766,894	\$6,915,833	\$7,068,051
Cumulative AV - Development	\$0	\$80,813,535	\$82,592,241	\$84,410,096	\$86,267,962	\$88,166,720	\$90,107,269	\$92,090,530	\$94,117,443	\$96,188,968	\$98,306,087	\$100,469,804	\$102,681,144
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$0</b>	<b>\$80,813,535</b>	<b>\$82,592,241</b>	<b>\$84,410,096</b>	<b>\$86,267,962</b>	<b>\$88,166,720</b>	<b>\$90,107,269</b>	<b>\$92,090,530</b>	<b>\$94,117,443</b>	<b>\$96,188,968</b>	<b>\$98,306,087</b>	<b>\$100,469,804</b>	<b>\$102,681,144</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$0</b>	<b>\$80,813,535</b>	<b>\$82,592,241</b>	<b>\$84,410,096</b>	<b>\$86,267,962</b>	<b>\$88,166,720</b>	<b>\$90,107,269</b>	<b>\$92,090,530</b>	<b>\$94,117,443</b>	<b>\$96,188,968</b>	<b>\$98,306,087</b>	<b>\$100,469,804</b>	<b>\$102,681,144</b>
<b>Commercial</b>													
<u>Unit Value</u>	\$342	\$359	\$377	\$396	\$416	\$437	\$458	\$481	\$505	\$531	\$557	\$585	\$614
AV - Commercial	\$0	\$0	\$23,382,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$1,644,927	\$1,681,132	\$1,718,134	\$1,755,950	\$1,794,598	\$1,834,097	\$1,874,466	\$1,915,723	\$1,957,888	\$2,000,981
Cumulative AV - Development	\$0	\$0	\$23,382,049	\$23,896,688	\$24,422,654	\$24,960,197	\$25,509,571	\$26,071,037	\$26,644,860	\$27,231,313	\$27,830,675	\$28,443,228	\$29,069,263
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$23,382,049</b>	<b>\$23,896,688</b>	<b>\$24,422,654</b>	<b>\$24,960,197</b>	<b>\$25,509,571</b>	<b>\$26,071,037</b>	<b>\$26,644,860</b>	<b>\$27,231,313</b>	<b>\$27,830,675</b>	<b>\$28,443,228</b>	<b>\$29,069,263</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$23,382,049</b>	<b>\$23,896,688</b>	<b>\$24,422,654</b>	<b>\$24,960,197</b>	<b>\$25,509,571</b>	<b>\$26,071,037</b>	<b>\$26,644,860</b>	<b>\$27,231,313</b>	<b>\$27,830,675</b>	<b>\$28,443,228</b>	<b>\$29,069,263</b>

9. Welcome Grove

<b>Development</b>													
<b>Residential</b>													
Residential for Rent	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>													
Commercial	127,000	-	-	-	-	-	-	-	-	-	-	-	-

<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Residential for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>												
<b>Commercial</b>													
Commercial	\$25,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	11.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>												
<b>Existing AV with Appreciation</b>	<b>\$4,023,400</b>												

	Fiscal Year of Sale											
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
	Assessed Value Added to Tax Roll (FY)											
Development Project <sup>3</sup>	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Residential for Rent (Market Rate)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Residential for Rent (LI)</b>												
Residential for Rent (LI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>												
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>AV (\$ with appreciation)</b>												
<b>Residential</b>												
<i>Unit Value</i>	\$725,647	\$761,930	\$800,026	\$840,028	\$882,029	\$926,131	\$972,437	\$1,021,059	\$1,072,112	\$1,125,717	\$1,182,003	\$1,241,103
AV - Residential for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$7,223,619	\$7,382,610	\$7,545,102	\$7,711,169	\$7,880,892	\$8,054,351	\$8,231,627	\$8,412,805	\$8,597,971	\$8,787,212	\$8,980,619	\$9,178,282
Cumulative AV - Development	\$104,941,156	\$107,250,911	\$109,611,504	\$112,024,053	\$114,489,702	\$117,009,621	\$119,585,002	\$122,217,068	\$124,907,066	\$127,656,271	\$130,465,985	\$133,337,541
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$104,941,156</b>	<b>\$107,250,911</b>	<b>\$109,611,504</b>	<b>\$112,024,053</b>	<b>\$114,489,702</b>	<b>\$117,009,621</b>	<b>\$119,585,002</b>	<b>\$122,217,068</b>	<b>\$124,907,066</b>	<b>\$127,656,271</b>	<b>\$130,465,985</b>	<b>\$133,337,541</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$104,941,156</b>	<b>\$107,250,911</b>	<b>\$109,611,504</b>	<b>\$112,024,053</b>	<b>\$114,489,702</b>	<b>\$117,009,621</b>	<b>\$119,585,002</b>	<b>\$122,217,068</b>	<b>\$124,907,066</b>	<b>\$127,656,271</b>	<b>\$130,465,985</b>	<b>\$133,337,541</b>
<b>Commercial</b>												
<i>Unit Value</i>	\$645	\$677	\$711	\$747	\$784	\$823	\$864	\$908	\$953	\$1,001	\$1,051	\$1,103
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$2,045,023	\$2,090,034	\$2,136,035	\$2,183,049	\$2,231,098	\$2,280,205	\$2,330,392	\$2,381,684	\$2,434,105	\$2,487,680	\$2,542,433	\$2,598,392
Cumulative AV - Development	\$29,709,078	\$30,362,975	\$31,031,264	\$31,714,262	\$32,412,293	\$33,125,687	\$33,854,784	\$34,599,927	\$35,361,472	\$36,139,778	\$36,935,214	\$37,748,158
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$29,709,078</b>	<b>\$30,362,975</b>	<b>\$31,031,264</b>	<b>\$31,714,262</b>	<b>\$32,412,293</b>	<b>\$33,125,687</b>	<b>\$33,854,784</b>	<b>\$34,599,927</b>	<b>\$35,361,472</b>	<b>\$36,139,778</b>	<b>\$36,935,214</b>	<b>\$37,748,158</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$29,709,078</b>	<b>\$30,362,975</b>	<b>\$31,031,264</b>	<b>\$31,714,262</b>	<b>\$32,412,293</b>	<b>\$33,125,687</b>	<b>\$33,854,784</b>	<b>\$34,599,927</b>	<b>\$35,361,472</b>	<b>\$36,139,778</b>	<b>\$36,935,214</b>	<b>\$37,748,158</b>

9. Welcome Grove

<b>Development</b>												
<b>Residential</b>												
Residential for Rent	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>												
Commercial	-	-	-	-	-	-	-	-	-	-	-	-

<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Residential for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											
<b>Commercial</b>												
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											
<b>Existing AV with Appreciation</b>	<b>\$4,023,400</b>											

	Fiscal Year of Sale											
	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)											
Development Project <sup>3</sup>	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Residential for Rent (Market Rate)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%	78.4%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Residential for Rent (LI)</b>												
Residential for Rent (LI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>												
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%	21.6%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>AV (\$ with appreciation)</b>												
<b>Residential</b>												
<u>Unit Value</u>	\$1,303,159	\$1,368,317	\$1,436,732	\$1,508,569	\$1,583,997	\$1,663,197	\$1,746,357	\$1,833,675	\$1,925,359	\$2,021,627	\$2,122,708	\$2,228,843
AV - Residential for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$9,380,296	\$9,586,756	\$9,797,761	\$10,013,410	\$10,233,805	\$10,459,051	\$10,689,254	\$10,924,525	\$11,164,974	\$11,410,715	\$11,661,865	\$11,918,542
Cumulative AV - Development	\$136,272,301	\$139,271,654	\$142,337,023	\$145,469,861	\$148,671,653	\$151,943,916	\$155,288,201	\$158,706,095	\$162,199,216	\$165,769,221	\$169,417,801	\$173,146,687
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$136,272,301</b>	<b>\$139,271,654</b>	<b>\$142,337,023</b>	<b>\$145,469,861</b>	<b>\$148,671,653</b>	<b>\$151,943,916</b>	<b>\$155,288,201</b>	<b>\$158,706,095</b>	<b>\$162,199,216</b>	<b>\$165,769,221</b>	<b>\$169,417,801</b>	<b>\$173,146,687</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$136,272,301</b>	<b>\$139,271,654</b>	<b>\$142,337,023</b>	<b>\$145,469,861</b>	<b>\$148,671,653</b>	<b>\$151,943,916</b>	<b>\$155,288,201</b>	<b>\$158,706,095</b>	<b>\$162,199,216</b>	<b>\$165,769,221</b>	<b>\$169,417,801</b>	<b>\$173,146,687</b>
<b>Commercial</b>												
<u>Unit Value</u>	\$1,158	\$1,216	\$1,277	\$1,341	\$1,408	\$1,478	\$1,552	\$1,630	\$1,711	\$1,797	\$1,887	\$1,981
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$2,655,583	\$2,714,032	\$2,773,768	\$2,834,819	\$2,897,213	\$2,960,981	\$3,026,152	\$3,092,758	\$3,160,829	\$3,230,399	\$3,301,500	\$3,374,166
Cumulative AV - Development	\$38,578,995	\$39,428,119	\$40,295,932	\$41,182,845	\$42,089,280	\$43,015,665	\$43,962,440	\$44,930,053	\$45,918,963	\$46,929,640	\$47,962,561	\$49,018,217
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$38,578,995</b>	<b>\$39,428,119</b>	<b>\$40,295,932</b>	<b>\$41,182,845</b>	<b>\$42,089,280</b>	<b>\$43,015,665</b>	<b>\$43,962,440</b>	<b>\$44,930,053</b>	<b>\$45,918,963</b>	<b>\$46,929,640</b>	<b>\$47,962,561</b>	<b>\$49,018,217</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$38,578,995</b>	<b>\$39,428,119</b>	<b>\$40,295,932</b>	<b>\$41,182,845</b>	<b>\$42,089,280</b>	<b>\$43,015,665</b>	<b>\$43,962,440</b>	<b>\$44,930,053</b>	<b>\$45,918,963</b>	<b>\$46,929,640</b>	<b>\$47,962,561</b>	<b>\$49,018,217</b>

9. Welcome Grove

<b>Development</b>												
<b>Residential</b>												
Residential for Rent	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>												
Commercial	-	-	-	-	-	-	-	-	-	-	-	-

<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Residential for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%	42.4%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											
<b>Commercial</b>												
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%	57.6%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>											
<b>Existing AV with Appreciation</b>	<b>\$4,023,400</b>											

Development Project <sup>3</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale											
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
			Assessed Value Added to Tax Roll (FY)											
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
<b>AV (\$ with appreciation)</b>														
<b>Residential</b>														
<i>Unit Value</i>	1.05		\$0	\$225,000	\$236,250	\$248,063	\$260,466	\$273,489	\$287,163	\$301,522	\$316,598	\$332,427	\$349,049	\$366,501
AV - Residential for Rent			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,147,632	\$0	\$75,132,765
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,794,186	\$4,899,706
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,147,632	\$69,647,562	\$146,313,269
AV - Underserved Land			\$1,484,567	\$1,514,258	\$1,544,543	\$1,575,434	\$1,606,943	\$1,639,082	\$1,671,863	\$1,705,301	\$1,705,301	\$852,650	\$852,650	\$0
<b>Cumulative AV</b>			<b>\$1,484,567</b>	<b>\$1,514,258</b>	<b>\$1,544,543</b>	<b>\$1,575,434</b>	<b>\$1,606,943</b>	<b>\$1,639,082</b>	<b>\$1,671,863</b>	<b>\$1,705,301</b>	<b>\$1,705,301</b>	<b>\$69,000,283</b>	<b>\$70,500,212</b>	<b>\$146,313,269</b>
Base Value			\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$29,691</b>	<b>\$59,976</b>	<b>\$90,867</b>	<b>\$122,376</b>	<b>\$154,515</b>	<b>\$187,297</b>	<b>\$220,734</b>	<b>\$220,734</b>	<b>\$67,515,716</b>	<b>\$69,015,645</b>	<b>\$144,828,702</b>
<b>Commercial</b>														
<i>Unit Value</i>	1.05		\$0	\$200	\$210	\$221	\$232	\$243	\$255	\$268	\$281	\$295	\$310	\$326
AV - Commercial			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,177,511	\$36,936,386	\$38,783,205	\$40,722,366
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,474,738	\$5,127,682	\$7,968,940
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,177,511	\$72,888,154	\$113,275,627	\$156,491,190
AV - Underserved Land			\$2,018,045	\$2,058,406	\$2,099,574	\$2,141,566	\$2,184,397	\$2,228,085	\$2,272,647	\$2,318,100	\$1,855,959	\$1,393,817	\$931,676	\$469,535
<b>Cumulative AV</b>			<b>\$2,018,045</b>	<b>\$2,058,406</b>	<b>\$2,099,574</b>	<b>\$2,141,566</b>	<b>\$2,184,397</b>	<b>\$2,228,085</b>	<b>\$2,272,647</b>	<b>\$2,318,100</b>	<b>\$37,033,469</b>	<b>\$74,281,971</b>	<b>\$114,207,304</b>	<b>\$156,960,725</b>
Base Value			\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$40,361</b>	<b>\$81,529</b>	<b>\$123,521</b>	<b>\$166,352</b>	<b>\$210,040</b>	<b>\$254,601</b>	<b>\$300,054</b>	<b>\$35,015,424</b>	<b>\$72,263,926</b>	<b>\$112,189,259</b>	<b>\$154,942,680</b>

10. Other Washington Neighborhood Development  
(City Expected Buildout Scenario)

<b>Development</b>															
<b>Residential</b>															
Residential for Sale	921 DU		-	-	-	-	-	150	150	150	150	150	171		
<b>Commercial</b>															
Commercial	180,155 sq ft		-	-	-	-	-	60,000	-	60,000	-	60,155	-	-	
<b>Assessed Values in 2017\$</b>															
<b>Residential</b>															
Residential for Sale	\$400,000 /DU	\$368,400,000	\$0	\$0	\$0	\$0	\$0	\$60,000,000	\$60,000,000	\$60,000,000	\$60,000,000	\$60,000,000	\$60,000,000	\$68,400,000	\$0
Percentage of total project values		91.1%	0.0%	0.0%	0.0%	0.0%	0.0%	14.8%	14.8%	14.8%	14.8%	14.8%	14.8%	16.9%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	14.8%	29.7%	44.5%	59.3%	74.2%	91.1%	91.1%	
<b>Cumulative Share of Areas Underdeveloped</b>			<b>91.1%</b>	<b>91.1%</b>	<b>91.1%</b>	<b>91.1%</b>	<b>91.1%</b>	<b>91.1%</b>	<b>76.3%</b>	<b>61.4%</b>	<b>46.6%</b>	<b>31.7%</b>	<b>16.9%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>															
Commercial	\$200 /SF	\$36,031,000	\$0	\$0	\$0	\$0	\$0	\$12,000,000	\$0	\$12,000,000	\$0	\$12,031,000	\$0	\$0	
Percentage of total project values		8.9%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	0.0%	3.0%	0.0%	3.0%	0.0%	0.0%	
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	3.0%	5.9%	5.9%	8.9%	8.9%	8.9%	
<b>Cumulative Share of Areas Underdeveloped</b>			<b>8.9%</b>	<b>8.9%</b>	<b>8.9%</b>	<b>8.9%</b>	<b>8.9%</b>	<b>8.9%</b>	<b>5.9%</b>	<b>5.9%</b>	<b>3.0%</b>	<b>3.0%</b>	<b>0.0%</b>	<b>0.0%</b>	
<b>Existing AV with Appreciation</b>	1.02	\$875,789	\$875,789	\$893,305	\$911,171	\$929,394	\$947,982	\$947,982	\$947,982	\$947,982	\$947,982	\$947,982	\$947,982	\$947,982	
<b>AV (\$ with appreciation)</b>															
<b>Residential</b>															
<i>Unit Value</i>	1.05		\$0	\$400,000	\$420,000	\$441,000	\$463,050	\$486,203	\$510,513	\$536,038	\$562,840	\$590,982	\$620,531	\$651,558	
AV - Residential for Sale			\$0	\$0	\$0	\$0	\$0	\$72,930,375	\$76,576,894	\$80,405,738	\$84,426,025	\$88,647,327	\$106,110,850	\$0	
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$10,950,496	\$22,714,504	\$35,339,161	\$48,874,117	\$63,371,665	\$80,843,507	
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$72,930,375	\$151,278,748	\$235,359,047	\$325,501,943	\$422,055,712	\$538,418,295	\$551,496,476	
AV - Underserved Land			\$797,764	\$813,720	\$829,994	\$846,594	\$863,526	\$722,886	\$582,247	\$441,608	\$300,968	\$160,329	\$0	\$0	
<b>Cumulative AV</b>			<b>\$797,764</b>	<b>\$813,720</b>	<b>\$829,994</b>	<b>\$846,594</b>	<b>\$863,526</b>	<b>\$73,653,261</b>	<b>\$151,860,995</b>	<b>\$235,800,654</b>	<b>\$325,802,912</b>	<b>\$422,216,041</b>	<b>\$538,418,295</b>	<b>\$551,496,476</b>	
Base Value			\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$15,955</b>	<b>\$32,230</b>	<b>\$48,830</b>	<b>\$65,761</b>	<b>\$72,855,497</b>	<b>\$151,063,230</b>	<b>\$235,002,890</b>	<b>\$325,005,147</b>	<b>\$421,418,277</b>	<b>\$537,620,531</b>	<b>\$550,698,711</b>	

	Fiscal Year of Sale												
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
Development Project <sup>3</sup>	Assessed Value Added to Tax Roll (FY)												
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
<i>Unit Value</i>	\$384,826	\$404,068	\$424,271	\$445,485	\$467,759	\$491,147	\$515,704	\$541,489	\$568,564	\$596,992	\$626,842	\$658,184	\$691,093
AV - Residential for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$10,293,138	\$10,519,690	\$10,751,229	\$10,987,863	\$11,229,706	\$11,476,872	\$11,729,478	\$11,987,644	\$12,251,492	\$12,521,147	\$12,796,738	\$13,078,394	\$13,366,249
Cumulative AV - Development	\$149,533,624	\$152,824,859	\$156,188,535	\$159,626,244	\$163,139,618	\$166,730,321	\$170,400,055	\$174,150,560	\$177,983,614	\$181,901,034	\$185,904,675	\$189,996,437	\$194,178,259
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$149,533,624</b>	<b>\$152,824,859</b>	<b>\$156,188,535</b>	<b>\$159,626,244</b>	<b>\$163,139,618</b>	<b>\$166,730,321</b>	<b>\$170,400,055</b>	<b>\$174,150,560</b>	<b>\$177,983,614</b>	<b>\$181,901,034</b>	<b>\$185,904,675</b>	<b>\$189,996,437</b>	<b>\$194,178,259</b>
Base Value	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567
<b>Cumulative Incremental AV</b>	<b>\$148,049,058</b>	<b>\$151,340,293</b>	<b>\$154,703,968</b>	<b>\$158,141,677</b>	<b>\$161,655,051</b>	<b>\$165,245,754</b>	<b>\$168,915,488</b>	<b>\$172,665,994</b>	<b>\$176,499,047</b>	<b>\$180,416,467</b>	<b>\$184,420,109</b>	<b>\$188,511,870</b>	<b>\$192,693,692</b>
<b>Commercial</b>													
<i>Unit Value</i>	\$342	\$359	\$377	\$396	\$416	\$437	\$458	\$481	\$505	\$531	\$557	\$585	\$614
AV - Commercial	\$43,442,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$11,009,155	\$14,307,655	\$14,622,566	\$14,944,409	\$15,273,336	\$15,609,502	\$15,953,067	\$16,304,194	\$16,663,049	\$17,029,803	\$17,404,629	\$17,787,705	\$18,179,212
Cumulative AV - Development	\$203,378,180	\$207,854,534	\$212,429,412	\$217,104,984	\$221,883,464	\$226,767,119	\$231,758,264	\$236,859,263	\$242,072,536	\$247,400,552	\$252,845,838	\$258,410,975	\$264,098,601
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$203,378,180</b>	<b>\$207,854,534</b>	<b>\$212,429,412</b>	<b>\$217,104,984</b>	<b>\$221,883,464</b>	<b>\$226,767,119</b>	<b>\$231,758,264</b>	<b>\$236,859,263</b>	<b>\$242,072,536</b>	<b>\$247,400,552</b>	<b>\$252,845,838</b>	<b>\$258,410,975</b>	<b>\$264,098,601</b>
Base Value	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045
<b>Cumulative Incremental AV</b>	<b>\$201,360,135</b>	<b>\$205,836,489</b>	<b>\$210,411,367</b>	<b>\$215,086,939</b>	<b>\$219,865,419</b>	<b>\$224,749,074</b>	<b>\$229,740,219</b>	<b>\$234,841,218</b>	<b>\$240,054,490</b>	<b>\$245,382,507</b>	<b>\$250,827,793</b>	<b>\$256,392,930</b>	<b>\$262,080,555</b>
<b>10. Other Washington Neighborhood Development (City Expected Buildout Scenario)</b>													
<b>Development</b>													
<b>Residential</b>													
Residential for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>													
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>													
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
<i>Unit Value</i>	\$684,136	\$718,343	\$754,260	\$791,973	\$831,571	\$873,150	\$916,807	\$962,648	\$1,010,780	\$1,061,319	\$1,114,385	\$1,170,104	\$1,228,610
AV - Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$82,807,196	\$84,818,583	\$86,878,826	\$88,989,113	\$91,150,658	\$93,364,708	\$95,632,536	\$97,955,451	\$100,334,789	\$102,771,921	\$105,268,251	\$107,825,216	\$110,444,291
Cumulative AV - Development	\$564,892,325	\$578,613,560	\$592,668,083	\$607,063,991	\$621,809,575	\$636,913,330	\$652,383,955	\$668,230,361	\$684,461,676	\$701,087,250	\$718,116,660	\$735,559,713	\$753,426,459
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$564,892,325</b>	<b>\$578,613,560</b>	<b>\$592,668,083</b>	<b>\$607,063,991</b>	<b>\$621,809,575</b>	<b>\$636,913,330</b>	<b>\$652,383,955</b>	<b>\$668,230,361</b>	<b>\$684,461,676</b>	<b>\$701,087,250</b>	<b>\$718,116,660</b>	<b>\$735,559,713</b>	<b>\$753,426,459</b>
Base Value	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764
<b>Cumulative Incremental AV</b>	<b>\$564,094,561</b>	<b>\$577,815,795</b>	<b>\$591,870,319</b>	<b>\$606,266,226</b>	<b>\$621,011,811</b>	<b>\$636,115,565</b>	<b>\$651,586,190</b>	<b>\$667,432,596</b>	<b>\$683,663,912</b>	<b>\$700,289,486</b>	<b>\$717,318,895</b>	<b>\$734,761,949</b>	<b>\$752,628,694</b>

	Fiscal Year of Sale											
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
	Assessed Value Added to Tax Roll (FY)											
Development Project <sup>3</sup>	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
<b>AV (\$ with appreciation)</b>												
<b>Residential</b>												
<i>Unit Value</i>	\$725,647	\$761,930	\$800,026	\$840,028	\$882,029	\$926,131	\$972,437	\$1,021,059	\$1,072,112	\$1,125,717	\$1,182,003	\$1,241,103
AV - Residential for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$13,660,441	\$13,961,107	\$14,268,391	\$14,582,438	\$14,903,398	\$15,231,421	\$15,566,665	\$15,909,287	\$16,259,451	\$16,617,321	\$16,983,068	\$17,356,866
Cumulative AV - Development	\$198,452,122	\$202,820,053	\$207,284,123	\$211,846,446	\$216,509,187	\$221,274,554	\$226,144,807	\$231,122,254	\$236,209,255	\$241,408,220	\$246,721,615	\$252,151,958
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$198,452,122</b>	<b>\$202,820,053</b>	<b>\$207,284,123</b>	<b>\$211,846,446</b>	<b>\$216,509,187</b>	<b>\$221,274,554</b>	<b>\$226,144,807</b>	<b>\$231,122,254</b>	<b>\$236,209,255</b>	<b>\$241,408,220</b>	<b>\$246,721,615</b>	<b>\$252,151,958</b>
Base Value	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567
<b>Cumulative Incremental AV</b>	<b>\$196,967,555</b>	<b>\$201,335,487</b>	<b>\$205,799,556</b>	<b>\$210,361,880</b>	<b>\$215,024,620</b>	<b>\$219,789,987</b>	<b>\$224,660,240</b>	<b>\$229,637,687</b>	<b>\$234,724,688</b>	<b>\$239,923,654</b>	<b>\$245,237,049</b>	<b>\$250,667,391</b>
<b>Commercial</b>												
<i>Unit Value</i>	\$645	\$677	\$711	\$747	\$784	\$823	\$864	\$908	\$953	\$1,001	\$1,051	\$1,103
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$18,579,337	\$18,988,268	\$19,406,200	\$19,833,330	\$20,269,862	\$20,716,001	\$21,171,960	\$21,637,955	\$22,114,207	\$22,600,940	\$23,098,387	\$23,606,783
Cumulative AV - Development	\$269,911,411	\$275,852,161	\$281,923,667	\$288,128,807	\$294,470,522	\$300,951,818	\$307,575,768	\$314,345,510	\$321,264,255	\$328,335,281	\$335,561,941	\$342,947,659
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$269,911,411</b>	<b>\$275,852,161</b>	<b>\$281,923,667</b>	<b>\$288,128,807</b>	<b>\$294,470,522</b>	<b>\$300,951,818</b>	<b>\$307,575,768</b>	<b>\$314,345,510</b>	<b>\$321,264,255</b>	<b>\$328,335,281</b>	<b>\$335,561,941</b>	<b>\$342,947,659</b>
Base Value	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045
<b>Cumulative Incremental AV</b>	<b>\$267,893,366</b>	<b>\$273,834,116</b>	<b>\$279,905,622</b>	<b>\$286,110,762</b>	<b>\$292,452,477</b>	<b>\$298,933,773</b>	<b>\$305,557,723</b>	<b>\$312,327,465</b>	<b>\$319,246,210</b>	<b>\$326,317,236</b>	<b>\$333,543,896</b>	<b>\$340,929,614</b>
<b>10. Other Washington Neighborhood Development (City Expected Buildout Scenario)</b>												
<b>Development</b>												
<b>Residential</b>												
Residential for Sale	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>												
Commercial	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>												
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%
<b>Cumulative Share of Areas Underdeveloped</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>
<b>AV (\$ with appreciation)</b>												
<b>Residential</b>												
<i>Unit Value</i>	\$1,290,040	\$1,354,542	\$1,422,269	\$1,493,383	\$1,568,052	\$1,646,454	\$1,728,777	\$1,815,216	\$1,905,977	\$2,001,275	\$2,101,339	\$2,206,406
AV - Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$113,126,983	\$115,874,837	\$118,689,437	\$121,572,403	\$124,525,397	\$127,550,119	\$130,648,311	\$133,821,759	\$137,072,289	\$140,401,775	\$143,812,134	\$147,305,331
Cumulative AV - Development	\$771,727,188	\$790,472,441	\$809,673,017	\$829,339,974	\$849,484,642	\$870,118,624	\$891,253,805	\$912,902,360	\$935,076,759	\$957,789,773	\$981,054,487	\$1,004,884,300
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$771,727,188</b>	<b>\$790,472,441</b>	<b>\$809,673,017</b>	<b>\$829,339,974</b>	<b>\$849,484,642</b>	<b>\$870,118,624</b>	<b>\$891,253,805</b>	<b>\$912,902,360</b>	<b>\$935,076,759</b>	<b>\$957,789,773</b>	<b>\$981,054,487</b>	<b>\$1,004,884,300</b>
Base Value	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764
<b>Cumulative Incremental AV</b>	<b>\$770,929,423</b>	<b>\$789,674,677</b>	<b>\$808,875,252</b>	<b>\$828,542,210</b>	<b>\$848,686,878</b>	<b>\$869,320,860</b>	<b>\$890,456,041</b>	<b>\$912,104,596</b>	<b>\$934,278,994</b>	<b>\$956,992,009</b>	<b>\$980,256,722</b>	<b>\$1,004,086,536</b>

	Fiscal Year of Sale											
	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
Development Project <sup>3</sup>	Assessed Value Added to Tax Roll (FY)											
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>AV (\$ with appreciation)</b>												
<b>Residential</b>												
<i>Unit Value</i>	\$1,303,159	\$1,368,317	\$1,436,732	\$1,508,569	\$1,583,997	\$1,663,197	\$1,746,357	\$1,833,675	\$1,925,359	\$2,021,627	\$2,122,708	\$2,228,843
AV - Residential for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$17,738,890	\$18,129,323	\$18,528,350	\$18,936,159	\$19,352,943	\$19,778,902	\$20,214,235	\$20,659,151	\$21,113,859	\$21,578,575	\$22,053,519	\$22,538,917
Cumulative AV - Development	\$257,701,823	\$263,373,840	\$269,170,698	\$275,095,145	\$281,149,989	\$287,338,101	\$293,662,412	\$300,125,922	\$306,731,693	\$313,482,858	\$320,382,616	\$327,434,237
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$257,701,823</b>	<b>\$263,373,840</b>	<b>\$269,170,698</b>	<b>\$275,095,145</b>	<b>\$281,149,989</b>	<b>\$287,338,101</b>	<b>\$293,662,412</b>	<b>\$300,125,922</b>	<b>\$306,731,693</b>	<b>\$313,482,858</b>	<b>\$320,382,616</b>	<b>\$327,434,237</b>
Base Value	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567	\$1,484,567
<b>Cumulative Incremental AV</b>	<b>\$256,217,256</b>	<b>\$261,889,273</b>	<b>\$267,686,131</b>	<b>\$273,610,578</b>	<b>\$279,665,423</b>	<b>\$285,853,534</b>	<b>\$292,177,845</b>	<b>\$298,641,355</b>	<b>\$305,247,127</b>	<b>\$311,998,291</b>	<b>\$318,898,049</b>	<b>\$325,949,670</b>
<b>Commercial</b>												
<i>Unit Value</i>	\$1,158	\$1,216	\$1,277	\$1,341	\$1,408	\$1,478	\$1,552	\$1,630	\$1,711	\$1,797	\$1,887	\$1,981
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$24,126,368	\$24,657,389	\$25,200,098	\$25,754,752	\$26,321,615	\$26,900,953	\$27,493,043	\$28,098,165	\$28,716,606	\$29,348,658	\$29,994,622	\$30,654,804
Cumulative AV - Development	\$350,495,937	\$358,210,353	\$366,094,563	\$374,152,304	\$382,387,396	\$390,803,743	\$399,405,333	\$408,196,245	\$417,180,644	\$426,362,790	\$435,747,035	\$445,337,827
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$350,495,937</b>	<b>\$358,210,353</b>	<b>\$366,094,563</b>	<b>\$374,152,304</b>	<b>\$382,387,396</b>	<b>\$390,803,743</b>	<b>\$399,405,333</b>	<b>\$408,196,245</b>	<b>\$417,180,644</b>	<b>\$426,362,790</b>	<b>\$435,747,035</b>	<b>\$445,337,827</b>
Base Value	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045	\$2,018,045
<b>Cumulative Incremental AV</b>	<b>\$348,477,892</b>	<b>\$356,192,308</b>	<b>\$364,076,517</b>	<b>\$372,134,259</b>	<b>\$380,369,351</b>	<b>\$388,785,698</b>	<b>\$397,387,288</b>	<b>\$406,178,199</b>	<b>\$415,162,599</b>	<b>\$424,344,745</b>	<b>\$433,728,990</b>	<b>\$443,319,782</b>
<b>10. Other Washington Neighborhood Development (City Expected Buildout Scenario)</b>												
<b>Development</b>												
Residential												
Residential for Sale	-	-	-	-	-	-	-	-	-	-	-	-
Commercial												
Commercial	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
<b>Residential</b>												
Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%	91.1%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>												
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%	8.9%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>	<b>\$947,982</b>
<b>AV (\$ with appreciation)</b>												
<b>Residential</b>												
<i>Unit Value</i>	\$2,316,726	\$2,432,563	\$2,554,191	\$2,681,900	\$2,815,995	\$2,956,795	\$3,104,635	\$3,259,867	\$3,422,860	\$3,594,003	\$3,773,703	\$3,962,388
AV - Residential for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$150,883,378	\$154,548,335	\$158,302,314	\$162,147,477	\$166,086,039	\$170,120,269	\$174,252,491	\$178,485,084	\$182,820,486	\$187,261,196	\$191,809,770	\$196,468,830
Cumulative AV - Development	\$1,029,292,940	\$1,054,294,465	\$1,079,903,278	\$1,106,134,129	\$1,133,002,127	\$1,160,522,748	\$1,188,711,846	\$1,217,585,657	\$1,247,160,812	\$1,277,454,348	\$1,308,483,714	\$1,340,266,784
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,029,292,940</b>	<b>\$1,054,294,465</b>	<b>\$1,079,903,278</b>	<b>\$1,106,134,129</b>	<b>\$1,133,002,127</b>	<b>\$1,160,522,748</b>	<b>\$1,188,711,846</b>	<b>\$1,217,585,657</b>	<b>\$1,247,160,812</b>	<b>\$1,277,454,348</b>	<b>\$1,308,483,714</b>	<b>\$1,340,266,784</b>
Base Value	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764	\$797,764
<b>Cumulative Incremental AV</b>	<b>\$1,028,495,175</b>	<b>\$1,053,496,701</b>	<b>\$1,079,105,514</b>	<b>\$1,105,336,364</b>	<b>\$1,132,204,362</b>	<b>\$1,159,724,984</b>	<b>\$1,187,914,081</b>	<b>\$1,216,787,892</b>	<b>\$1,246,363,048</b>	<b>\$1,276,656,584</b>	<b>\$1,307,685,950</b>	<b>\$1,339,469,019</b>

Development Project <sup>3</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale											
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
			Assessed Value Added to Tax Roll (FY)											
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
<b>Commercial</b>														
<i>Unit Value</i>	1.05		\$0	\$200	\$210	\$221	\$232	\$243	\$255	\$268	\$281	\$295	\$310	\$326
AV - Commercial			\$0	\$0	\$0	\$0	\$0	\$14,586,075	\$0	\$16,081,148	\$0	\$17,775,266	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$1,026,130	\$1,048,716	\$2,203,106	\$2,251,597	\$3,551,644	\$3,629,816
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$14,586,075	\$14,907,115	\$31,316,368	\$32,005,641	\$50,485,352	\$51,596,534	\$52,732,174
AV - Undeveloped Land			\$78,025	\$79,585	\$81,177	\$82,800	\$84,456	\$86,328	\$88,201	\$90,073	\$91,945	\$93,817	\$95,689	\$97,561
<b>Cumulative AV</b>			<b>\$78,025</b>	<b>\$79,585</b>	<b>\$81,177</b>	<b>\$82,800</b>	<b>\$84,456</b>	<b>\$86,328</b>	<b>\$88,201</b>	<b>\$90,073</b>	<b>\$91,945</b>	<b>\$93,817</b>	<b>\$95,689</b>	<b>\$97,561</b>
Base Value			\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$1,560</b>	<b>\$3,152</b>	<b>\$4,776</b>	<b>\$6,432</b>	<b>\$8,112</b>	<b>\$9,816</b>	<b>\$11,544</b>	<b>\$13,296</b>	<b>\$15,072</b>	<b>\$16,872</b>	<b>\$18,696</b>
<b>Aggregate</b>														
<b>Residential Property</b>														
<b>For Sale</b>														
	<i>Average</i>													
	\$401,156 /DU													
AV - Initial Absorption			\$0	\$10,800,000	\$10,500,000	\$29,988,000	\$0	\$72,930,375	\$76,576,894	\$80,405,738	\$84,426,025	\$88,647,327	\$106,110,850	\$0
AV of Resale			\$0	\$0	\$1,621,620	\$3,237,584	\$7,818,923	\$8,008,845	\$19,153,876	\$31,117,144	\$43,945,901	\$57,689,914	\$72,401,599	\$90,092,778
Cumulative AV - Development			\$0	\$10,800,000	\$21,562,332	\$52,074,081	\$53,338,960	\$127,564,939	\$207,240,385	\$292,679,992	\$384,215,215	\$482,195,129	\$600,018,499	\$614,592,948
AV - Undeveloped Land			\$2,182,495	\$2,226,145	\$1,401,834	\$846,594	\$863,526	\$722,886	\$582,247	\$441,608	\$300,968	\$160,329	\$0	\$0
<b>Cumulative AV</b>			<b>\$2,182,495</b>	<b>\$13,026,145</b>	<b>\$22,964,166</b>	<b>\$52,920,675</b>	<b>\$54,202,486</b>	<b>\$128,287,825</b>	<b>\$207,822,632</b>	<b>\$293,121,600</b>	<b>\$384,516,183</b>	<b>\$482,355,458</b>	<b>\$600,018,499</b>	<b>\$614,592,948</b>
Base Value			\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$10,843,650</b>	<b>\$20,781,671</b>	<b>\$50,738,180</b>	<b>\$52,019,992</b>	<b>\$126,105,331</b>	<b>\$205,640,137</b>	<b>\$290,939,105</b>	<b>\$382,333,688</b>	<b>\$480,172,963</b>	<b>\$597,836,004</b>	<b>\$612,410,453</b>
<b>For Rent</b>														
AV - Initial Absorption			\$0	\$0	\$0	\$52,589,250	\$39,069,844	\$0	\$57,432,670	\$0	\$0	\$68,147,632	\$0	\$75,132,765
AV of Resale			\$0	\$0	\$0	\$0	\$3,699,654	\$6,529,647	\$6,673,364	\$10,860,633	\$11,099,676	\$11,343,980	\$16,387,847	\$16,748,543
Cumulative AV - Development			\$0	\$0	\$0	\$52,589,250	\$92,816,583	\$94,859,476	\$154,380,004	\$157,777,907	\$161,250,599	\$232,947,357	\$238,074,529	\$318,447,314
AV - Undeveloped Land			\$6,467,640	\$6,596,993	\$6,728,933	\$5,840,634	\$2,710,150	\$2,764,353	\$1,671,863	\$1,705,301	\$1,705,301	\$852,650	\$852,650	\$0
<b>Cumulative AV</b>			<b>\$6,467,640</b>	<b>\$6,596,993</b>	<b>\$6,728,933</b>	<b>\$58,429,884</b>	<b>\$95,526,733</b>	<b>\$97,623,829</b>	<b>\$156,051,867</b>	<b>\$159,483,208</b>	<b>\$162,955,900</b>	<b>\$233,800,007</b>	<b>\$238,927,179</b>	<b>\$318,447,314</b>
Base Value			\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$129,353</b>	<b>\$261,293</b>	<b>\$51,962,243</b>	<b>\$89,059,093</b>	<b>\$91,156,189</b>	<b>\$149,584,227</b>	<b>\$153,015,568</b>	<b>\$156,488,260</b>	<b>\$227,332,367</b>	<b>\$232,459,539</b>	<b>\$311,979,673</b>
<b>Business Property</b>														
AV - Initial Absorption			\$0	\$1,500,000	\$0	\$0	\$0	\$14,586,075	\$78,172,246	\$56,284,017	\$35,177,511	\$54,711,653	\$38,783,205	\$40,722,366
AV of Resale			\$0	\$0	\$105,525	\$107,848	\$110,221	\$112,647	\$1,141,257	\$6,665,794	\$10,772,088	\$13,483,920	\$17,629,666	\$20,746,093
Cumulative AV - Development			\$0	\$1,500,000	\$1,533,015	\$1,566,757	\$1,601,241	\$1,622,559	\$94,751,864	\$153,121,369	\$191,669,081	\$250,599,370	\$294,898,267	\$342,111,344
AV - Undeveloped Land			\$4,612,766	\$4,246,021	\$4,330,942	\$4,417,561	\$4,505,912	\$4,566,213	\$3,079,156	\$2,346,300	\$1,884,159	\$1,393,817	\$931,676	\$469,535
<b>Cumulative AV</b>			<b>\$4,612,766</b>	<b>\$5,746,021</b>	<b>\$5,863,957</b>	<b>\$5,984,317</b>	<b>\$6,107,153</b>	<b>\$20,788,772</b>	<b>\$97,831,019</b>	<b>\$155,467,669</b>	<b>\$193,553,240</b>	<b>\$251,993,187</b>	<b>\$295,829,944</b>	<b>\$342,580,879</b>
Base Value			\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$1,133,255</b>	<b>\$1,251,191</b>	<b>\$1,371,551</b>	<b>\$1,494,387</b>	<b>\$1,617,606</b>	<b>\$93,218,253</b>	<b>\$150,854,903</b>	<b>\$188,940,474</b>	<b>\$247,380,421</b>	<b>\$291,217,178</b>	<b>\$337,968,113</b>
<b>Aggregate</b>														
AV - Initial Absorption			\$0	\$12,300,000	\$10,500,000	\$82,577,250	\$39,069,844	\$87,516,450	\$212,181,810	\$136,689,755	\$119,603,536	\$211,506,612	\$144,894,055	\$115,855,130
AV of Resale			\$0	\$0	\$1,727,145	\$3,345,432	\$11,628,798	\$14,651,139	\$26,968,497	\$48,643,571	\$65,817,665	\$82,517,814	\$106,419,111	\$127,587,414
Cumulative AV - Development			\$0	\$12,300,000	\$23,095,347	\$106,230,088	\$147,756,785	\$238,646,974	\$456,372,252	\$603,579,269	\$737,134,895	\$965,741,856	\$1,132,991,294	\$1,275,151,605
AV - Undeveloped Land			\$13,262,901	\$13,069,159	\$12,461,708	\$11,104,788	\$8,079,588	\$8,053,452	\$5,333,266	\$4,493,208	\$3,890,428	\$2,406,797	\$1,784,327	\$469,535
<b>Cumulative AV</b>			<b>\$13,262,901</b>	<b>\$25,369,159</b>	<b>\$35,557,055</b>	<b>\$117,334,876</b>	<b>\$155,836,372</b>	<b>\$246,700,427</b>	<b>\$461,705,518</b>	<b>\$608,072,477</b>	<b>\$741,025,323</b>	<b>\$968,148,653</b>	<b>\$1,134,775,621</b>	<b>\$1,275,621,141</b>
Base Value			\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$12,106,258</b>	<b>\$22,294,154</b>	<b>\$104,071,975</b>	<b>\$142,573,471</b>	<b>\$233,437,526</b>	<b>\$448,442,617</b>	<b>\$594,809,576</b>	<b>\$727,762,422</b>	<b>\$954,885,752</b>	<b>\$1,121,512,720</b>	<b>\$1,262,358,240</b>

	Fiscal Year of Sale												
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
	Assessed Value Added to Tax Roll (FY)												
Development Project <sup>3</sup>	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
<b>Commercial</b>													
<i>Unit Value</i>	\$342	\$359	\$377	\$396	\$416	\$437	\$458	\$481	\$505	\$531	\$557	\$585	\$614
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,709,708	\$3,791,359	\$3,874,807	\$3,960,091	\$4,047,253	\$4,136,333	\$4,227,374	\$4,320,418	\$4,415,511	\$4,512,696	\$4,612,021	\$4,713,531	\$4,817,276
Cumulative AV - Development	\$53,892,809	\$55,078,990	\$56,291,278	\$57,530,249	\$58,796,490	\$60,090,601	\$61,413,195	\$62,764,900	\$64,146,355	\$65,558,216	\$67,001,153	\$68,475,848	\$69,983,001
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$53,892,809</b>	<b>\$55,078,990</b>	<b>\$56,291,278</b>	<b>\$57,530,249</b>	<b>\$58,796,490</b>	<b>\$60,090,601</b>	<b>\$61,413,195</b>	<b>\$62,764,900</b>	<b>\$64,146,355</b>	<b>\$65,558,216</b>	<b>\$67,001,153</b>	<b>\$68,475,848</b>	<b>\$69,983,001</b>
Base Value	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025
<b>Cumulative Incremental AV</b>	<b>\$53,814,785</b>	<b>\$55,000,965</b>	<b>\$56,213,254</b>	<b>\$57,452,225</b>	<b>\$58,718,466</b>	<b>\$60,012,576</b>	<b>\$61,335,171</b>	<b>\$62,686,875</b>	<b>\$64,068,330</b>	<b>\$65,480,192</b>	<b>\$66,923,128</b>	<b>\$68,397,823</b>	<b>\$69,904,977</b>
<b>Aggregate</b>													
<b>Residential Property</b>													
<b>For Sale</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$92,281,131	\$94,522,640	\$96,818,595	\$99,170,318	\$101,579,165	\$104,046,523	\$106,573,813	\$109,162,491	\$111,814,048	\$114,530,011	\$117,311,945	\$120,161,453	\$123,080,174
Cumulative AV - Development	\$629,521,411	\$644,812,486	\$660,474,981	\$676,517,918	\$692,950,538	\$709,782,307	\$727,022,919	\$744,682,306	\$762,770,639	\$781,298,338	\$800,276,075	\$819,714,780	\$839,625,652
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$629,521,411</b>	<b>\$644,812,486</b>	<b>\$660,474,981</b>	<b>\$676,517,918</b>	<b>\$692,950,538</b>	<b>\$709,782,307</b>	<b>\$727,022,919</b>	<b>\$744,682,306</b>	<b>\$762,770,639</b>	<b>\$781,298,338</b>	<b>\$800,276,075</b>	<b>\$819,714,780</b>	<b>\$839,625,652</b>
Base Value	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495
<b>Cumulative Incremental AV</b>	<b>\$627,338,916</b>	<b>\$642,629,991</b>	<b>\$658,292,486</b>	<b>\$674,335,423</b>	<b>\$690,768,044</b>	<b>\$707,599,812</b>	<b>\$724,840,425</b>	<b>\$742,499,811</b>	<b>\$760,588,144</b>	<b>\$779,115,843</b>	<b>\$798,093,580</b>	<b>\$817,532,286</b>	<b>\$837,443,158</b>
<b>For Rent</b>													
AV - Initial Absorption	\$0	\$80,813,535	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$22,402,769	\$22,895,853	\$29,085,023	\$29,725,185	\$30,379,436	\$31,048,087	\$31,731,456	\$32,429,865	\$33,143,646	\$33,873,138	\$34,618,686	\$35,380,643	\$36,159,371
Cumulative AV - Development	\$325,456,339	\$413,433,168	\$422,532,832	\$431,832,779	\$441,337,419	\$451,051,255	\$460,978,893	\$471,125,039	\$481,494,501	\$492,092,195	\$502,923,144	\$513,992,483	\$525,305,457
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$325,456,339</b>	<b>\$413,433,168</b>	<b>\$422,532,832</b>	<b>\$431,832,779</b>	<b>\$441,337,419</b>	<b>\$451,051,255</b>	<b>\$460,978,893</b>	<b>\$471,125,039</b>	<b>\$481,494,501</b>	<b>\$492,092,195</b>	<b>\$502,923,144</b>	<b>\$513,992,483</b>	<b>\$525,305,457</b>
Base Value	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640
<b>Cumulative Incremental AV</b>	<b>\$318,988,699</b>	<b>\$406,965,527</b>	<b>\$416,065,191</b>	<b>\$425,365,139</b>	<b>\$434,869,779</b>	<b>\$444,583,615</b>	<b>\$454,511,253</b>	<b>\$464,657,399</b>	<b>\$475,026,861</b>	<b>\$485,624,555</b>	<b>\$496,455,504</b>	<b>\$507,524,842</b>	<b>\$518,837,817</b>
<b>Business Property</b>													
AV - Initial Absorption	\$43,442,620	\$0	\$23,382,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$24,067,533	\$27,653,448	\$28,262,100	\$30,529,076	\$31,201,021	\$31,887,756	\$32,589,605	\$33,306,902	\$34,039,987	\$34,789,207	\$35,554,918	\$36,337,482	\$37,137,269
Cumulative AV - Development	\$393,083,834	\$401,735,609	\$433,959,860	\$443,511,316	\$453,273,000	\$463,249,539	\$473,445,661	\$483,866,200	\$494,516,095	\$505,400,395	\$516,524,257	\$527,892,956	\$539,511,880
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$393,083,834</b>	<b>\$401,735,609</b>	<b>\$433,959,860</b>	<b>\$443,511,316</b>	<b>\$453,273,000</b>	<b>\$463,249,539</b>	<b>\$473,445,661</b>	<b>\$483,866,200</b>	<b>\$494,516,095</b>	<b>\$505,400,395</b>	<b>\$516,524,257</b>	<b>\$527,892,956</b>	<b>\$539,511,880</b>
Base Value	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766
<b>Cumulative Incremental AV</b>	<b>\$388,471,068</b>	<b>\$397,122,843</b>	<b>\$429,347,094</b>	<b>\$438,898,550</b>	<b>\$448,660,234</b>	<b>\$458,636,773</b>	<b>\$468,832,895</b>	<b>\$479,253,434</b>	<b>\$489,903,329</b>	<b>\$500,787,629</b>	<b>\$511,911,491</b>	<b>\$523,280,190</b>	<b>\$534,899,114</b>
<b>Aggregate</b>													
AV - Initial Absorption	\$43,442,620	\$80,813,535	\$23,382,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$138,751,433	\$145,071,941	\$154,165,718	\$159,424,579	\$163,159,623	\$166,982,366	\$170,894,874	\$174,899,259	\$178,997,682	\$183,192,357	\$187,485,549	\$191,879,577	\$196,376,815
Cumulative AV - Development	\$1,348,061,584	\$1,459,981,263	\$1,516,967,672	\$1,551,862,014	\$1,587,560,957	\$1,624,083,101	\$1,661,447,474	\$1,699,673,545	\$1,738,781,235	\$1,778,790,928	\$1,819,723,476	\$1,861,600,219	\$1,904,442,990
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,348,061,584</b>	<b>\$1,459,981,263</b>	<b>\$1,516,967,672</b>	<b>\$1,551,862,014</b>	<b>\$1,587,560,957</b>	<b>\$1,624,083,101</b>	<b>\$1,661,447,474</b>	<b>\$1,699,673,545</b>	<b>\$1,738,781,235</b>	<b>\$1,778,790,928</b>	<b>\$1,819,723,476</b>	<b>\$1,861,600,219</b>	<b>\$1,904,442,990</b>
Base Value	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901
<b>Cumulative Incremental AV</b>	<b>\$1,334,798,683</b>	<b>\$1,446,718,362</b>	<b>\$1,503,704,771</b>	<b>\$1,538,599,113</b>	<b>\$1,574,298,056</b>	<b>\$1,610,820,200</b>	<b>\$1,648,184,573</b>	<b>\$1,686,410,644</b>	<b>\$1,725,518,334</b>	<b>\$1,765,528,027</b>	<b>\$1,806,460,575</b>	<b>\$1,848,337,318</b>	<b>\$1,891,180,089</b>

	Fiscal Year of Sale											
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
	Assessed Value Added to Tax Roll (FY)											
Development Project <sup>3</sup>	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
<b>Commercial</b>												
<i>Unit Value</i>	\$645	\$677	\$711	\$747	\$784	\$823	\$864	\$908	\$953	\$1,001	\$1,051	\$1,103
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$4,923,304	\$5,031,666	\$5,142,413	\$5,255,598	\$5,371,273	\$5,489,495	\$5,610,319	\$5,733,802	\$5,860,003	\$5,988,982	\$6,120,799	\$6,255,518
Cumulative AV - Development	\$71,523,327	\$73,097,556	\$74,706,433	\$76,350,721	\$78,031,201	\$79,748,668	\$81,503,936	\$83,297,837	\$85,131,223	\$87,004,961	\$88,919,940	\$90,877,068
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$71,523,327</b>	<b>\$73,097,556</b>	<b>\$74,706,433</b>	<b>\$76,350,721</b>	<b>\$78,031,201</b>	<b>\$79,748,668</b>	<b>\$81,503,936</b>	<b>\$83,297,837</b>	<b>\$85,131,223</b>	<b>\$87,004,961</b>	<b>\$88,919,940</b>	<b>\$90,877,068</b>
Base Value	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025
<b>Cumulative Incremental AV</b>	<b>\$71,445,303</b>	<b>\$73,019,531</b>	<b>\$74,628,408</b>	<b>\$76,272,697</b>	<b>\$77,953,176</b>	<b>\$79,670,643</b>	<b>\$81,425,911</b>	<b>\$83,219,813</b>	<b>\$85,053,198</b>	<b>\$86,926,936</b>	<b>\$88,841,916</b>	<b>\$90,799,043</b>
<b>Aggregate</b>												
<b>Residential Property</b>												
<b>For Sale</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$126,069,792	\$129,132,027	\$132,268,644	\$135,481,449	\$138,772,294	\$142,143,073	\$145,595,728	\$149,132,248	\$152,754,670	\$156,465,081	\$160,265,618	\$164,158,470
Cumulative AV - Development	\$860,020,160	\$880,910,049	\$902,307,354	\$924,224,400	\$946,673,811	\$969,668,518	\$993,221,766	\$1,017,347,123	\$1,042,058,484	\$1,067,370,085	\$1,093,296,504	\$1,119,852,676
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$860,020,160</b>	<b>\$880,910,049</b>	<b>\$902,307,354</b>	<b>\$924,224,400</b>	<b>\$946,673,811</b>	<b>\$969,668,518</b>	<b>\$993,221,766</b>	<b>\$1,017,347,123</b>	<b>\$1,042,058,484</b>	<b>\$1,067,370,085</b>	<b>\$1,093,296,504</b>	<b>\$1,119,852,676</b>
Base Value	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495
<b>Cumulative Incremental AV</b>	<b>\$857,837,665</b>	<b>\$878,727,555</b>	<b>\$900,124,860</b>	<b>\$922,041,905</b>	<b>\$944,491,316</b>	<b>\$967,486,023</b>	<b>\$991,039,271</b>	<b>\$1,015,164,628</b>	<b>\$1,039,875,989</b>	<b>\$1,065,187,590</b>	<b>\$1,091,114,009</b>	<b>\$1,117,670,181</b>
<b>For Rent</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$36,955,239	\$37,768,624	\$38,599,911	\$39,449,495	\$40,317,779	\$41,205,173	\$42,112,099	\$43,038,986	\$43,986,274	\$44,954,412	\$45,943,859	\$46,955,083
Cumulative AV - Development	\$536,867,430	\$548,683,882	\$560,760,415	\$573,102,751	\$585,716,743	\$598,608,368	\$611,783,739	\$625,249,099	\$639,010,831	\$653,075,460	\$667,449,651	\$682,140,217
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$536,867,430</b>	<b>\$548,683,882</b>	<b>\$560,760,415</b>	<b>\$573,102,751</b>	<b>\$585,716,743</b>	<b>\$598,608,368</b>	<b>\$611,783,739</b>	<b>\$625,249,099</b>	<b>\$639,010,831</b>	<b>\$653,075,460</b>	<b>\$667,449,651</b>	<b>\$682,140,217</b>
Base Value	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640
<b>Cumulative Incremental AV</b>	<b>\$530,399,790</b>	<b>\$542,216,242</b>	<b>\$554,292,774</b>	<b>\$566,635,111</b>	<b>\$579,249,103</b>	<b>\$592,140,728</b>	<b>\$605,316,098</b>	<b>\$618,781,458</b>	<b>\$632,543,191</b>	<b>\$646,607,820</b>	<b>\$660,982,010</b>	<b>\$675,672,577</b>
<b>Business Property</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$37,954,661	\$38,790,043	\$39,643,812	\$40,516,372	\$41,408,137	\$42,319,530	\$43,250,983	\$44,202,937	\$45,175,844	\$46,170,164	\$47,186,370	\$48,224,942
Cumulative AV - Development	\$551,386,537	\$563,522,554	\$575,925,686	\$588,601,810	\$601,556,936	\$614,797,204	\$628,328,891	\$642,158,409	\$656,292,316	\$670,737,310	\$685,500,238	\$700,588,098
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$551,386,537</b>	<b>\$563,522,554</b>	<b>\$575,925,686</b>	<b>\$588,601,810</b>	<b>\$601,556,936</b>	<b>\$614,797,204</b>	<b>\$628,328,891</b>	<b>\$642,158,409</b>	<b>\$656,292,316</b>	<b>\$670,737,310</b>	<b>\$685,500,238</b>	<b>\$700,588,098</b>
Base Value	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766
<b>Cumulative Incremental AV</b>	<b>\$546,773,771</b>	<b>\$558,909,788</b>	<b>\$571,312,920</b>	<b>\$583,989,044</b>	<b>\$596,944,170</b>	<b>\$610,184,438</b>	<b>\$623,716,124</b>	<b>\$637,545,643</b>	<b>\$651,679,550</b>	<b>\$666,124,544</b>	<b>\$680,887,472</b>	<b>\$695,975,332</b>
<b>Aggregate</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$200,979,691	\$205,690,694	\$210,512,367	\$215,447,316	\$220,498,210	\$225,667,776	\$230,958,810	\$236,374,172	\$241,916,789	\$247,589,658	\$253,395,847	\$259,338,495
Cumulative AV - Development	\$1,948,274,126	\$1,993,116,486	\$2,038,993,455	\$2,085,928,961	\$2,133,947,489	\$2,183,074,090	\$2,233,334,395	\$2,284,754,631	\$2,337,361,631	\$2,391,182,854	\$2,446,246,393	\$2,502,580,992
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,948,274,126</b>	<b>\$1,993,116,486</b>	<b>\$2,038,993,455</b>	<b>\$2,085,928,961</b>	<b>\$2,133,947,489</b>	<b>\$2,183,074,090</b>	<b>\$2,233,334,395</b>	<b>\$2,284,754,631</b>	<b>\$2,337,361,631</b>	<b>\$2,391,182,854</b>	<b>\$2,446,246,393</b>	<b>\$2,502,580,992</b>
Base Value	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901
<b>Cumulative Incremental AV</b>	<b>\$1,935,011,225</b>	<b>\$1,979,853,585</b>	<b>\$2,025,730,554</b>	<b>\$2,072,666,060</b>	<b>\$2,120,684,588</b>	<b>\$2,169,811,189</b>	<b>\$2,220,071,494</b>	<b>\$2,271,491,730</b>	<b>\$2,324,098,730</b>	<b>\$2,377,919,953</b>	<b>\$2,432,983,492</b>	<b>\$2,489,318,091</b>

	Fiscal Year of Sale											
	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)											
Development Project <sup>3</sup>	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Commercial</b>												
<i>Unit Value</i>	\$1,158	\$1,216	\$1,277	\$1,341	\$1,408	\$1,478	\$1,552	\$1,630	\$1,711	\$1,797	\$1,887	\$1,981
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$6,393,202	\$6,533,916	\$6,677,728	\$6,824,704	\$6,974,916	\$7,128,434	\$7,285,331	\$7,445,681	\$7,609,560	\$7,777,047	\$7,948,220	\$8,123,160
Cumulative AV - Development	\$92,877,272	\$94,921,501	\$97,010,723	\$99,145,929	\$101,328,131	\$103,558,363	\$105,837,683	\$108,167,170	\$110,547,930	\$112,981,090	\$115,467,804	\$118,009,250
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$92,877,272</b>	<b>\$94,921,501</b>	<b>\$97,010,723</b>	<b>\$99,145,929</b>	<b>\$101,328,131</b>	<b>\$103,558,363</b>	<b>\$105,837,683</b>	<b>\$108,167,170</b>	<b>\$110,547,930</b>	<b>\$112,981,090</b>	<b>\$115,467,804</b>	<b>\$118,009,250</b>
Base Value	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025	\$78,025
<b>Cumulative Incremental AV</b>	<b>\$92,799,248</b>	<b>\$94,843,476</b>	<b>\$96,932,699</b>	<b>\$99,067,905</b>	<b>\$101,250,107</b>	<b>\$103,480,339</b>	<b>\$105,759,658</b>	<b>\$108,089,146</b>	<b>\$110,469,905</b>	<b>\$112,903,065</b>	<b>\$115,389,779</b>	<b>\$117,931,225</b>
<b>Aggregate</b>												
<b>Residential Property</b>												
<b>For Sale</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$168,145,879	\$172,230,143	\$176,413,613	\$180,698,700	\$185,087,871	\$189,583,655	\$194,188,642	\$198,905,484	\$203,736,899	\$208,685,668	\$213,754,643	\$218,946,743
Cumulative AV - Development	\$1,147,053,898	\$1,174,915,837	\$1,203,454,543	\$1,232,686,453	\$1,262,628,407	\$1,293,297,651	\$1,324,711,851	\$1,356,889,102	\$1,389,847,938	\$1,423,607,345	\$1,458,186,767	\$1,493,606,124
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,147,053,898</b>	<b>\$1,174,915,837</b>	<b>\$1,203,454,543</b>	<b>\$1,232,686,453</b>	<b>\$1,262,628,407</b>	<b>\$1,293,297,651</b>	<b>\$1,324,711,851</b>	<b>\$1,356,889,102</b>	<b>\$1,389,847,938</b>	<b>\$1,423,607,345</b>	<b>\$1,458,186,767</b>	<b>\$1,493,606,124</b>
Base Value	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495	\$2,182,495
<b>Cumulative Incremental AV</b>	<b>\$1,144,871,403</b>	<b>\$1,172,733,342</b>	<b>\$1,201,272,048</b>	<b>\$1,230,503,959</b>	<b>\$1,260,445,913</b>	<b>\$1,291,115,157</b>	<b>\$1,322,529,357</b>	<b>\$1,354,706,607</b>	<b>\$1,387,665,444</b>	<b>\$1,421,424,850</b>	<b>\$1,456,004,273</b>	<b>\$1,491,423,629</b>
<b>For Rent</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$47,988,564	\$49,044,793	\$50,124,268	\$51,227,504	\$52,355,021	\$53,507,355	\$54,685,052	\$55,888,670	\$57,118,779	\$58,375,964	\$59,660,819	\$60,973,953
Cumulative AV - Development	\$697,154,124	\$712,498,486	\$728,180,578	\$744,207,832	\$760,587,846	\$777,328,385	\$794,437,383	\$811,922,949	\$829,793,374	\$848,057,126	\$866,722,863	\$885,799,433
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$697,154,124</b>	<b>\$712,498,486</b>	<b>\$728,180,578</b>	<b>\$744,207,832</b>	<b>\$760,587,846</b>	<b>\$777,328,385</b>	<b>\$794,437,383</b>	<b>\$811,922,949</b>	<b>\$829,793,374</b>	<b>\$848,057,126</b>	<b>\$866,722,863</b>	<b>\$885,799,433</b>
Base Value	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640	\$6,467,640
<b>Cumulative Incremental AV</b>	<b>\$690,686,483</b>	<b>\$706,030,846</b>	<b>\$721,712,937</b>	<b>\$737,740,192</b>	<b>\$754,120,206</b>	<b>\$770,860,745</b>	<b>\$787,969,742</b>	<b>\$805,455,309</b>	<b>\$823,325,733</b>	<b>\$841,589,486</b>	<b>\$860,255,223</b>	<b>\$879,331,793</b>
<b>Business Property</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$49,286,373	\$50,371,166	\$51,479,835	\$52,612,906	\$53,770,916	\$54,954,414	\$56,163,961	\$57,400,130	\$58,663,507	\$59,954,690	\$61,274,293	\$62,622,940
Cumulative AV - Development	\$716,008,042	\$731,767,379	\$747,873,579	\$764,334,277	\$781,157,274	\$798,350,546	\$815,922,241	\$833,880,690	\$852,234,404	\$870,992,083	\$890,162,619	\$909,755,098
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$716,008,042</b>	<b>\$731,767,379</b>	<b>\$747,873,579</b>	<b>\$764,334,277</b>	<b>\$781,157,274</b>	<b>\$798,350,546</b>	<b>\$815,922,241</b>	<b>\$833,880,690</b>	<b>\$852,234,404</b>	<b>\$870,992,083</b>	<b>\$890,162,619</b>	<b>\$909,755,098</b>
Base Value	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766	\$4,612,766
<b>Cumulative Incremental AV</b>	<b>\$711,395,276</b>	<b>\$727,154,613</b>	<b>\$743,260,813</b>	<b>\$759,721,511</b>	<b>\$776,544,508</b>	<b>\$793,737,780</b>	<b>\$811,309,475</b>	<b>\$829,267,924</b>	<b>\$847,621,638</b>	<b>\$866,379,317</b>	<b>\$885,549,853</b>	<b>\$905,142,332</b>
<b>Aggregate</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$265,420,816	\$271,646,101	\$278,017,717	\$284,539,109	\$291,213,808	\$298,045,425	\$305,037,655	\$312,194,284	\$319,519,185	\$327,016,322	\$334,689,755	\$342,543,637
Cumulative AV - Development	\$2,560,216,064	\$2,619,181,702	\$2,679,508,699	\$2,741,228,562	\$2,804,373,528	\$2,868,976,582	\$2,935,071,475	\$3,002,692,742	\$3,071,875,716	\$3,142,656,554	\$3,215,072,249	\$3,289,160,655
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$2,560,216,064</b>	<b>\$2,619,181,702</b>	<b>\$2,679,508,699</b>	<b>\$2,741,228,562</b>	<b>\$2,804,373,528</b>	<b>\$2,868,976,582</b>	<b>\$2,935,071,475</b>	<b>\$3,002,692,742</b>	<b>\$3,071,875,716</b>	<b>\$3,142,656,554</b>	<b>\$3,215,072,249</b>	<b>\$3,289,160,655</b>
Base Value	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901	\$13,262,901
<b>Cumulative Incremental AV</b>	<b>\$2,546,953,163</b>	<b>\$2,605,918,801</b>	<b>\$2,666,245,798</b>	<b>\$2,727,965,661</b>	<b>\$2,791,110,627</b>	<b>\$2,855,713,681</b>	<b>\$2,921,808,574</b>	<b>\$2,989,429,841</b>	<b>\$3,058,612,815</b>	<b>\$3,129,393,653</b>	<b>\$3,201,809,348</b>	<b>\$3,275,897,754</b>

<sup>1</sup> Assuming the restaurant is 3,000 Sq. Ft.

<sup>2</sup> As for the number change on the total AV of Washington compared to KMA's Assessment of EIFD Tax Increment Revenue and Leveraging Capacity, the reason is that we just found out 175 out of 375 units of the Grand Gateway are affordable housing and counted their AV as \$0 instead of \$225,000/DU.

<sup>3</sup> Existing Values of projects from Table 12 in Appendix A.

Appendix A  
Table 9  
AV and Absorption Schedule - The Rivers II  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>1</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale											
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
			Assessed Value Added to Tax Roll (FY)											
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
<b>Assumptions:</b>														
Existing value inflation	1.02													
Statutory AV Increase	1.02													
Assumed Annual Appreciation rate	1.05													
Turnover Rate - Residential (Owner)	14.3%													
Turnover Rate - Business & Renter	6.7%													
<b>1. River Luxury Homes</b>														
		13.2 acres												
<b>Development</b>														
<b>Residential</b>														
Single Family for Sale	34 DU		-	-	17	17	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>														
<b>Residential</b>														
Single Family for Sale	\$1,100,000 /DU	\$37,400,000	\$0	\$0	\$18,700,000	\$18,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		100.0%	0.0%	0.0%	50.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	50.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped			100.0%	100.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	1.02	\$10,725,333	\$10,725,333	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840
<b>Incremental AV (\$ with appreciation)</b>														
<b>Residential</b>														
Unit Value - Single Family	1.05		\$0	\$1,100,000	\$1,155,000	\$1,212,750	\$1,273,388	\$1,337,057	\$1,403,910	\$1,474,105	\$1,547,810	\$1,625,201	\$1,706,461	\$1,791,784
AV			\$0	\$0	\$19,635,000	\$20,616,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$2,948,195	\$6,115,412	\$6,263,955	\$6,416,107	\$6,571,954	\$6,731,587	\$6,895,097	\$7,062,579	\$7,234,129
Cumulative AV - Development			\$0	\$0	\$19,635,000	\$40,728,684	\$41,717,984	\$42,731,314	\$43,769,257	\$44,832,413	\$45,921,392	\$47,036,822	\$48,179,347	\$49,349,623
AV - Underserved Land			\$10,725,333	\$10,939,840	\$5,469,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV			\$10,725,333	\$10,939,840	\$25,104,920	\$40,728,684	\$41,717,984	\$42,731,314	\$43,769,257	\$44,832,413	\$45,921,392	\$47,036,822	\$48,179,347	\$49,349,623
Base Value			\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333
Cumulative Incremental AV			\$0	\$214,507	\$14,379,587	\$30,003,351	\$30,992,651	\$32,005,981	\$33,043,924	\$34,107,080	\$35,196,059	\$36,311,489	\$37,454,014	\$38,624,290
<b>2. West Sac. Rivers LLC</b>														
		42.8 acres												
<b>Development</b>														
<b>Residential</b>														
Single Family for Sale														
40X80 lots	120 DU		-	-	-	-	40	40	40	-	-	-	-	-
50X100 lots	82 DU		-	-	-	-	-	41	41	-	-	-	-	-
60X80 lots	18 DU		-	-	-	-	18	-	-	-	-	-	-	-
Multifamily for Rent	300 DU		-	-	-	300	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>														
<b>Residential</b>														
<b>Single Family for Sale</b>														
40X80 lots	\$425,000 /DU	\$51,000,000	\$0	\$0	\$0	\$0	\$17,000,000	\$17,000,000	\$17,000,000	\$0	\$0	\$0	\$0	\$0
50X100 lots	\$500,000 /DU	\$41,000,000	\$0	\$0	\$0	\$0	\$0	\$20,500,000	\$20,500,000	\$0	\$0	\$0	\$0	\$0
60X80 lots	\$600,000 /DU	\$10,800,000	\$0	\$0	\$0	\$0	\$10,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		63.1%	0.0%	0.0%	0.0%	0.0%	17.1%	23.0%	23.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	17.1%	40.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%
Cumulative Share of Areas Underdeveloped			63.1%	63.1%	63.1%	63.1%	46.1%	23.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Multifamily for Rent</b>														
Percentage of total project values	\$200,000 /DU	\$60,000,000	\$0	\$0	\$0	\$60,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Share of New Development		36.9%	0.0%	0.0%	0.0%	36.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of Areas Underdeveloped			36.9%	36.9%	36.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	1.02	\$1,373,501	\$1,373,501	\$1,400,971	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990

Appendix A  
Table 9  
AV and Absorption Schedule - The Rivers II  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>1</sup>	Fiscal Year of Sale												
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
	Assessed Value Added to Tax Roll (FY)												
Development Project <sup>1</sup>	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
<b>Assumptions:</b>													
Existing value inflation													
Statutory AV Increase													
Assumed Annual Appreciation rate													
Turnover Rate - Residential (Owner)													
Turnover Rate - Business & Renter													
<b>1. River Luxury Homes</b>													
<b>Development</b>													
Residential													
Single Family for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
Residential													
Single Family for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$10,939,840</b>	<b>\$10,939,840</b>	<b>\$10,939,840</b>	<b>\$10,939,840</b>	<b>\$10,939,840</b>	<b>\$10,939,840</b>	<b>\$10,939,840</b>	<b>\$10,939,840</b>	<b>\$10,939,840</b>	<b>\$10,939,840</b>	<b>\$10,939,840</b>	<b>\$10,939,840</b>	<b>\$10,939,840</b>
<b>Incremental AV (\$ with appreciation)</b>													
Residential													
Unit Value - Single Family	\$1,881,373	\$1,975,442	\$2,074,214	\$2,177,925	\$2,286,821	\$2,401,162	\$2,521,220	\$2,647,281	\$2,779,645	\$2,918,627	\$3,064,559	\$3,217,787	\$3,378,676
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$7,409,846	\$7,589,831	\$7,774,188	\$7,963,023	\$8,156,445	\$8,354,565	\$8,557,497	\$8,765,359	\$8,978,270	\$9,196,352	\$9,419,731	\$9,648,536	\$9,882,899
Cumulative AV - Development	\$50,548,326	\$51,776,144	\$53,033,787	\$54,321,978	\$55,641,459	\$56,992,990	\$58,377,349	\$59,795,335	\$61,247,764	\$62,735,472	\$64,259,317	\$65,820,175	\$67,418,947
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$50,548,326</b>	<b>\$51,776,144</b>	<b>\$53,033,787</b>	<b>\$54,321,978</b>	<b>\$55,641,459</b>	<b>\$56,992,990</b>	<b>\$58,377,349</b>	<b>\$59,795,335</b>	<b>\$61,247,764</b>	<b>\$62,735,472</b>	<b>\$64,259,317</b>	<b>\$65,820,175</b>	<b>\$67,418,947</b>
Base Value	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333
<b>Cumulative Incremental AV</b>	<b>\$39,822,993</b>	<b>\$41,050,811</b>	<b>\$42,308,454</b>	<b>\$43,596,645</b>	<b>\$44,916,126</b>	<b>\$46,267,657</b>	<b>\$47,652,016</b>	<b>\$49,070,002</b>	<b>\$50,522,431</b>	<b>\$52,010,139</b>	<b>\$53,533,984</b>	<b>\$55,094,842</b>	<b>\$56,693,614</b>
<b>2. West Sac. Rivers LLC</b>													
<b>Development</b>													
Residential													
Single Family for Sale													
40X80 lots	-	-	-	-	-	-	-	-	-	-	-	-	-
50X100 lots	-	-	-	-	-	-	-	-	-	-	-	-	-
60X80 lots	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
Residential													
Single Family for Sale													
40X80 lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50X100 lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
60X80 lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$1,428,990</b>	<b>\$1,428,990</b>	<b>\$1,428,990</b>	<b>\$1,428,990</b>	<b>\$1,428,990</b>	<b>\$1,428,990</b>	<b>\$1,428,990</b>	<b>\$1,428,990</b>	<b>\$1,428,990</b>	<b>\$1,428,990</b>	<b>\$1,428,990</b>	<b>\$1,428,990</b>	<b>\$1,428,990</b>

Appendix A  
Table 9  
AV and Absorption Schedule - The Rivers II  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>1</sup>	Fiscal Year of Sale												
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
	Assessed Value Added to Tax Roll (FY)												
<b>Assumptions:</b>													
Existing value inflation													
Statutory AV Increase													
Assumed Annual Appreciation rate													
Turnover Rate - Residential (Owner)													
Turnover Rate - Business & Renter													
<b>1. River Luxury Homes</b>													
<b>Development</b>													
Residential													
Single Family for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
Residential													
Single Family for Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840
<b>Incremental AV (\$ with appreciation)</b>													
Residential													
Unit Value - Single Family	\$3,547,610	\$3,724,990	\$3,911,240	\$4,106,802	\$4,312,142	\$4,527,749	\$4,754,137	\$4,991,843	\$5,241,436	\$5,503,507	\$5,778,683	\$6,067,617	\$6,370,998
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$10,122,955	\$10,368,842	\$10,620,701	\$10,878,678	\$11,142,921	\$11,413,582	\$11,690,818	\$11,974,788	\$12,265,656	\$12,563,588	\$12,868,758	\$13,181,340	\$13,501,515
Cumulative AV - Development	\$69,056,554	\$70,733,937	\$72,452,065	\$74,211,925	\$76,014,533	\$77,860,926	\$79,752,168	\$81,689,348	\$83,673,582	\$85,706,014	\$87,787,813	\$89,920,179	\$92,104,340
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	\$69,056,554	\$70,733,937	\$72,452,065	\$74,211,925	\$76,014,533	\$77,860,926	\$79,752,168	\$81,689,348	\$83,673,582	\$85,706,014	\$87,787,813	\$89,920,179	\$92,104,340
Base Value	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333
<b>Cumulative Incremental AV</b>	\$58,331,221	\$60,008,604	\$61,726,732	\$63,486,592	\$65,289,200	\$67,135,593	\$69,026,835	\$70,964,015	\$72,948,249	\$74,980,681	\$77,062,480	\$79,194,846	\$81,379,007
<b>2. West Sac. Rivers LLC</b>													
<b>Development</b>													
Residential													
Single Family for Sale													
40X80 lots	-	-	-	-	-	-	-	-	-	-	-	-	-
50X100 lots	-	-	-	-	-	-	-	-	-	-	-	-	-
60X80 lots	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
Residential													
Single Family for Sale													
40X80 lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50X100 lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
60X80 lots	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%
Cumulative Share of Areas Underdeveloped	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990

Appendix A  
Table 9  
AV and Absorption Schedule - The Rivers II  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>1</sup>	Fiscal Year of Sale										
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)										

Assumptions:

- Existing value inflation
- Statutory AV Increase
- Assumed Annual Appreciation rate
- Turnover Rate - Residential (Owner)
- Turnover Rate - Business & Renter

1. River Luxury Homes

Development

Residential

Single Family for Sale

-	-	-	-	-	-	-	-	-	-	-	-
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Assessed Values in 2017\$

Residential

Single Family for Sale

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Percentage of total project values

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Cumulative Share of New Development

100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
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Cumulative Share of Areas Underdeveloped

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Existing AV with Appreciation

\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840	\$10,939,840
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Incremental AV (\$ with appreciation)

Residential

Unit Value - Single Family

\$6,689,548	\$7,024,025	\$7,375,226	\$7,743,988	\$8,131,187	\$8,537,746	\$8,964,634	\$9,412,865	\$9,883,509	\$10,377,684	\$10,896,568	\$11,428,990
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AV

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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AV of Resale

\$13,829,467	\$14,165,384	\$14,509,462	\$14,861,896	\$15,222,892	\$15,592,656	\$15,971,401	\$16,359,347	\$16,756,715	\$17,163,736	\$17,580,643	\$18,008,643
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Cumulative AV - Development

\$94,341,554	\$96,633,111	\$98,980,329	\$101,384,561	\$103,847,192	\$106,369,640	\$108,953,359	\$111,599,836	\$114,310,596	\$117,087,200	\$119,931,248	\$122,848,891
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AV - Underdeveloped Land

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Cumulative AV

\$94,341,554	\$96,633,111	\$98,980,329	\$101,384,561	\$103,847,192	\$106,369,640	\$108,953,359	\$111,599,836	\$114,310,596	\$117,087,200	\$119,931,248	\$122,848,891
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Base Value

\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333	\$10,725,333
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Cumulative Incremental AV

\$83,616,221	\$85,907,778	\$88,254,996	\$90,659,228	\$93,121,859	\$95,644,307	\$98,228,026	\$100,874,503	\$103,585,263	\$106,361,867	\$109,205,915	\$112,108,058
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2. West Sac. Rivers LLC

Development

Residential

Single Family for Sale

-	-	-	-	-	-	-	-	-	-	-	-
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40X80 lots

-	-	-	-	-	-	-	-	-	-	-	-
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50X100 lots

-	-	-	-	-	-	-	-	-	-	-	-
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60X80 lots

-	-	-	-	-	-	-	-	-	-	-	-
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Multifamily for Rent

-	-	-	-	-	-	-	-	-	-	-	-
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Assessed Values in 2017\$

Residential

Single Family for Sale

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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40X80 lots

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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50X100 lots

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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60X80 lots

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Percentage of total project values

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Cumulative Share of New Development

63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%	63.1%
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Cumulative Share of Areas Underdeveloped

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Multifamily for Rent

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Percentage of total project values

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Cumulative Share of New Development

36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%	36.9%
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Cumulative Share of Areas Underdeveloped

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Existing AV with Appreciation

\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990	\$1,428,990
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Development Project <sup>1</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale											
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
			Assessed Value Added to Tax Roll (FY)											
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
<b>Incremental AV (\$ with appreciation)</b>														
<b>Residential</b>														
<i>Unit Value - SF for Sale (40X80 lots)</i>	1.05		\$0	\$425,000	\$446,250	\$468,563	\$491,991	\$516,590	\$542,420	\$569,541	\$598,018	\$627,919	\$659,314	\$692,280
AV			\$0	\$0	\$0	\$0	\$19,679,625	\$20,663,606	\$21,696,787	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - SF for Sale (50X100 lots)</i>	1.05		\$0	\$500,000	\$525,000	\$551,250	\$578,813	\$607,753	\$638,141	\$670,048	\$703,550	\$738,728	\$775,664	\$814,447
AV			\$0	\$0	\$0	\$0	\$0	\$24,917,878	\$26,163,772	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - SF for Sale (60X80 lots)</i>	1.05		\$0	\$600,000	\$630,000	\$661,500	\$694,575	\$729,304	\$765,769	\$804,057	\$844,260	\$886,473	\$930,797	\$977,337
AV			\$0	\$0	\$0	\$0	\$12,502,350	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>AV - Residential for Sale</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$32,181,975</b>	<b>\$45,581,484</b>	<b>\$47,860,559</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$4,832,124	\$11,793,556	\$19,266,284	\$19,734,262	\$20,213,607	\$20,704,596	\$21,207,510
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$32,181,975	\$78,545,160	\$128,313,580	\$131,430,317	\$134,622,759	\$137,892,746	\$141,242,161	\$144,672,933
AV - Undeveloped Land			\$867,297	\$884,643	\$902,335	\$902,335	\$658,319	\$329,159	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$867,297</b>	<b>\$884,643</b>	<b>\$902,335</b>	<b>\$902,335</b>	<b>\$32,840,294</b>	<b>\$78,874,319</b>	<b>\$128,313,580</b>	<b>\$131,430,317</b>	<b>\$134,622,759</b>	<b>\$137,892,746</b>	<b>\$141,242,161</b>	<b>\$144,672,933</b>
Base Value			\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$17,346</b>	<b>\$35,039</b>	<b>\$35,039</b>	<b>\$31,972,997</b>	<b>\$78,007,022</b>	<b>\$127,446,283</b>	<b>\$130,563,020</b>	<b>\$133,755,463</b>	<b>\$137,025,449</b>	<b>\$140,374,864</b>	<b>\$143,805,636</b>
<i>Unit Value</i>	1.05		\$0	\$200,000	\$210,000	\$220,500	\$231,525	\$243,101	\$255,256	\$268,019	\$281,420	\$295,491	\$310,266	\$325,779
AV - Multifamily for Rent			\$0	\$0	\$0	\$66,150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$4,653,653	\$4,756,079	\$4,860,761	\$4,967,746	\$5,077,086	\$5,188,833	\$5,303,039	\$5,419,759
Cumulative AV - Development			\$0	\$0	\$0	\$66,150,000	\$67,605,962	\$69,093,969	\$70,614,727	\$72,168,957	\$73,757,396	\$75,380,796	\$77,039,927	\$78,735,576
AV - Undeveloped Land			\$506,204	\$516,328	\$526,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$506,204</b>	<b>\$516,328</b>	<b>\$526,655</b>	<b>\$66,150,000</b>	<b>\$67,605,962</b>	<b>\$69,093,969</b>	<b>\$70,614,727</b>	<b>\$72,168,957</b>	<b>\$73,757,396</b>	<b>\$75,380,796</b>	<b>\$77,039,927</b>	<b>\$78,735,576</b>
Base Value			\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$10,124</b>	<b>\$20,451</b>	<b>\$65,643,796</b>	<b>\$67,099,757</b>	<b>\$68,587,764</b>	<b>\$70,108,523</b>	<b>\$71,662,753</b>	<b>\$73,251,192</b>	<b>\$74,874,592</b>	<b>\$76,533,723</b>	<b>\$78,229,372</b>
<b>Aggregate</b>														
<b>Residential Property</b>														
<b>For Sale</b>		<i>Average</i> \$551,969 /DU												
AV - Initial Absorption			\$0	\$0	\$19,635,000	\$20,616,750	\$32,181,975	\$45,581,484	\$47,860,559	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$2,948,195	\$6,115,412	\$11,096,079	\$18,209,662	\$25,838,238	\$26,465,849	\$27,108,704	\$27,767,175	\$28,441,639
Cumulative AV - Development			\$0	\$0	\$19,635,000	\$40,728,684	\$73,899,959	\$121,276,473	\$172,082,837	\$176,262,730	\$180,544,151	\$184,929,569	\$189,421,508	\$194,022,556
AV - Undeveloped Land			\$11,592,630	\$11,824,482	\$6,372,255	\$902,335	\$658,319	\$329,159	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$11,592,630</b>	<b>\$11,824,482</b>	<b>\$26,007,255</b>	<b>\$41,631,020</b>	<b>\$74,558,278</b>	<b>\$121,605,633</b>	<b>\$172,082,837</b>	<b>\$176,262,730</b>	<b>\$180,544,151</b>	<b>\$184,929,569</b>	<b>\$189,421,508</b>	<b>\$194,022,556</b>
Base Value			\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$231,853</b>	<b>\$14,414,626</b>	<b>\$30,038,390</b>	<b>\$62,965,648</b>	<b>\$110,013,003</b>	<b>\$160,490,208</b>	<b>\$164,670,100</b>	<b>\$168,951,522</b>	<b>\$173,336,939</b>	<b>\$177,828,878</b>	<b>\$182,429,927</b>
<b>For Rent</b>			\$0	\$0	\$0	\$66,150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Initial Absorption			\$0	\$0	\$0	\$66,150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$4,653,653	\$4,756,079	\$4,860,761	\$4,967,746	\$5,077,086	\$5,188,833	\$5,303,039	\$5,419,759
Cumulative AV - Development			\$0	\$0	\$0	\$66,150,000	\$67,605,962	\$69,093,969	\$70,614,727	\$72,168,957	\$73,757,396	\$75,380,796	\$77,039,927	\$78,735,576
AV - Undeveloped Land			\$506,204	\$516,328	\$526,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$506,204</b>	<b>\$516,328</b>	<b>\$526,655</b>	<b>\$66,150,000</b>	<b>\$67,605,962</b>	<b>\$69,093,969</b>	<b>\$70,614,727</b>	<b>\$72,168,957</b>	<b>\$73,757,396</b>	<b>\$75,380,796</b>	<b>\$77,039,927</b>	<b>\$78,735,576</b>
Base Value			\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$10,124</b>	<b>\$20,451</b>	<b>\$65,643,796</b>	<b>\$67,099,757</b>	<b>\$68,587,764</b>	<b>\$70,108,523</b>	<b>\$71,662,753</b>	<b>\$73,251,192</b>	<b>\$74,874,592</b>	<b>\$76,533,723</b>	<b>\$78,229,372</b>
<b>Business Property</b>														
AV - Initial Absorption			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Aggregate</b>														
AV - Initial Absorption			\$0	\$0	\$19,635,000	\$86,766,750	\$32,181,975	\$45,581,484	\$47,860,559	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$2,948,195	\$10,769,064	\$15,852,158	\$23,070,423	\$30,805,984	\$31,542,935	\$32,297,537	\$33,070,214	\$33,861,398
Cumulative AV - Development			\$0	\$0	\$19,635,000	\$106,878,684	\$141,505,920	\$190,370,442	\$242,697,564	\$248,431,687	\$254,301,547	\$260,310,365	\$266,461,435	\$272,758,133
AV - Undeveloped Land			\$12,098,834	\$12,340,811	\$6,898,910	\$902,335	\$658,319	\$329,159	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$12,098,834</b>	<b>\$12,340,811</b>	<b>\$26,533,910</b>	<b>\$107,781,020</b>	<b>\$142,164,239</b>	<b>\$190,699,601</b>	<b>\$242,697,564</b>	<b>\$248,431,687</b>	<b>\$254,301,547</b>	<b>\$260,310,365</b>	<b>\$266,461,435</b>	<b>\$272,758,133</b>
Base Value			\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$241,977</b>	<b>\$14,435,076</b>	<b>\$95,682,186</b>	<b>\$130,065,405</b>	<b>\$178,600,767</b>	<b>\$230,598,730</b>	<b>\$236,332,853</b>	<b>\$242,202,713</b>	<b>\$248,211,531</b>	<b>\$254,362,601</b>	<b>\$260,659,299</b>

	Fiscal Year of Sale												
	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
Development Project <sup>1</sup>	Assessed Value Added to Tax Roll (FY)												
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
<b>Incremental AV (\$ with appreciation)</b>													
<b>Residential</b>													
<i>Unit Value - SF for Sale (40X80 lots)</i>	\$726,894	\$763,239	\$801,401	\$841,471	\$883,544	\$927,722	\$974,108	\$1,022,813	\$1,073,954	\$1,127,652	\$1,184,034	\$1,243,236	\$1,305,398
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - SF for Sale (50X100 lots)</i>	\$855,170	\$897,928	\$942,825	\$989,966	\$1,039,464	\$1,091,437	\$1,146,009	\$1,203,310	\$1,263,475	\$1,326,649	\$1,392,981	\$1,462,630	\$1,535,762
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - SF for Sale (60X80 lots)</i>	\$1,026,204	\$1,077,514	\$1,131,389	\$1,187,959	\$1,247,357	\$1,309,725	\$1,375,211	\$1,443,972	\$1,516,170	\$1,591,979	\$1,671,578	\$1,755,156	\$1,842,914
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>AV - Residential for Sale</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
AV of Resale	\$21,722,641	\$22,250,284	\$22,790,743	\$23,344,330	\$23,911,364	\$24,492,171	\$25,087,086	\$25,696,451	\$26,320,618	\$26,959,946	\$27,614,803	\$28,285,567	\$28,972,623
Cumulative AV - Development	\$148,187,039	\$151,786,502	\$155,473,396	\$159,249,845	\$163,118,023	\$167,080,160	\$171,138,537	\$175,295,492	\$179,553,420	\$183,914,772	\$188,382,062	\$192,957,863	\$197,644,809
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$148,187,039</b>	<b>\$151,786,502</b>	<b>\$155,473,396</b>	<b>\$159,249,845</b>	<b>\$163,118,023</b>	<b>\$167,080,160</b>	<b>\$171,138,537</b>	<b>\$175,295,492</b>	<b>\$179,553,420</b>	<b>\$183,914,772</b>	<b>\$188,382,062</b>	<b>\$192,957,863</b>	<b>\$197,644,809</b>
Base Value	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297
<b>Cumulative Incremental AV</b>	<b>\$147,319,742</b>	<b>\$150,919,205</b>	<b>\$154,606,099</b>	<b>\$158,382,548</b>	<b>\$162,250,727</b>	<b>\$166,212,863</b>	<b>\$170,271,241</b>	<b>\$174,428,196</b>	<b>\$178,686,123</b>	<b>\$183,047,476</b>	<b>\$187,514,766</b>	<b>\$192,090,566</b>	<b>\$196,777,512</b>
<i>Unit Value</i>	\$342,068	\$359,171	\$377,130	\$395,986	\$415,786	\$436,575	\$458,404	\$481,324	\$505,390	\$530,660	\$557,193	\$585,052	\$614,305
AV - Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$5,539,048	\$5,660,962	\$5,785,560	\$5,912,900	\$6,043,043	\$6,176,050	\$6,311,985	\$6,450,912	\$6,592,897	\$6,738,006	\$6,886,310	\$7,037,878	\$7,192,781
Cumulative AV - Development	\$80,468,546	\$82,239,659	\$84,049,754	\$85,899,689	\$87,790,341	\$89,722,607	\$91,697,401	\$93,715,661	\$95,778,343	\$97,886,424	\$100,040,904	\$102,242,804	\$104,493,169
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$80,468,546</b>	<b>\$82,239,659</b>	<b>\$84,049,754</b>	<b>\$85,899,689</b>	<b>\$87,790,341</b>	<b>\$89,722,607</b>	<b>\$91,697,401</b>	<b>\$93,715,661</b>	<b>\$95,778,343</b>	<b>\$97,886,424</b>	<b>\$100,040,904</b>	<b>\$102,242,804</b>	<b>\$104,493,169</b>
Base Value	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204
<b>Cumulative Incremental AV</b>	<b>\$79,962,342</b>	<b>\$81,733,455</b>	<b>\$83,543,550</b>	<b>\$85,393,485</b>	<b>\$87,284,137</b>	<b>\$89,216,402</b>	<b>\$91,191,197</b>	<b>\$93,209,457</b>	<b>\$95,272,138</b>	<b>\$97,380,220</b>	<b>\$99,534,700</b>	<b>\$101,736,600</b>	<b>\$103,986,964</b>
<b>Aggregate</b>													
<b>Residential Property</b>													
<b>For Sale</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$29,132,487	\$29,840,115	\$30,564,931	\$31,307,354	\$32,067,809	\$32,846,736	\$33,644,583	\$34,461,810	\$35,298,888	\$36,156,298	\$37,034,534	\$37,934,103	\$38,855,522
Cumulative AV - Development	\$198,735,364	\$203,562,646	\$208,507,183	\$213,571,822	\$218,759,482	\$224,073,150	\$229,515,887	\$235,090,827	\$240,801,184	\$246,650,244	\$252,641,379	\$258,778,038	\$265,063,756
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$198,735,364</b>	<b>\$203,562,646</b>	<b>\$208,507,183</b>	<b>\$213,571,822</b>	<b>\$218,759,482</b>	<b>\$224,073,150</b>	<b>\$229,515,887</b>	<b>\$235,090,827</b>	<b>\$240,801,184</b>	<b>\$246,650,244</b>	<b>\$252,641,379</b>	<b>\$258,778,038</b>	<b>\$265,063,756</b>
Base Value	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630
<b>Cumulative Incremental AV</b>	<b>\$187,142,734</b>	<b>\$191,970,016</b>	<b>\$196,914,553</b>	<b>\$201,979,193</b>	<b>\$207,166,852</b>	<b>\$212,480,520</b>	<b>\$217,923,257</b>	<b>\$223,498,198</b>	<b>\$229,208,554</b>	<b>\$235,057,615</b>	<b>\$241,048,749</b>	<b>\$247,185,408</b>	<b>\$253,471,127</b>
<b>For Rent</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$5,539,048	\$5,660,962	\$5,785,560	\$5,912,900	\$6,043,043	\$6,176,050	\$6,311,985	\$6,450,912	\$6,592,897	\$6,738,006	\$6,886,310	\$7,037,878	\$7,192,781
Cumulative AV - Development	\$80,468,546	\$82,239,659	\$84,049,754	\$85,899,689	\$87,790,341	\$89,722,607	\$91,697,401	\$93,715,661	\$95,778,343	\$97,886,424	\$100,040,904	\$102,242,804	\$104,493,169
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$80,468,546</b>	<b>\$82,239,659</b>	<b>\$84,049,754</b>	<b>\$85,899,689</b>	<b>\$87,790,341</b>	<b>\$89,722,607</b>	<b>\$91,697,401</b>	<b>\$93,715,661</b>	<b>\$95,778,343</b>	<b>\$97,886,424</b>	<b>\$100,040,904</b>	<b>\$102,242,804</b>	<b>\$104,493,169</b>
Base Value	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204
<b>Cumulative Incremental AV</b>	<b>\$79,962,342</b>	<b>\$81,733,455</b>	<b>\$83,543,550</b>	<b>\$85,393,485</b>	<b>\$87,284,137</b>	<b>\$89,216,402</b>	<b>\$91,191,197</b>	<b>\$93,209,457</b>	<b>\$95,272,138</b>	<b>\$97,380,220</b>	<b>\$99,534,700</b>	<b>\$101,736,600</b>	<b>\$103,986,964</b>
<b>Business Property</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Aggregate</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$34,671,535	\$35,501,077	\$36,350,491	\$37,220,254	\$38,110,852	\$39,022,787	\$39,956,569	\$40,912,723	\$41,891,784	\$42,894,304	\$43,920,844	\$44,971,981	\$46,048,304
Cumulative AV - Development	\$279,203,910	\$285,802,305	\$292,556,937	\$299,471,511	\$306,549,823	\$313,795,756	\$321,213,288	\$328,806,488	\$336,579,526	\$344,536,668	\$352,682,283	\$361,020,842	\$369,556,925
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$279,203,910</b>	<b>\$285,802,305</b>	<b>\$292,556,937</b>	<b>\$299,471,511</b>	<b>\$306,549,823</b>	<b>\$313,795,756</b>	<b>\$321,213,288</b>	<b>\$328,806,488</b>	<b>\$336,579,526</b>	<b>\$344,536,668</b>	<b>\$352,682,283</b>	<b>\$361,020,842</b>	<b>\$369,556,925</b>
Base Value	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834
<b>Cumulative Incremental AV</b>	<b>\$267,105,076</b>	<b>\$273,703,471</b>	<b>\$280,458,103</b>	<b>\$287,372,677</b>	<b>\$294,450,989</b>	<b>\$301,696,922</b>	<b>\$309,114,454</b>	<b>\$316,707,654</b>	<b>\$324,480,692</b>	<b>\$332,437,834</b>	<b>\$340,583,449</b>	<b>\$348,922,008</b>	<b>\$357,458,091</b>

Development Project <sup>1</sup>	Fiscal Year of Sale												
	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54
	Assessed Value Added to Tax Roll (FY)												
	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
<b>Incremental AV (\$ with appreciation)</b>													
<b>Residential</b>													
<i>Unit Value - SF for Sale (40X80 lots)</i>	\$1,370,667	\$1,439,201	\$1,511,161	\$1,586,719	\$1,666,055	\$1,749,358	\$1,836,826	\$1,928,667	\$2,025,100	\$2,126,355	\$2,232,673	\$2,344,307	\$2,461,522
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - SF for Sale (50X100 lots)</i>	\$1,612,550	\$1,693,177	\$1,777,836	\$1,866,728	\$1,960,065	\$2,058,068	\$2,160,971	\$2,269,020	\$2,382,471	\$2,501,594	\$2,626,674	\$2,758,008	\$2,895,908
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - SF for Sale (60X80 lots)</i>	\$1,935,060	\$2,031,813	\$2,133,404	\$2,240,074	\$2,352,077	\$2,469,681	\$2,593,165	\$2,722,824	\$2,858,965	\$3,001,913	\$3,152,009	\$3,309,609	\$3,475,090
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>AV - Residential for Sale</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
AV of Resale	\$29,676,368	\$30,397,207	\$31,135,555	\$31,891,838	\$32,666,491	\$33,459,960	\$34,272,702	\$35,105,186	\$35,957,891	\$36,831,308	\$37,725,941	\$38,642,304	\$39,580,925
Cumulative AV - Development	\$202,445,601	\$207,363,005	\$212,399,852	\$217,559,045	\$222,843,554	\$228,256,424	\$233,800,773	\$239,479,793	\$245,296,758	\$251,255,016	\$257,358,000	\$263,609,226	\$270,012,294
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$202,445,601</b>	<b>\$207,363,005</b>	<b>\$212,399,852</b>	<b>\$217,559,045</b>	<b>\$222,843,554</b>	<b>\$228,256,424</b>	<b>\$233,800,773</b>	<b>\$239,479,793</b>	<b>\$245,296,758</b>	<b>\$251,255,016</b>	<b>\$257,358,000</b>	<b>\$263,609,226</b>	<b>\$270,012,294</b>
Base Value	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297
<b>Cumulative Incremental AV</b>	<b>\$201,578,305</b>	<b>\$206,495,708</b>	<b>\$211,532,556</b>	<b>\$216,691,748</b>	<b>\$221,976,257</b>	<b>\$227,389,127</b>	<b>\$232,933,476</b>	<b>\$238,612,497</b>	<b>\$244,429,461</b>	<b>\$250,387,719</b>	<b>\$256,490,703</b>	<b>\$262,741,929</b>	<b>\$269,144,997</b>
<i>Unit Value</i>	\$645,020	\$677,271	\$711,135	\$746,691	\$784,026	\$823,227	\$864,388	\$907,608	\$952,988	\$1,000,638	\$1,050,670	\$1,103,203	\$1,158,363
AV - Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$7,351,094	\$7,512,892	\$7,678,251	\$7,847,249	\$8,019,967	\$8,196,486	\$8,376,891	\$8,561,267	\$8,749,700	\$8,942,281	\$9,139,100	\$9,340,252	\$9,545,831
Cumulative AV - Development	\$106,793,063	\$109,143,578	\$111,545,829	\$114,000,952	\$116,510,113	\$119,074,501	\$121,695,331	\$124,373,845	\$127,111,313	\$129,909,033	\$132,768,331	\$135,690,562	\$138,677,111
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$106,793,063</b>	<b>\$109,143,578</b>	<b>\$111,545,829</b>	<b>\$114,000,952</b>	<b>\$116,510,113</b>	<b>\$119,074,501</b>	<b>\$121,695,331</b>	<b>\$124,373,845</b>	<b>\$127,111,313</b>	<b>\$129,909,033</b>	<b>\$132,768,331</b>	<b>\$135,690,562</b>	<b>\$138,677,111</b>
Base Value	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204
<b>Cumulative Incremental AV</b>	<b>\$106,286,859</b>	<b>\$108,637,374</b>	<b>\$111,039,624</b>	<b>\$113,494,748</b>	<b>\$116,003,909</b>	<b>\$118,568,297</b>	<b>\$121,189,126</b>	<b>\$123,867,641</b>	<b>\$126,605,109</b>	<b>\$129,402,829</b>	<b>\$132,262,127</b>	<b>\$135,184,358</b>	<b>\$138,170,907</b>
<b>Aggregate</b>													
<b>Residential Property</b>													
<b>For Sale</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$39,799,323	\$40,766,049	\$41,756,256	\$42,770,515	\$43,809,411	\$44,873,542	\$45,963,520	\$47,079,974	\$48,223,547	\$49,394,897	\$50,594,699	\$51,823,644	\$53,082,440
Cumulative AV - Development	\$271,502,155	\$278,096,942	\$284,851,917	\$291,770,970	\$298,858,087	\$306,117,350	\$313,552,940	\$321,169,141	\$328,970,340	\$336,961,029	\$345,145,813	\$353,529,405	\$362,116,634
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$271,502,155</b>	<b>\$278,096,942</b>	<b>\$284,851,917</b>	<b>\$291,770,970</b>	<b>\$298,858,087</b>	<b>\$306,117,350</b>	<b>\$313,552,940</b>	<b>\$321,169,141</b>	<b>\$328,970,340</b>	<b>\$336,961,029</b>	<b>\$345,145,813</b>	<b>\$353,529,405</b>	<b>\$362,116,634</b>
Base Value	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630
<b>Cumulative Incremental AV</b>	<b>\$259,909,525</b>	<b>\$266,504,313</b>	<b>\$273,259,287</b>	<b>\$280,178,341</b>	<b>\$287,265,457</b>	<b>\$294,524,720</b>	<b>\$301,960,311</b>	<b>\$309,576,512</b>	<b>\$317,377,710</b>	<b>\$325,368,400</b>	<b>\$333,553,183</b>	<b>\$341,936,775</b>	<b>\$350,524,004</b>
<b>For Rent</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$7,351,094	\$7,512,892	\$7,678,251	\$7,847,249	\$8,019,967	\$8,196,486	\$8,376,891	\$8,561,267	\$8,749,700	\$8,942,281	\$9,139,100	\$9,340,252	\$9,545,831
Cumulative AV - Development	\$106,793,063	\$109,143,578	\$111,545,829	\$114,000,952	\$116,510,113	\$119,074,501	\$121,695,331	\$124,373,845	\$127,111,313	\$129,909,033	\$132,768,331	\$135,690,562	\$138,677,111
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$106,793,063</b>	<b>\$109,143,578</b>	<b>\$111,545,829</b>	<b>\$114,000,952</b>	<b>\$116,510,113</b>	<b>\$119,074,501</b>	<b>\$121,695,331</b>	<b>\$124,373,845</b>	<b>\$127,111,313</b>	<b>\$129,909,033</b>	<b>\$132,768,331</b>	<b>\$135,690,562</b>	<b>\$138,677,111</b>
Base Value	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204
<b>Cumulative Incremental AV</b>	<b>\$106,286,859</b>	<b>\$108,637,374</b>	<b>\$111,039,624</b>	<b>\$113,494,748</b>	<b>\$116,003,909</b>	<b>\$118,568,297</b>	<b>\$121,189,126</b>	<b>\$123,867,641</b>	<b>\$126,605,109</b>	<b>\$129,402,829</b>	<b>\$132,262,127</b>	<b>\$135,184,358</b>	<b>\$138,170,907</b>
<b>Business Property</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$47,150,417	\$48,278,941	\$49,434,507	\$50,617,764	\$51,829,378	\$53,070,028	\$54,340,411	\$55,641,241	\$56,973,247	\$58,337,177	\$59,733,799	\$61,163,896	\$62,628,271
Cumulative AV - Development	\$378,295,218	\$387,240,521	\$396,397,746	\$405,771,923	\$415,368,200	\$425,191,851	\$435,248,271	\$445,542,986	\$456,081,653	\$466,870,063	\$477,914,144	\$489,219,967	\$500,793,745
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$378,295,218</b>	<b>\$387,240,521</b>	<b>\$396,397,746</b>	<b>\$405,771,923</b>	<b>\$415,368,200</b>	<b>\$425,191,851</b>	<b>\$435,248,271</b>	<b>\$445,542,986</b>	<b>\$456,081,653</b>	<b>\$466,870,063</b>	<b>\$477,914,144</b>	<b>\$489,219,967</b>	<b>\$500,793,745</b>
Base Value	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834
<b>Cumulative Incremental AV</b>	<b>\$366,196,384</b>	<b>\$375,141,687</b>	<b>\$384,298,912</b>	<b>\$393,673,089</b>	<b>\$403,269,366</b>	<b>\$413,093,017</b>	<b>\$423,149,437</b>	<b>\$433,444,152</b>	<b>\$443,982,819</b>	<b>\$454,771,229</b>	<b>\$465,815,310</b>	<b>\$477,121,133</b>	<b>\$488,694,911</b>

	Fiscal Year of Sale										
	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)										
Development Project <sup>1</sup>	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Incremental AV (\$ with appreciation)</b>											
<b>Residential</b>											
<i>Unit Value - SF for Sale (40X80 lots)</i>	\$2,584,598	\$2,713,828	\$2,849,519	\$2,991,995	\$3,141,595	\$3,298,675	\$3,463,608	\$3,636,789	\$3,818,628	\$4,009,560	\$4,210,038
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - SF for Sale (50X100 lots)</i>	\$3,040,703	\$3,192,739	\$3,352,376	\$3,519,994	\$3,695,994	\$3,880,794	\$4,074,833	\$4,278,575	\$4,492,504	\$4,717,129	\$4,952,986
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - SF for Sale (60X80 lots)</i>	\$3,648,844	\$3,831,286	\$4,022,851	\$4,223,993	\$4,435,193	\$4,656,953	\$4,889,800	\$5,134,290	\$5,391,005	\$5,660,555	\$5,943,583
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>AV - Residential for Sale</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
AV of Resale	\$40,542,346	\$41,527,120	\$42,535,813	\$43,569,008	\$44,627,299	\$45,711,296	\$46,821,624	\$47,958,921	\$49,123,843	\$50,317,061	\$51,539,263
Cumulative AV - Development	\$276,570,893	\$283,288,800	\$290,169,885	\$297,218,111	\$304,437,539	\$311,832,327	\$319,406,734	\$327,165,124	\$335,111,964	\$343,251,834	\$351,589,421
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$276,570,893</b>	<b>\$283,288,800</b>	<b>\$290,169,885</b>	<b>\$297,218,111</b>	<b>\$304,437,539</b>	<b>\$311,832,327</b>	<b>\$319,406,734</b>	<b>\$327,165,124</b>	<b>\$335,111,964</b>	<b>\$343,251,834</b>	<b>\$351,589,421</b>
Base Value	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297	\$867,297
<b>Cumulative Incremental AV</b>	<b>\$275,703,596</b>	<b>\$282,421,503</b>	<b>\$289,302,588</b>	<b>\$296,350,814</b>	<b>\$303,570,242</b>	<b>\$310,965,030</b>	<b>\$318,539,437</b>	<b>\$326,297,827</b>	<b>\$334,244,668</b>	<b>\$342,384,537</b>	<b>\$350,722,124</b>
<i>Unit Value</i>	\$1,216,281	\$1,277,095	\$1,340,950	\$1,407,998	\$1,478,398	\$1,552,318	\$1,629,933	\$1,711,430	\$1,797,002	\$1,886,852	\$1,981,194
AV - Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$9,755,935	\$9,970,663	\$10,190,117	\$10,414,402	\$10,643,623	\$10,877,889	\$11,117,311	\$11,362,003	\$11,612,081	\$11,867,663	\$12,128,870
Cumulative AV - Development	\$141,729,395	\$144,848,858	\$148,036,982	\$151,295,276	\$154,625,285	\$158,028,587	\$161,506,797	\$165,061,561	\$168,694,566	\$172,407,534	\$176,202,223
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$141,729,395</b>	<b>\$144,848,858</b>	<b>\$148,036,982</b>	<b>\$151,295,276</b>	<b>\$154,625,285</b>	<b>\$158,028,587</b>	<b>\$161,506,797</b>	<b>\$165,061,561</b>	<b>\$168,694,566</b>	<b>\$172,407,534</b>	<b>\$176,202,223</b>
Base Value	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204
<b>Cumulative Incremental AV</b>	<b>\$141,223,190</b>	<b>\$144,342,654</b>	<b>\$147,530,778</b>	<b>\$150,789,072</b>	<b>\$154,119,081</b>	<b>\$157,522,383</b>	<b>\$161,000,592</b>	<b>\$164,555,357</b>	<b>\$168,188,362</b>	<b>\$171,901,329</b>	<b>\$175,696,019</b>
<b>Aggregate</b>											
<b>Residential Property</b>											
<b>For Sale</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$54,371,813	\$55,692,504	\$57,045,275	\$58,430,905	\$59,850,191	\$61,303,952	\$62,793,025	\$64,318,268	\$65,880,559	\$67,480,797	\$69,119,906
Cumulative AV - Development	\$370,912,447	\$379,921,910	\$389,150,213	\$398,602,672	\$408,284,731	\$418,201,967	\$428,360,093	\$438,764,959	\$449,422,560	\$460,339,034	\$471,520,669
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$370,912,447</b>	<b>\$379,921,910</b>	<b>\$389,150,213</b>	<b>\$398,602,672</b>	<b>\$408,284,731</b>	<b>\$418,201,967</b>	<b>\$428,360,093</b>	<b>\$438,764,959</b>	<b>\$449,422,560</b>	<b>\$460,339,034</b>	<b>\$471,520,669</b>
Base Value	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630	\$11,592,630
<b>Cumulative Incremental AV</b>	<b>\$359,319,817</b>	<b>\$368,329,280</b>	<b>\$377,557,584</b>	<b>\$387,010,042</b>	<b>\$396,692,101</b>	<b>\$406,609,337</b>	<b>\$416,767,463</b>	<b>\$427,172,330</b>	<b>\$437,829,931</b>	<b>\$448,746,405</b>	<b>\$459,928,040</b>
<b>For Rent</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$9,755,935	\$9,970,663	\$10,190,117	\$10,414,402	\$10,643,623	\$10,877,889	\$11,117,311	\$11,362,003	\$11,612,081	\$11,867,663	\$12,128,870
Cumulative AV - Development	\$141,729,395	\$144,848,858	\$148,036,982	\$151,295,276	\$154,625,285	\$158,028,587	\$161,506,797	\$165,061,561	\$168,694,566	\$172,407,534	\$176,202,223
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$141,729,395</b>	<b>\$144,848,858</b>	<b>\$148,036,982</b>	<b>\$151,295,276</b>	<b>\$154,625,285</b>	<b>\$158,028,587</b>	<b>\$161,506,797</b>	<b>\$165,061,561</b>	<b>\$168,694,566</b>	<b>\$172,407,534</b>	<b>\$176,202,223</b>
Base Value	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204	\$506,204
<b>Cumulative Incremental AV</b>	<b>\$141,223,190</b>	<b>\$144,342,654</b>	<b>\$147,530,778</b>	<b>\$150,789,072</b>	<b>\$154,119,081</b>	<b>\$157,522,383</b>	<b>\$161,000,592</b>	<b>\$164,555,357</b>	<b>\$168,188,362</b>	<b>\$171,901,329</b>	<b>\$175,696,019</b>
<b>Business Property</b>											
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$64,127,747	\$65,663,167	\$67,235,392	\$68,845,306	\$70,493,814	\$72,181,841	\$73,910,336	\$75,680,271	\$77,492,639	\$79,348,460	\$81,248,776
Cumulative AV - Development	\$512,641,841	\$524,770,769	\$537,187,195	\$549,897,948	\$562,910,016	\$576,230,554	\$589,866,889	\$603,826,521	\$618,117,126	\$632,746,568	\$647,722,893
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$512,641,841</b>	<b>\$524,770,769</b>	<b>\$537,187,195</b>	<b>\$549,897,948</b>	<b>\$562,910,016</b>	<b>\$576,230,554</b>	<b>\$589,866,889</b>	<b>\$603,826,521</b>	<b>\$618,117,126</b>	<b>\$632,746,568</b>	<b>\$647,722,893</b>
Base Value	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834	\$12,098,834
<b>Cumulative Incremental AV</b>	<b>\$500,543,007</b>	<b>\$512,671,935</b>	<b>\$525,088,361</b>	<b>\$537,799,114</b>	<b>\$550,811,182</b>	<b>\$564,131,720</b>	<b>\$577,768,055</b>	<b>\$591,727,687</b>	<b>\$606,018,292</b>	<b>\$620,647,734</b>	<b>\$635,624,059</b>

<sup>1</sup> Existing Values of projects from Table 12 in Appendix A.

Appendix A  
Table 10  
AV and Absorption Schedule - Pioneer Bluff  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>1,2,3</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
			Assessed Value Added to Tax Roll (FY)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30

**Assumptions:**

Existing value inflation	1.02
Statutory AV Increase	1.02
Assumed Annual Appreciation rate	1.05
Turnover Rate - Residential (Owner)	14.3%
Turnover Rate - Business & Renter	6.7%

**1. Central Pioneer Bluff**

<b>Development</b>															
<b>Residential</b>															
Multifamily for Rent	684 DU		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>															
Commercial	490,954 sqft		-	-	-	-	-	-	-	-	-	-	-	-	-

**Assessed Values in 2017\$**

<b>Residential</b>															
Multifamily for Rent	\$225,000 /DU	\$153,900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		62.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>62.9%</b>												
<b>Commercial</b>															
Commercial	\$185 /SF	\$90,826,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		37.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>37.1%</b>												

<b>Existing AV with Appreciation</b>	1.02	\$17,255,784	\$17,255,784	\$17,600,900	\$17,952,918	\$18,311,976	\$18,678,216	\$19,051,780	\$19,432,815	\$19,821,472	\$20,217,901	\$20,622,259	\$21,034,704	\$21,455,398	\$21,884,506
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**AV (\$ with appreciation)**

<b>Residential</b>															
<i>Unit Value for Rent</i>	1.05		\$225,000	\$236,250	\$248,063	\$260,466	\$273,489	\$287,163	\$301,522	\$316,598	\$332,427	\$349,049	\$366,501	\$384,826	
AV - Apartments for Rent			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AV - Underserved Land			\$10,851,564	\$11,068,595	\$11,289,967	\$11,515,766	\$11,746,082	\$11,981,003	\$12,220,624	\$12,465,036	\$12,714,337	\$12,968,623	\$13,227,996	\$13,492,556	\$13,762,407
<b>Cumulative AV</b>			<b>\$10,851,564</b>	<b>\$11,068,595</b>	<b>\$11,289,967</b>	<b>\$11,515,766</b>	<b>\$11,746,082</b>	<b>\$11,981,003</b>	<b>\$12,220,624</b>	<b>\$12,465,036</b>	<b>\$12,714,337</b>	<b>\$12,968,623</b>	<b>\$13,227,996</b>	<b>\$13,492,556</b>	<b>\$13,762,407</b>
Base Value			\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$217,031</b>	<b>\$438,403</b>	<b>\$664,203</b>	<b>\$894,518</b>	<b>\$1,129,439</b>	<b>\$1,369,060</b>	<b>\$1,613,472</b>	<b>\$1,862,773</b>	<b>\$2,117,059</b>	<b>\$2,376,432</b>	<b>\$2,640,992</b>	<b>\$2,910,843</b>
<b>Commercial</b>															
<i>Unit Value</i>	1.05		\$185	\$194	\$204	\$214	\$225	\$236	\$248	\$260	\$273	\$287	\$301	\$316	
AV - Commercial			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
AV - Underserved Land			\$6,404,220	\$6,532,304	\$6,662,951	\$6,796,210	\$6,932,134	\$7,070,776	\$7,212,192	\$7,356,436	\$7,503,564	\$7,653,636	\$7,806,708	\$7,962,843	\$8,122,100
<b>Cumulative AV</b>			<b>\$6,404,220</b>	<b>\$6,532,304</b>	<b>\$6,662,951</b>	<b>\$6,796,210</b>	<b>\$6,932,134</b>	<b>\$7,070,776</b>	<b>\$7,212,192</b>	<b>\$7,356,436</b>	<b>\$7,503,564</b>	<b>\$7,653,636</b>	<b>\$7,806,708</b>	<b>\$7,962,843</b>	<b>\$8,122,100</b>
Base Value			\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$128,084</b>	<b>\$258,730</b>	<b>\$391,990</b>	<b>\$527,914</b>	<b>\$666,556</b>	<b>\$807,972</b>	<b>\$952,216</b>	<b>\$1,099,344</b>	<b>\$1,249,416</b>	<b>\$1,402,488</b>	<b>\$1,558,623</b>	<b>\$1,717,879</b>

**2. Jefferson Corridor**

<b>Development</b>															
<b>Commercial</b>															
Commercial	10.7 acres		-	-	-	-	-	-	-	-	-	-	-	-	-

Appendix A  
Table 10  
AV and Absorption Schedule - Pioneer Bluff  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale													
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
	Assessed Value Added to Tax Roll (FY)													
<b>Development Project</b> <sup>1,2,3</sup>	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
<b>Assumptions:</b>														
Existing value inflation														
Statutory AV Increase														
Assumed Annual Appreciation rate														
Turnover Rate - Residential (Owner)														
Turnover Rate - Business & Renter														
<b>1. Central Pioneer Bluff</b>														
<b>Development</b>														
<b>Residential</b>														
Multifamily for Rent	-	-	-	-	-	228	228	228	-	-	-	-	-	-
<b>Commercial</b>														
Commercial	-	-	-	-	-	90,954	200,000	200,000	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>														
<b>Residential</b>														
Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$51,300,000	\$51,300,000	\$51,300,000	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	21.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	21.0%	41.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%
Cumulative Share of Areas Underdeveloped	62.9%	62.9%	62.9%	62.9%	62.9%	41.9%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>														
Commercial	\$0	\$0	\$0	\$0	\$0	\$16,826,490	\$37,000,000	\$37,000,000	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	6.9%	15.1%	15.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	6.9%	22.0%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%
Cumulative Share of Areas Underdeveloped	37.1%	37.1%	37.1%	37.1%	37.1%	30.2%	15.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$22,322,197	\$22,768,641	\$23,224,013	\$23,688,494	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263
<b>AV (\$ with appreciation)</b>														
<b>Residential</b>														
<i>Unit Value for Rent</i>	\$404,068	\$424,271	\$445,485	\$467,759	\$491,147	\$515,704	\$541,489	\$568,564	\$596,992	\$626,842	\$658,184	\$691,093	\$725,647	\$761,930
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$117,580,540	\$123,459,567	\$129,632,545	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$8,271,791	\$17,139,234	\$26,636,118	\$27,222,379	\$27,821,543	\$28,433,895	\$29,059,725	\$29,699,330
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$117,580,540	\$243,628,054	\$378,622,853	\$386,956,342	\$395,473,251	\$404,177,617	\$413,073,566	\$422,165,315	\$431,457,174
AV - Undeveloped Land	\$14,037,655	\$14,318,408	\$14,604,776	\$14,896,872	\$15,194,809	\$10,129,873	\$5,064,936	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$14,037,655	\$14,318,408	\$14,604,776	\$14,896,872	\$15,194,809	\$127,710,413	\$248,692,991	\$378,622,853	\$386,956,342	\$395,473,251	\$404,177,617	\$413,073,566	\$422,165,315	\$431,457,174
Base Value	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564
Cumulative Incremental AV	\$3,186,091	\$3,466,844	\$3,753,212	\$4,045,308	\$4,343,245	\$116,858,849	\$237,841,427	\$367,771,289	\$376,104,778	\$384,621,687	\$393,326,053	\$402,222,002	\$411,313,751	\$420,605,610
<b>Commercial</b>														
<i>Unit Value</i>	\$332	\$349	\$366	\$385	\$404	\$424	\$445	\$467	\$491	\$515	\$541	\$568	\$597	\$626
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$38,566,623	\$89,044,912	\$93,497,157	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$2,713,162	\$9,037,188	\$15,813,622	\$16,161,680	\$16,517,398	\$16,880,946	\$17,252,496	\$17,632,223
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$38,566,623	\$128,460,386	\$224,784,957	\$229,732,474	\$234,788,885	\$239,956,589	\$245,238,033	\$250,635,722	\$256,152,215
AV - Undeveloped Land	\$8,284,542	\$8,450,232	\$8,619,237	\$8,791,622	\$8,967,454	\$7,306,146	\$3,653,073	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$8,284,542	\$8,450,232	\$8,619,237	\$8,791,622	\$8,967,454	\$45,872,769	\$132,113,459	\$224,784,957	\$229,732,474	\$234,788,885	\$239,956,589	\$245,238,033	\$250,635,722	\$256,152,215
Base Value	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220
Cumulative Incremental AV	\$1,880,321	\$2,046,012	\$2,215,017	\$2,387,402	\$2,563,234	\$39,468,549	\$125,709,239	\$218,380,737	\$223,328,254	\$228,384,665	\$233,552,369	\$238,833,813	\$244,231,502	\$249,747,994
<b>2. Jefferson Corridor</b>														
<b>Development</b>														
<b>Commercial</b>														
Commercial	101,738	-	-	-	-	-	-	-	-	-	-	-	-	-

Appendix A  
Table 10  
AV and Absorption Schedule - Pioneer Bluff  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale												
	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
Development Project <sup>1,2,3</sup>	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57
<i>Assumptions:</i>													
Existing value inflation													
Statutory AV Increase													
Assumed Annual Appreciation rate													
Turnover Rate - Residential (Owner)													
Turnover Rate - Business & Renter													
<b>1. Central Pioneer Bluff</b>													
<b>Development</b>													
<b>Residential</b>													
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>													
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%
Cumulative Share of Areas Underdevelop	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Commercial</b>													
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%
Cumulative Share of Areas Underdevelop	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing AV with Appreciation	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
Unit Value for Rent	\$800,026	\$840,028	\$882,029	\$926,131	\$972,437	\$1,021,059	\$1,072,112	\$1,125,717	\$1,182,003	\$1,241,103	\$1,303,159	\$1,368,317	\$1,436,732
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$30,353,012	\$31,021,082	\$31,703,856	\$32,401,658	\$33,114,818	\$33,843,676	\$34,588,575	\$35,349,869	\$36,127,920	\$36,923,095	\$37,735,773	\$38,566,337	\$39,415,182
Cumulative AV - Development	\$440,953,546	\$450,658,934	\$460,577,937	\$470,715,257	\$481,075,700	\$491,664,176	\$502,485,705	\$513,545,415	\$524,848,550	\$536,400,467	\$548,206,641	\$560,272,669	\$572,604,270
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$440,953,546	\$450,658,934	\$460,577,937	\$470,715,257	\$481,075,700	\$491,664,176	\$502,485,705	\$513,545,415	\$524,848,550	\$536,400,467	\$548,206,641	\$560,272,669	\$572,604,270
Base Value	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564
Cumulative Incremental AV	\$430,101,982	\$439,807,370	\$449,726,373	\$459,863,694	\$470,224,136	\$480,812,613	\$491,634,141	\$502,693,851	\$513,996,986	\$525,548,903	\$537,355,077	\$549,421,105	\$561,752,706
<b>Commercial</b>													
Unit Value	\$658	\$691	\$725	\$761	\$800	\$840	\$882	\$926	\$972	\$1,020	\$1,071	\$1,125	\$1,181
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$18,020,308	\$18,416,935	\$18,822,292	\$19,236,571	\$19,659,968	\$20,092,683	\$20,534,923	\$20,986,897	\$21,448,819	\$21,920,907	\$22,403,386	\$22,896,485	\$23,400,437
Cumulative AV - Development	\$261,790,125	\$267,552,125	\$273,440,948	\$279,459,383	\$285,610,284	\$291,896,566	\$298,321,210	\$304,887,260	\$311,597,828	\$318,456,096	\$325,465,315	\$332,628,807	\$339,949,967
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$261,790,125	\$267,552,125	\$273,440,948	\$279,459,383	\$285,610,284	\$291,896,566	\$298,321,210	\$304,887,260	\$311,597,828	\$318,456,096	\$325,465,315	\$332,628,807	\$339,949,967
Base Value	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220
Cumulative Incremental AV	\$255,385,905	\$261,147,905	\$267,036,728	\$273,055,163	\$279,206,064	\$285,492,346	\$291,916,990	\$298,483,040	\$305,193,608	\$312,051,876	\$319,061,095	\$326,224,587	\$333,545,747
<b>2. Jefferson Corridor</b>													
<b>Development</b>													
<b>Commercial</b>													
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-

Appendix A  
Table 10  
AV and Absorption Schedule - Pioneer Bluff  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale									
	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
	Assessed Value Added to Tax Roll (FY)									
Development Project <sup>1,2,3</sup>	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	

Assumptions:

- Existing value inflation
- Statutory AV Increase
- Assumed Annual Appreciation rate
- Turnover Rate - Residential (Owner)
- Turnover Rate - Business & Renter

1. Central Pioneer Bluff

Development

Residential

Multifamily for Rent

-	-	-	-	-	-	-	-	-	-	-
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Commercial

Commercial

-	-	-	-	-	-	-	-	-	-	-
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Assessed Values in 2017\$

Residential

Multifamily for Rent

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Percentage of total project values

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Cumulative Share of New Development

62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%
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Cumulative Share of Areas Underdeveloped

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
------	------	------	------	------	------	------	------	------	------	------

Commercial

Commercial

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Percentage of total project values

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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Cumulative Share of New Development

37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%
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Cumulative Share of Areas Underdeveloped

0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
------	------	------	------	------	------	------	------	------	------	------

Existing AV with Appreciation

\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263	\$24,162,263
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AV (\$ with appreciation)

Residential

Unit Value for Rent

\$1,508,569	\$1,583,997	\$1,663,197	\$1,746,357	\$1,833,675	\$1,925,359	\$2,021,627	\$2,122,708	\$2,228,843	\$2,337,043	\$2,447,287
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AV - Apartments for Rent

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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AV of Resale

\$40,282,710	\$41,169,333	\$42,075,470	\$43,001,551	\$43,948,015	\$44,915,311	\$45,903,897	\$46,914,242	\$47,946,824	\$49,000,943	\$50,082,910
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Cumulative AV - Development

\$585,207,290	\$598,087,703	\$611,251,613	\$624,705,261	\$638,455,024	\$652,507,419	\$666,869,107	\$681,546,896	\$696,547,744	\$711,870,943	\$727,844,853
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AV - Undeveloped Land

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Cumulative AV

\$585,207,290	\$598,087,703	\$611,251,613	\$624,705,261	\$638,455,024	\$652,507,419	\$666,869,107	\$681,546,896	\$696,547,744	\$711,870,943	\$727,844,853
---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------

Base Value

\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564	\$10,851,564
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Cumulative Incremental AV

\$574,355,726	\$587,236,139	\$600,400,049	\$613,853,697	\$627,603,460	\$641,655,855	\$656,017,543	\$670,695,332	\$685,696,180	\$701,019,383	\$717,082,293
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Commercial

Unit Value

\$1,240	\$1,302	\$1,368	\$1,436	\$1,508	\$1,583	\$1,662	\$1,745	\$1,833	\$1,925	\$2,021
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AV - Commercial

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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AV of Resale

\$23,915,480	\$24,441,860	\$24,979,825	\$25,529,631	\$26,091,538	\$26,665,813	\$27,252,728	\$27,852,560	\$28,465,595	\$29,092,943	\$29,734,843
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Cumulative AV - Development

\$347,432,265	\$355,079,250	\$362,894,544	\$370,881,853	\$379,044,962	\$387,387,742	\$395,914,146	\$404,628,217	\$413,534,084	\$422,632,743	\$431,924,287
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AV - Undeveloped Land

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Cumulative AV

\$347,432,265	\$355,079,250	\$362,894,544	\$370,881,853	\$379,044,962	\$387,387,742	\$395,914,146	\$404,628,217	\$413,534,084	\$422,632,743	\$431,924,287
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Base Value

\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220	\$6,404,220
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Cumulative Incremental AV

\$341,028,045	\$348,675,030	\$356,490,324	\$364,477,633	\$372,640,742	\$380,983,522	\$389,509,926	\$398,223,997	\$407,129,864	\$416,221,143	\$425,499,867
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2. Jefferson Corridor

Development

Commercial

Commercial

-	-	-	-	-	-	-	-	-	-	-
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Development Project <sup>1,2,3</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
			Assessed Value Added to Tax Roll (FY)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>Assessed Values in 2017\$</b>															
<b>Commercial</b>															
Commercial	\$185 /SF	\$18,821,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Existing AV with Appreciation	1.02	\$10,397,128	\$10,397,128	\$10,605,071	\$10,817,172	\$11,033,515	\$11,254,186	\$11,479,269	\$11,708,855	\$11,943,032	\$12,181,893	\$12,425,530	\$12,674,041	\$12,927,522	\$13,186,072
<b>AV (\$ with appreciation)</b>															
<b>Commercial</b>															
Unit Value	1.05			\$185	\$194	\$204	\$214	\$225	\$236	\$248	\$260	\$273	\$287	\$301	\$316
AV - Commercial			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Underdeveloped Land			\$10,397,128	\$10,605,071	\$10,817,172	\$11,033,515	\$11,254,186	\$11,479,269	\$11,708,855	\$11,943,032	\$12,181,893	\$12,425,530	\$12,674,041	\$12,927,522	\$13,186,072
<b>Cumulative AV</b>			<b>\$10,397,128</b>	<b>\$10,605,071</b>	<b>\$10,817,172</b>	<b>\$11,033,515</b>	<b>\$11,254,186</b>	<b>\$11,479,269</b>	<b>\$11,708,855</b>	<b>\$11,943,032</b>	<b>\$12,181,893</b>	<b>\$12,425,530</b>	<b>\$12,674,041</b>	<b>\$12,927,522</b>	<b>\$13,186,072</b>
Base Value			\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$207,943</b>	<b>\$420,044</b>	<b>\$636,387</b>	<b>\$857,058</b>	<b>\$1,082,141</b>	<b>\$1,311,727</b>	<b>\$1,545,904</b>	<b>\$1,784,765</b>	<b>\$2,028,402</b>	<b>\$2,276,913</b>	<b>\$2,530,394</b>	<b>\$2,788,944</b>
<b>3. North Pioneer Bluff</b>															
<b>Development</b>															
<b>Residential</b>															
Multifamily for Rent	1,353 DU		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>															
Commercial	971,923 sqft		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>															
<b>Residential</b>															
Multifamily for Rent	\$225,000 /DU	\$304,425,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		62.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>
<b>Commercial</b>															
Commercial	\$185 /SF	\$179,805,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		37.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>
Existing AV with Appreciation	1.02	\$16,673,266	\$16,673,266	\$17,006,731	\$17,346,866	\$17,693,803	\$18,047,679	\$18,408,633	\$18,776,806	\$19,152,342	\$19,535,389	\$19,926,096	\$20,324,618	\$20,731,111	\$21,145,733
<b>AV (\$ with appreciation)</b>															
<b>Residential</b>															
Unit Value for Rent	1.05			\$225,000	\$236,250	\$248,063	\$260,466	\$273,489	\$287,163	\$301,522	\$316,598	\$332,427	\$349,049	\$366,501	\$384,826
AV - Apartments for Rent			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Underdeveloped Land			\$10,482,108	\$10,691,750	\$10,905,585	\$11,123,697	\$11,346,171	\$11,573,094	\$11,804,556	\$12,040,647	\$12,281,460	\$12,527,089	\$12,777,631	\$13,033,184	\$13,293,847
<b>Cumulative AV</b>			<b>\$10,482,108</b>	<b>\$10,691,750</b>	<b>\$10,905,585</b>	<b>\$11,123,697</b>	<b>\$11,346,171</b>	<b>\$11,573,094</b>	<b>\$11,804,556</b>	<b>\$12,040,647</b>	<b>\$12,281,460</b>	<b>\$12,527,089</b>	<b>\$12,777,631</b>	<b>\$13,033,184</b>	<b>\$13,293,847</b>
Base Value			\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$209,642</b>	<b>\$423,477</b>	<b>\$641,589</b>	<b>\$864,063</b>	<b>\$1,090,986</b>	<b>\$1,322,448</b>	<b>\$1,558,539</b>	<b>\$1,799,352</b>	<b>\$2,044,981</b>	<b>\$2,295,523</b>	<b>\$2,551,076</b>	<b>\$2,811,739</b>
<b>Commercial</b>															
Unit Value	1.05			\$185	\$194	\$204	\$214	\$225	\$236	\$248	\$260	\$273	\$287	\$301	\$316
AV - Commercial			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Underdeveloped Land			\$6,191,158	\$6,314,981	\$6,441,281	\$6,570,107	\$6,701,509	\$6,835,539	\$6,972,250	\$7,111,695	\$7,253,929	\$7,399,007	\$7,546,987	\$7,697,927	\$7,851,886
<b>Cumulative AV</b>			<b>\$6,191,158</b>	<b>\$6,314,981</b>	<b>\$6,441,281</b>	<b>\$6,570,107</b>	<b>\$6,701,509</b>	<b>\$6,835,539</b>	<b>\$6,972,250</b>	<b>\$7,111,695</b>	<b>\$7,253,929</b>	<b>\$7,399,007</b>	<b>\$7,546,987</b>	<b>\$7,697,927</b>	<b>\$7,851,886</b>
Base Value			\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$123,823</b>	<b>\$250,123</b>	<b>\$378,948</b>	<b>\$510,351</b>	<b>\$644,381</b>	<b>\$781,091</b>	<b>\$920,536</b>	<b>\$1,062,770</b>	<b>\$1,207,849</b>	<b>\$1,355,829</b>	<b>\$1,506,769</b>	<b>\$1,660,727</b>

	Fiscal Year of Sale													
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
	Assessed Value Added to Tax Roll (FY)													
Development Project <sup>1,2,3</sup>	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
<b>Assessed Values in 2017\$</b>														
<b>Commercial</b>														
Commercial	\$18,821,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdevelop</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>
<b>AV (\$ with appreciation)</b>														
<b>Commercial</b>														
<i>Unit Value</i>	\$332	\$349	\$366	\$385	\$404	\$424	\$445	\$467	\$491	\$515	\$541	\$568	\$597	\$626
AV - Commercial	\$33,800,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$2,377,884	\$2,430,221	\$2,483,710	\$2,538,377	\$2,594,246	\$2,651,346	\$2,709,702	\$2,769,342	\$2,830,295	\$2,892,590	\$2,956,256	\$3,021,323	\$3,087,823
Cumulative AV - Development	\$33,800,764	\$34,544,719	\$35,305,048	\$36,082,112	\$36,876,279	\$37,687,926	\$38,517,437	\$39,365,206	\$40,231,634	\$41,117,133	\$42,022,121	\$42,947,028	\$43,892,292	\$44,858,361
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$33,800,764</b>	<b>\$34,544,719</b>	<b>\$35,305,048</b>	<b>\$36,082,112</b>	<b>\$36,876,279</b>	<b>\$37,687,926</b>	<b>\$38,517,437</b>	<b>\$39,365,206</b>	<b>\$40,231,634</b>	<b>\$41,117,133</b>	<b>\$42,022,121</b>	<b>\$42,947,028</b>	<b>\$43,892,292</b>	<b>\$44,858,361</b>
Base Value	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128
<b>Cumulative Incremental AV</b>	<b>\$23,403,636</b>	<b>\$24,147,591</b>	<b>\$24,907,920</b>	<b>\$25,684,984</b>	<b>\$26,479,151</b>	<b>\$27,290,798</b>	<b>\$28,120,309</b>	<b>\$28,968,078</b>	<b>\$29,834,506</b>	<b>\$30,720,005</b>	<b>\$31,624,993</b>	<b>\$32,549,900</b>	<b>\$33,495,164</b>	<b>\$34,461,233</b>
<b>3. North Pioneer Bluff</b>														
<b>Development</b>														
<b>Residential</b>														
Multifamily for Rent	270	270	270	270	273	-	-	-	-	-	-	-	-	-
<b>Commercial</b>														
Commercial	-	200,000	200,000	200,000	200,000	171,923	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>														
<b>Residential</b>														
Multifamily for Rent	\$60,750,000	\$60,750,000	\$60,750,000	\$60,750,000	\$61,425,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	12.5%	12.5%	12.5%	12.5%	12.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	12.5%	25.1%	37.6%	50.2%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%
<b>Cumulative Share of Areas Underdevelop</b>	<b>50.3%</b>	<b>37.8%</b>	<b>25.2%</b>	<b>12.7%</b>	<b>0.0%</b>									
<b>Commercial</b>														
Commercial	\$0	\$37,000,000	\$37,000,000	\$37,000,000	\$37,000,000	\$31,805,755	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	7.6%	7.6%	7.6%	7.6%	6.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	0.0%	7.6%	15.3%	22.9%	30.6%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%
<b>Cumulative Share of Areas Underdevelop</b>	<b>37.1%</b>	<b>29.5%</b>	<b>21.9%</b>	<b>14.2%</b>	<b>6.6%</b>	<b>0.0%</b>								
<b>Existing AV with Appreciation</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>
<b>AV (\$ with appreciation)</b>														
<b>Residential</b>														
<i>Unit Value for Rent</i>	\$404,068	\$424,271	\$445,485	\$467,759	\$491,147	\$515,704	\$541,489	\$568,564	\$596,992	\$626,842	\$658,184	\$691,093	\$725,647	\$761,930
AV - Apartments for Rent	\$109,098,272	\$114,553,185	\$120,280,845	\$126,294,887	\$134,083,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$7,675,063	\$15,902,808	\$24,714,586	\$34,143,400	\$44,327,640	\$45,303,291	\$46,300,417	\$47,319,489	\$48,360,991	\$49,425,416	\$50,513,270	\$51,625,067	\$52,761,335
Cumulative AV - Development	\$109,098,272	\$226,052,710	\$351,308,975	\$485,336,172	\$630,101,493	\$643,970,027	\$658,143,807	\$672,629,553	\$687,434,129	\$702,564,554	\$718,028,000	\$733,831,796	\$749,983,434	\$766,490,569
AV - Underdeveloped Land	\$10,640,973	\$7,988,099	\$5,335,225	\$2,682,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$119,739,245</b>	<b>\$234,040,809</b>	<b>\$356,644,200</b>	<b>\$488,018,523</b>	<b>\$630,101,493</b>	<b>\$643,970,027</b>	<b>\$658,143,807</b>	<b>\$672,629,553</b>	<b>\$687,434,129</b>	<b>\$702,564,554</b>	<b>\$718,028,000</b>	<b>\$733,831,796</b>	<b>\$749,983,434</b>	<b>\$766,490,569</b>
Base Value	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108
<b>Cumulative Incremental AV</b>	<b>\$109,257,137</b>	<b>\$223,558,701</b>	<b>\$346,162,092</b>	<b>\$477,536,415</b>	<b>\$619,619,385</b>	<b>\$633,487,919</b>	<b>\$647,661,699</b>	<b>\$662,147,445</b>	<b>\$676,952,021</b>	<b>\$692,082,446</b>	<b>\$707,545,892</b>	<b>\$723,349,688</b>	<b>\$739,501,326</b>	<b>\$756,008,462</b>
<b>Commercial</b>														
<i>Unit Value</i>	\$332	\$349	\$366	\$385	\$404	\$424	\$445	\$467	\$491	\$515	\$541	\$568	\$597	\$626
AV - Commercial	\$0	\$69,769,018	\$73,257,469	\$76,920,343	\$80,766,360	\$72,899,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$0	\$4,908,250	\$10,169,944	\$15,805,131	\$21,834,915	\$27,443,972	\$28,048,014	\$28,665,351	\$29,296,275	\$29,941,086	\$30,600,090	\$31,273,598	\$31,961,929
Cumulative AV - Development	\$0	\$69,769,018	\$144,562,104	\$224,664,258	\$310,375,478	\$390,106,216	\$398,692,453	\$407,467,674	\$416,436,038	\$425,601,795	\$434,969,290	\$444,542,964	\$454,327,355	\$464,327,100
AV - Underdeveloped Land	\$7,851,886	\$6,236,143	\$4,620,401	\$3,004,659	\$1,388,916	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$7,851,886</b>	<b>\$76,005,161</b>	<b>\$149,182,504</b>	<b>\$227,668,917</b>	<b>\$311,764,394</b>	<b>\$390,106,216</b>	<b>\$398,692,453</b>	<b>\$407,467,674</b>	<b>\$416,436,038</b>	<b>\$425,601,795</b>	<b>\$434,969,290</b>	<b>\$444,542,964</b>	<b>\$454,327,355</b>	<b>\$464,327,100</b>
Base Value	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158
<b>Cumulative Incremental AV</b>	<b>\$1,660,727</b>	<b>\$69,814,003</b>	<b>\$142,991,346</b>	<b>\$221,477,759</b>	<b>\$305,573,236</b>	<b>\$383,915,057</b>	<b>\$392,501,295</b>	<b>\$401,276,516</b>	<b>\$410,244,880</b>	<b>\$419,410,637</b>	<b>\$428,778,132</b>	<b>\$438,351,806</b>	<b>\$448,136,197</b>	<b>\$458,135,942</b>

	Fiscal Year of Sale												
	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
	Assessed Value Added to Tax Roll (FY)												
Development Project <sup>1,2,3</sup>	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57
<b>Assessed Values in 2017\$</b>													
<b>Commercial</b>													
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdevelop</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>
<b>AV (\$ with appreciation)</b>													
<b>Commercial</b>													
<i>Unit Value</i>	\$658	\$691	\$725	\$761	\$800	\$840	\$882	\$926	\$972	\$1,020	\$1,071	\$1,125	\$1,181
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,155,786	\$3,225,245	\$3,296,232	\$3,368,782	\$3,442,929	\$3,518,708	\$3,596,155	\$3,675,306	\$3,756,200	\$3,838,874	\$3,923,367	\$4,009,720	\$4,097,974
Cumulative AV - Development	\$45,845,693	\$46,854,757	\$47,886,030	\$48,940,002	\$50,017,171	\$51,118,049	\$52,243,158	\$53,393,029	\$54,568,210	\$55,769,256	\$56,996,738	\$58,251,236	\$59,533,346
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$45,845,693</b>	<b>\$46,854,757</b>	<b>\$47,886,030</b>	<b>\$48,940,002</b>	<b>\$50,017,171</b>	<b>\$51,118,049</b>	<b>\$52,243,158</b>	<b>\$53,393,029</b>	<b>\$54,568,210</b>	<b>\$55,769,256</b>	<b>\$56,996,738</b>	<b>\$58,251,236</b>	<b>\$59,533,346</b>
Base Value	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128
<b>Cumulative Incremental AV</b>	<b>\$35,448,565</b>	<b>\$36,457,629</b>	<b>\$37,488,902</b>	<b>\$38,542,874</b>	<b>\$39,620,043</b>	<b>\$40,720,921</b>	<b>\$41,846,030</b>	<b>\$42,995,901</b>	<b>\$44,171,082</b>	<b>\$45,372,128</b>	<b>\$46,599,610</b>	<b>\$47,854,108</b>	<b>\$49,136,218</b>
<b>3. North Pioneer Bluff</b>													
<b>Development</b>													
<b>Residential</b>													
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>													
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
<b>Residential</b>													
Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%
<b>Cumulative Share of Areas Underdevelop</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>													
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%
<b>Cumulative Share of Areas Underdevelop</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>
<b>AV (\$ with appreciation)</b>													
<b>Residential</b>													
<i>Unit Value for Rent</i>	\$800,026	\$840,028	\$882,029	\$926,131	\$972,437	\$1,021,059	\$1,072,112	\$1,125,717	\$1,182,003	\$1,241,103	\$1,303,159	\$1,368,317	\$1,436,732
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$53,922,612	\$55,109,448	\$56,322,407	\$57,562,063	\$58,829,004	\$60,123,831	\$61,447,156	\$62,799,608	\$64,181,828	\$65,594,470	\$67,038,204	\$68,513,715	\$70,021,702
Cumulative AV - Development	\$783,361,027	\$800,602,803	\$818,224,071	\$836,233,183	\$854,638,675	\$873,449,272	\$892,673,891	\$912,321,643	\$932,401,842	\$952,924,007	\$973,897,864	\$995,333,356	\$1,017,240,643
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$783,361,027</b>	<b>\$800,602,803</b>	<b>\$818,224,071</b>	<b>\$836,233,183</b>	<b>\$854,638,675</b>	<b>\$873,449,272</b>	<b>\$892,673,891</b>	<b>\$912,321,643</b>	<b>\$932,401,842</b>	<b>\$952,924,007</b>	<b>\$973,897,864</b>	<b>\$995,333,356</b>	<b>\$1,017,240,643</b>
Base Value	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108
<b>Cumulative Incremental AV</b>	<b>\$772,878,919</b>	<b>\$790,120,695</b>	<b>\$807,741,963</b>	<b>\$825,751,075</b>	<b>\$844,156,567</b>	<b>\$862,967,164</b>	<b>\$882,191,783</b>	<b>\$901,839,535</b>	<b>\$921,919,735</b>	<b>\$942,441,899</b>	<b>\$963,415,756</b>	<b>\$984,851,248</b>	<b>\$1,006,758,536</b>
<b>Commercial</b>													
<i>Unit Value</i>	\$658	\$691	\$725	\$761	\$800	\$840	\$882	\$926	\$972	\$1,020	\$1,071	\$1,125	\$1,181
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$32,665,412	\$33,384,377	\$34,119,167	\$34,870,130	\$35,637,622	\$36,422,006	\$37,223,654	\$38,042,947	\$38,880,272	\$39,736,027	\$40,610,617	\$41,504,456	\$42,417,970
Cumulative AV - Development	\$474,546,940	\$484,991,718	\$495,666,386	\$506,576,003	\$517,725,741	\$529,120,884	\$540,766,835	\$552,669,113	\$564,833,360	\$577,265,342	\$589,970,952	\$602,956,213	\$616,227,279
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$474,546,940</b>	<b>\$484,991,718</b>	<b>\$495,666,386</b>	<b>\$506,576,003</b>	<b>\$517,725,741</b>	<b>\$529,120,884</b>	<b>\$540,766,835</b>	<b>\$552,669,113</b>	<b>\$564,833,360</b>	<b>\$577,265,342</b>	<b>\$589,970,952</b>	<b>\$602,956,213</b>	<b>\$616,227,279</b>
Base Value	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158
<b>Cumulative Incremental AV</b>	<b>\$468,355,782</b>	<b>\$478,800,560</b>	<b>\$489,475,227</b>	<b>\$500,384,845</b>	<b>\$511,534,582</b>	<b>\$522,929,726</b>	<b>\$534,575,677</b>	<b>\$546,477,955</b>	<b>\$558,642,202</b>	<b>\$571,074,184</b>	<b>\$583,779,794</b>	<b>\$596,765,055</b>	<b>\$610,036,121</b>

	Fiscal Year of Sale									
	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
	Assessed Value Added to Tax Roll (FY)									
<b>Development Project</b> <sup>1,2,3</sup>	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	
<b>Assessed Values in 2017\$</b>										
<b>Commercial</b>										
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdevelop</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>	<b>\$13,186,072</b>
<b>AV (\$ with appreciation)</b>										
<b>Commercial</b>										
<i>Unit Value</i>	\$1,240	\$1,302	\$1,368	\$1,436	\$1,508	\$1,583	\$1,662	\$1,745	\$1,833	
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$4,188,171	\$4,280,353	\$4,374,563	\$4,470,847	\$4,569,251	\$4,669,820	\$4,772,602	\$4,877,647	\$4,985,004	\$4,985,004
Cumulative AV - Development	\$60,843,675	\$62,182,844	\$63,551,488	\$64,950,256	\$66,379,812	\$67,840,831	\$69,334,008	\$70,860,049	\$72,419,679	\$72,419,679
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$60,843,675</b>	<b>\$62,182,844</b>	<b>\$63,551,488</b>	<b>\$64,950,256</b>	<b>\$66,379,812</b>	<b>\$67,840,831</b>	<b>\$69,334,008</b>	<b>\$70,860,049</b>	<b>\$72,419,679</b>	<b>\$72,419,679</b>
Base Value	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128	\$10,397,128
<b>Cumulative Incremental AV</b>	<b>\$50,446,547</b>	<b>\$51,785,716</b>	<b>\$53,154,360</b>	<b>\$54,553,128</b>	<b>\$55,982,684</b>	<b>\$57,443,703</b>	<b>\$58,936,880</b>	<b>\$60,462,921</b>	<b>\$62,022,551</b>	<b>\$62,022,551</b>
<b>3. North Pioneer Bluff</b>										
<b>Development</b>										
<b>Residential</b>										
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>										
Commercial	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>										
<b>Residential</b>										
Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%
<b>Cumulative Share of Areas Underdevelop</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>										
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%
<b>Cumulative Share of Areas Underdevelop</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>	<b>\$21,145,733</b>
<b>AV (\$ with appreciation)</b>										
<b>Residential</b>										
<i>Unit Value for Rent</i>	\$1,508,569	\$1,583,997	\$1,663,197	\$1,746,357	\$1,833,675	\$1,925,359	\$2,021,627	\$2,122,708	\$2,228,843	\$2,228,843
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$71,562,879	\$73,137,978	\$74,747,745	\$76,392,943	\$78,074,352	\$79,792,768	\$81,549,007	\$83,343,901	\$85,178,300	\$85,178,300
Cumulative AV - Development	\$1,039,630,110	\$1,062,512,369	\$1,085,898,266	\$1,109,798,887	\$1,134,225,560	\$1,159,189,865	\$1,184,703,634	\$1,210,778,961	\$1,237,428,206	\$1,237,428,206
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,039,630,110</b>	<b>\$1,062,512,369</b>	<b>\$1,085,898,266</b>	<b>\$1,109,798,887</b>	<b>\$1,134,225,560</b>	<b>\$1,159,189,865</b>	<b>\$1,184,703,634</b>	<b>\$1,210,778,961</b>	<b>\$1,237,428,206</b>	<b>\$1,237,428,206</b>
Base Value	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108	\$10,482,108
<b>Cumulative Incremental AV</b>	<b>\$1,029,148,002</b>	<b>\$1,052,030,261</b>	<b>\$1,075,416,158</b>	<b>\$1,099,316,779</b>	<b>\$1,123,743,452</b>	<b>\$1,148,707,757</b>	<b>\$1,174,221,526</b>	<b>\$1,200,296,853</b>	<b>\$1,226,946,098</b>	<b>\$1,226,946,098</b>
<b>Commercial</b>										
<i>Unit Value</i>	\$1,240	\$1,302	\$1,368	\$1,436	\$1,508	\$1,583	\$1,662	\$1,745	\$1,833	
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$43,351,589	\$44,305,758	\$45,280,927	\$46,277,561	\$47,296,130	\$48,337,117	\$49,401,017	\$50,488,334	\$51,599,582	\$51,599,582
Cumulative AV - Development	\$629,790,442	\$643,652,129	\$657,818,913	\$672,297,507	\$687,094,775	\$702,217,731	\$717,673,543	\$733,469,538	\$749,613,203	\$749,613,203
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$629,790,442</b>	<b>\$643,652,129</b>	<b>\$657,818,913</b>	<b>\$672,297,507</b>	<b>\$687,094,775</b>	<b>\$702,217,731</b>	<b>\$717,673,543</b>	<b>\$733,469,538</b>	<b>\$749,613,203</b>	<b>\$749,613,203</b>
Base Value	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158	\$6,191,158
<b>Cumulative Incremental AV</b>	<b>\$623,599,284</b>	<b>\$637,460,971</b>	<b>\$651,627,755</b>	<b>\$666,106,349</b>	<b>\$680,903,617</b>	<b>\$696,026,573</b>	<b>\$711,482,385</b>	<b>\$727,278,380</b>	<b>\$743,422,044</b>	<b>\$743,422,044</b>

Development Project <sup>1,2,3</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
			Assessed Value Added to Tax Roll (FY)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>4. Snow Cone</b>	15.7 acres														
<b>Development</b>															
<b>Commercial</b>															
Commercial	88,924 sqft		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>															
<b>Commercial</b>															
Commercial	\$185 /SF	\$16,450,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		100.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Existing AV with Appreciation</b>	1.02	\$10,897,481	\$10,897,481	\$11,115,431	\$11,337,739	\$11,564,494	\$11,795,784	\$12,031,700	\$12,272,334	\$12,517,780	\$12,768,136	\$13,023,499	\$13,283,969	\$13,549,648	\$13,820,641
<b>AV (\$ with appreciation)</b>															
<b>Commercial</b>															
Unit Value	1.05			\$185	\$194	\$204	\$214	\$225	\$236	\$248	\$260	\$273	\$287	\$301	\$316
AV - Commercial				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Underdeveloped Land			\$10,897,481	\$11,115,431	\$11,337,739	\$11,564,494	\$11,795,784	\$12,031,700	\$12,272,334	\$12,517,780	\$12,768,136	\$13,023,499	\$13,283,969	\$13,549,648	\$13,820,641
<b>Cumulative AV</b>			<b>\$10,897,481</b>	<b>\$11,115,431</b>	<b>\$11,337,739</b>	<b>\$11,564,494</b>	<b>\$11,795,784</b>	<b>\$12,031,700</b>	<b>\$12,272,334</b>	<b>\$12,517,780</b>	<b>\$12,768,136</b>	<b>\$13,023,499</b>	<b>\$13,283,969</b>	<b>\$13,549,648</b>	<b>\$13,820,641</b>
Base Value			\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$217,950</b>	<b>\$440,258</b>	<b>\$667,013</b>	<b>\$898,303</b>	<b>\$1,134,219</b>	<b>\$1,374,853</b>	<b>\$1,620,299</b>	<b>\$1,870,655</b>	<b>\$2,126,018</b>	<b>\$2,386,488</b>	<b>\$2,652,167</b>	<b>\$2,923,160</b>
<b>5. South Pioneer Bluff</b>	55 acres														
<b>Development</b>															
<b>Residential</b>															
Multifamily for Rent	1,292 DU		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>															
Commercial	928,296 sqft		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>															
<b>Residential</b>															
Multifamily for Rent	\$225,000 /DU	\$290,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		62.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>	<b>62.9%</b>
<b>Commercial</b>															
Commercial	\$185 /SF	\$171,734,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values		37.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Cumulative Share of Areas Underdeveloped</b>			<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>	<b>37.1%</b>
<b>Existing AV with Appreciation</b>	1.02	\$9,026,665	\$9,026,665	\$9,207,198	\$9,391,342	\$9,579,169	\$9,770,752	\$9,966,168	\$10,165,491	\$10,368,801	\$10,576,177	\$10,787,700	\$11,003,454	\$11,223,523	\$11,447,994
<b>AV (\$ with appreciation)</b>															
<b>Residential</b>															
Unit Value for Rent	1.05			\$225,000	\$236,250	\$248,063	\$260,466	\$273,489	\$287,163	\$301,522	\$316,598	\$332,427	\$349,049	\$366,501	\$384,826
AV - Apartments for Rent				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Underdeveloped Land			\$5,674,425	\$5,787,914	\$5,903,672	\$6,021,746	\$6,142,180	\$6,265,024	\$6,390,325	\$6,518,131	\$6,648,494	\$6,781,464	\$6,917,093	\$7,055,435	\$7,196,543
<b>Cumulative AV</b>			<b>\$5,674,425</b>	<b>\$5,787,914</b>	<b>\$5,903,672</b>	<b>\$6,021,746</b>	<b>\$6,142,180</b>	<b>\$6,265,024</b>	<b>\$6,390,325</b>	<b>\$6,518,131</b>	<b>\$6,648,494</b>	<b>\$6,781,464</b>	<b>\$6,917,093</b>	<b>\$7,055,435</b>	<b>\$7,196,543</b>
Base Value			\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$113,489</b>	<b>\$229,247</b>	<b>\$347,320</b>	<b>\$467,755</b>	<b>\$590,599</b>	<b>\$715,899</b>	<b>\$843,706</b>	<b>\$974,068</b>	<b>\$1,107,038</b>	<b>\$1,242,667</b>	<b>\$1,381,009</b>	<b>\$1,522,118</b>

	Fiscal Year of Sale													
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
Development Project <sup>1,2,3</sup>	Assessed Value Added to Tax Roll (FY)													
	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
<b>4. Snow Cone</b>														
<b>Development</b>														
<b>Commercial</b>														
Commercial	88,924	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>														
<b>Commercial</b>														
Commercial	\$16,450,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevelop	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>
<b>AV (\$ with appreciation)</b>														
<b>Commercial</b>														
<i>Unit Value</i>	\$332	\$349	\$366	\$385	\$404	\$424	\$445	\$467	\$491	\$515	\$541	\$568	\$597	\$626
AV - Commercial	\$29,543,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$0	\$2,078,387	\$2,124,132	\$2,170,884	\$2,218,666	\$2,267,498	\$2,317,406	\$2,368,412	\$2,420,541	\$2,473,817	\$2,528,266	\$2,583,913	\$2,640,785	\$2,698,908
Cumulative AV - Development	\$29,543,525	\$30,193,778	\$30,858,343	\$31,537,535	\$32,231,676	\$32,941,095	\$33,666,129	\$34,407,120	\$35,164,421	\$35,938,390	\$36,729,394	\$37,537,808	\$38,364,015	\$39,208,407
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$29,543,525</b>	<b>\$30,193,778</b>	<b>\$30,858,343</b>	<b>\$31,537,535</b>	<b>\$32,231,676</b>	<b>\$32,941,095</b>	<b>\$33,666,129</b>	<b>\$34,407,120</b>	<b>\$35,164,421</b>	<b>\$35,938,390</b>	<b>\$36,729,394</b>	<b>\$37,537,808</b>	<b>\$38,364,015</b>	<b>\$39,208,407</b>
Base Value	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481
<b>Cumulative Incremental AV</b>	<b>\$18,646,044</b>	<b>\$19,296,297</b>	<b>\$19,960,862</b>	<b>\$20,640,054</b>	<b>\$21,334,195</b>	<b>\$22,043,614</b>	<b>\$22,768,648</b>	<b>\$23,509,639</b>	<b>\$24,266,940</b>	<b>\$25,040,909</b>	<b>\$25,831,913</b>	<b>\$26,640,327</b>	<b>\$27,466,534</b>	<b>\$28,310,926</b>
<b>5. South Pioneer Bluff</b>														
<b>Development</b>														
<b>Residential</b>														
Multifamily for Rent	-	-	-	-	-	-	-	-	259	259	259	259	256	-
<b>Commercial</b>														
Commercial	-	-	-	-	-	-	-	-	200,000	200,000	200,000	200,000	128,296	-
<b>Assessed Values in 2017\$</b>														
<b>Residential</b>														
Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,275,000	\$58,275,000	\$58,275,000	\$58,275,000	\$57,600,000	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.6%	12.6%	12.6%	12.6%	12.5%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	12.6%	25.2%	37.8%	50.4%	62.9%	62.9%
Cumulative Share of Areas Underdevelop	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	50.3%	37.7%	25.1%	12.5%	0.0%	0.0%
<b>Commercial</b>														
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,000,000	\$37,000,000	\$37,000,000	\$37,000,000	\$23,734,760	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.0%	8.0%	8.0%	8.0%	5.1%	0.0%
Cumulative Share of New Development	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.0%	16.0%	24.0%	32.0%	37.1%	37.1%
Cumulative Share of Areas Underdevelop	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	29.1%	21.1%	13.1%	5.1%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$11,676,954</b>	<b>\$11,910,493</b>	<b>\$12,148,703</b>	<b>\$12,391,677</b>	<b>\$12,639,510</b>	<b>\$12,892,300</b>	<b>\$13,150,146</b>	<b>\$13,413,149</b>						
<b>AV (\$ with appreciation)</b>														
<b>Residential</b>														
<i>Unit Value for Rent</i>	\$404,068	\$424,271	\$445,485	\$467,759	\$491,147	\$515,704	\$541,489	\$568,564	\$596,992	\$626,842	\$658,184	\$691,093	\$725,647	\$761,930
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,620,924	\$162,351,970	\$170,469,568	\$178,993,047	\$185,765,757	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,877,582	\$22,538,459	\$35,027,064	\$48,390,171	\$62,523,859
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,620,924	\$320,376,100	\$497,897,147	\$687,848,910	\$888,754,221	\$908,315,701
AV - Underdeveloped Land	\$7,340,474	\$7,487,284	\$7,637,029	\$7,789,770	\$7,945,565	\$8,104,477	\$8,266,566	\$8,431,898	\$8,601,602	\$8,771,602	\$8,947,007	\$9,127,814	\$9,314,031	\$9,505,654
<b>Cumulative AV</b>	<b>\$7,340,474</b>	<b>\$7,487,284</b>	<b>\$7,637,029</b>	<b>\$7,789,770</b>	<b>\$7,945,565</b>	<b>\$8,104,477</b>	<b>\$8,266,566</b>	<b>\$8,431,898</b>	<b>\$8,601,602</b>	<b>\$8,771,602</b>	<b>\$8,947,007</b>	<b>\$9,127,814</b>	<b>\$9,314,031</b>	<b>\$9,505,654</b>
Base Value	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425
<b>Cumulative Incremental AV</b>	<b>\$1,666,049</b>	<b>\$1,812,858</b>	<b>\$1,962,604</b>	<b>\$2,115,345</b>	<b>\$2,271,140</b>	<b>\$2,430,051</b>	<b>\$2,592,141</b>	<b>\$2,757,472</b>	<b>\$2,926,101</b>	<b>\$3,098,007</b>	<b>\$3,273,182</b>	<b>\$3,452,417</b>	<b>\$3,635,711</b>	<b>\$3,828,065</b>

	Fiscal Year of Sale												
	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
Development Project <sup>1,2,3</sup>	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57
Assessed Value Added to Tax Roll (FY)													
<b>4. Snow Cone</b>													
<b>Development</b>													
Commercial													
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
Commercial													
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Cumulative Share of Areas Underdevelop	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>
<b>AV (\$ with appreciation)</b>													
Commercial													
Unit Value	\$658	\$691	\$725	\$761	\$800	\$840	\$882	\$926	\$972	\$1,020	\$1,071	\$1,125	\$1,181
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$2,758,311	\$2,819,022	\$2,881,069	\$2,944,481	\$3,009,289	\$3,075,523	\$3,143,216	\$3,212,398	\$3,283,103	\$3,355,364	\$3,429,215	\$3,504,692	\$3,581,831
Cumulative AV - Development	\$40,071,384	\$40,953,355	\$41,854,738	\$42,775,961	\$43,717,460	\$44,679,681	\$45,663,081	\$46,668,126	\$47,695,291	\$48,745,064	\$49,817,943	\$50,914,436	\$52,035,063
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$40,071,384</b>	<b>\$40,953,355</b>	<b>\$41,854,738</b>	<b>\$42,775,961</b>	<b>\$43,717,460</b>	<b>\$44,679,681</b>	<b>\$45,663,081</b>	<b>\$46,668,126</b>	<b>\$47,695,291</b>	<b>\$48,745,064</b>	<b>\$49,817,943</b>	<b>\$50,914,436</b>	<b>\$52,035,063</b>
Base Value	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481
Cumulative Incremental AV	\$29,173,903	\$30,055,874	\$30,957,257	\$31,878,480	\$32,819,979	\$33,782,200	\$34,765,600	\$35,770,645	\$36,797,810	\$37,847,583	\$38,920,462	\$40,016,955	\$41,137,582
<b>5. South Pioneer Bluff</b>													
<b>Development</b>													
Residential													
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial													
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>													
Residential													
Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%
Cumulative Share of Areas Underdevelop	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Commercial													
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%
Cumulative Share of Areas Underdevelop	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Existing AV with Appreciation</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>
<b>AV (\$ with appreciation)</b>													
Residential													
Unit Value for Rent	\$800,026	\$840,028	\$882,029	\$926,131	\$972,437	\$1,021,059	\$1,072,112	\$1,125,717	\$1,182,003	\$1,241,103	\$1,303,159	\$1,368,317	\$1,436,732
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$63,900,010	\$65,306,449	\$66,743,844	\$68,212,876	\$69,714,241	\$71,248,652	\$72,816,834	\$74,419,533	\$76,057,507	\$77,731,533	\$79,442,404	\$81,190,931	\$82,977,943
Cumulative AV - Development	\$928,307,730	\$948,739,783	\$969,621,546	\$990,962,916	\$1,012,774,010	\$1,035,065,166	\$1,057,846,950	\$1,081,130,161	\$1,104,925,836	\$1,129,245,254	\$1,154,099,942	\$1,179,501,682	\$1,205,462,514
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$928,307,730</b>	<b>\$948,739,783</b>	<b>\$969,621,546</b>	<b>\$990,962,916</b>	<b>\$1,012,774,010</b>	<b>\$1,035,065,166</b>	<b>\$1,057,846,950</b>	<b>\$1,081,130,161</b>	<b>\$1,104,925,836</b>	<b>\$1,129,245,254</b>	<b>\$1,154,099,942</b>	<b>\$1,179,501,682</b>	<b>\$1,205,462,514</b>
Base Value	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425
Cumulative Incremental AV	\$922,633,305	\$943,065,358	\$963,947,120	\$985,288,491	\$1,007,099,584	\$1,029,390,740	\$1,052,172,525	\$1,075,455,736	\$1,099,251,411	\$1,123,570,829	\$1,148,425,517	\$1,173,827,256	\$1,199,788,088

	Fiscal Year of Sale									
	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
Development Project <sup>1,2,3</sup>	Assessed Value Added to Tax Roll (FY)									
	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	
<b>4. Snow Cone</b>										
<b>Development</b>										
<b>Commercial</b>										
Commercial	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>										
<b>Commercial</b>										
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Cumulative Share of Areas Underdevelop</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>	<b>\$13,820,641</b>
<b>AV (\$ with appreciation)</b>										
<b>Commercial</b>										
<i>Unit Value</i>	\$1,240	\$1,302	\$1,368	\$1,436	\$1,508	\$1,583	\$1,662	\$1,745	\$1,833	
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>	\$3,660,667	\$3,741,238	\$3,823,583	\$3,907,740	\$3,993,749	\$4,081,651	\$4,171,489	\$4,263,303	\$4,357,138	
Cumulative AV - Development	\$53,180,355	\$54,350,854	\$55,547,116	\$56,769,709	\$58,019,210	\$59,296,213	\$60,601,322	\$61,935,157	\$63,298,350	
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$53,180,355</b>	<b>\$54,350,854</b>	<b>\$55,547,116</b>	<b>\$56,769,709</b>	<b>\$58,019,210</b>	<b>\$59,296,213</b>	<b>\$60,601,322</b>	<b>\$61,935,157</b>	<b>\$63,298,350</b>	
Base Value	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481	\$10,897,481
<b>Cumulative Incremental AV</b>	<b>\$42,282,874</b>	<b>\$43,453,373</b>	<b>\$44,649,635</b>	<b>\$45,872,228</b>	<b>\$47,121,729</b>	<b>\$48,398,732</b>	<b>\$49,703,841</b>	<b>\$51,037,676</b>	<b>\$52,400,869</b>	
<b>5. South Pioneer Bluff</b>										
<b>Development</b>										
<b>Residential</b>										
Multifamily for Rent	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>										
Commercial	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>										
<b>Residential</b>										
Multifamily for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%	62.9%
<b>Cumulative Share of Areas Underdevelop</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>										
Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Development	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%	37.1%
<b>Cumulative Share of Areas Underdevelop</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Existing AV with Appreciation</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>	<b>\$13,413,149</b>
<b>AV (\$ with appreciation)</b>										
<b>Residential</b>										
<i>Unit Value for Rent</i>	\$1,508,569	\$1,583,997	\$1,663,197	\$1,746,357	\$1,833,675	\$1,925,359	\$2,021,627	\$2,122,708	\$2,228,843	
AV - Apartments for Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>AV of Resale</i>	\$84,804,288	\$86,670,830	\$88,578,455	\$90,528,067	\$92,520,590	\$94,556,968	\$96,638,167	\$98,765,173	\$100,938,994	
Cumulative AV - Development	\$1,231,994,744	\$1,259,110,948	\$1,286,823,980	\$1,315,146,976	\$1,344,093,361	\$1,373,676,855	\$1,403,911,483	\$1,434,811,575	\$1,466,391,778	
AV - Underdeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,231,994,744</b>	<b>\$1,259,110,948</b>	<b>\$1,286,823,980</b>	<b>\$1,315,146,976</b>	<b>\$1,344,093,361</b>	<b>\$1,373,676,855</b>	<b>\$1,403,911,483</b>	<b>\$1,434,811,575</b>	<b>\$1,466,391,778</b>	
Base Value	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425	\$5,674,425
<b>Cumulative Incremental AV</b>	<b>\$1,226,320,318</b>	<b>\$1,253,436,523</b>	<b>\$1,281,149,555</b>	<b>\$1,309,472,550</b>	<b>\$1,338,418,935</b>	<b>\$1,368,002,430</b>	<b>\$1,398,237,058</b>	<b>\$1,429,137,149</b>	<b>\$1,460,717,352</b>	

Development Project <sup>1,2,3</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
			Assessed Value Added to Tax Roll (FY)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>Commercial</b>															
<i>Unit Value</i>	1.05			\$185	\$194	\$204	\$214	\$225	\$236	\$248	\$260	\$273	\$287	\$301	\$316
AV - Commercial				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land			\$3,352,240	\$3,419,284	\$3,487,670	\$3,557,424	\$3,628,572	\$3,701,143	\$3,775,166	\$3,850,670	\$3,927,683	\$4,006,237	\$4,086,361	\$4,168,089	\$4,251,450
<b>Cumulative AV</b>			<b>\$3,352,240</b>	<b>\$3,419,284</b>	<b>\$3,487,670</b>	<b>\$3,557,424</b>	<b>\$3,628,572</b>	<b>\$3,701,143</b>	<b>\$3,775,166</b>	<b>\$3,850,670</b>	<b>\$3,927,683</b>	<b>\$4,006,237</b>	<b>\$4,086,361</b>	<b>\$4,168,089</b>	<b>\$4,251,450</b>
Base Value			\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$67,045</b>	<b>\$135,430</b>	<b>\$205,184</b>	<b>\$276,332</b>	<b>\$348,904</b>	<b>\$422,927</b>	<b>\$498,430</b>	<b>\$575,443</b>	<b>\$653,997</b>	<b>\$734,122</b>	<b>\$815,849</b>	<b>\$899,211</b>
<b>Aggregate</b>															
<b>Residential Property</b>															
<b>For Sale</b>															
AV - Initial Absorption															
AV of Resale															
Cumulative AV - Development															
AV - Undeveloped Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value															
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>For Rent</b>															
AV - Initial Absorption			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land			\$27,008,097	\$27,548,259	\$28,099,224	\$28,661,209	\$29,234,433	\$29,819,122	\$30,415,504	\$31,023,814	\$31,644,290	\$32,277,176	\$32,922,720	\$33,581,174	\$34,252,798
<b>Cumulative AV</b>			<b>\$27,008,097</b>	<b>\$27,548,259</b>	<b>\$28,099,224</b>	<b>\$28,661,209</b>	<b>\$29,234,433</b>	<b>\$29,819,122</b>	<b>\$30,415,504</b>	<b>\$31,023,814</b>	<b>\$31,644,290</b>	<b>\$32,277,176</b>	<b>\$32,922,720</b>	<b>\$33,581,174</b>	<b>\$34,252,798</b>
Base Value			\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$540,162</b>	<b>\$1,091,127</b>	<b>\$1,653,112</b>	<b>\$2,226,336</b>	<b>\$2,811,024</b>	<b>\$3,407,407</b>	<b>\$4,015,717</b>	<b>\$4,636,193</b>	<b>\$5,269,079</b>	<b>\$5,914,623</b>	<b>\$6,573,077</b>	<b>\$7,244,700</b>
<b>Business Property</b>															
AV - Initial Absorption			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land			\$37,242,227	\$37,987,071	\$38,746,813	\$39,521,749	\$40,312,184	\$41,118,428	\$41,940,796	\$42,779,612	\$43,635,204	\$44,507,909	\$45,398,067	\$46,306,028	\$47,232,149
<b>Cumulative AV</b>			<b>\$37,242,227</b>	<b>\$37,987,071</b>	<b>\$38,746,813</b>	<b>\$39,521,749</b>	<b>\$40,312,184</b>	<b>\$41,118,428</b>	<b>\$41,940,796</b>	<b>\$42,779,612</b>	<b>\$43,635,204</b>	<b>\$44,507,909</b>	<b>\$45,398,067</b>	<b>\$46,306,028</b>	<b>\$47,232,149</b>
Base Value			\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$744,845</b>	<b>\$1,504,586</b>	<b>\$2,279,522</b>	<b>\$3,069,957</b>	<b>\$3,876,201</b>	<b>\$4,698,569</b>	<b>\$5,537,385</b>	<b>\$6,392,978</b>	<b>\$7,265,682</b>	<b>\$8,155,840</b>	<b>\$9,063,801</b>	<b>\$9,989,922</b>
<b>Aggregate</b>															
AV - Initial Absorption			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Undeveloped Land			\$64,250,324	\$65,535,330	\$66,846,037	\$68,182,958	\$69,546,617	\$70,937,549	\$72,356,300	\$73,803,426	\$75,279,495	\$76,785,085	\$78,320,786	\$79,887,202	\$81,484,946
<b>Cumulative AV</b>			<b>\$64,250,324</b>	<b>\$65,535,330</b>	<b>\$66,846,037</b>	<b>\$68,182,958</b>	<b>\$69,546,617</b>	<b>\$70,937,549</b>	<b>\$72,356,300</b>	<b>\$73,803,426</b>	<b>\$75,279,495</b>	<b>\$76,785,085</b>	<b>\$78,320,786</b>	<b>\$79,887,202</b>	<b>\$81,484,946</b>
Base Value			\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324
<b>Cumulative Incremental AV</b>			<b>\$0</b>	<b>\$1,285,006</b>	<b>\$2,595,713</b>	<b>\$3,932,634</b>	<b>\$5,296,293</b>	<b>\$6,687,225</b>	<b>\$8,105,976</b>	<b>\$9,553,102</b>	<b>\$11,029,171</b>	<b>\$12,534,761</b>	<b>\$14,070,462</b>	<b>\$15,636,878</b>	<b>\$17,234,622</b>

Development Project <sup>1,2,3</sup>	Fiscal Year of Sale													
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
	Assessed Value Added to Tax Roll (FY)													
	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
<b>Commercial</b>														
Unit Value	\$332	\$349	\$366	\$385	\$404	\$424	\$445	\$467	\$491	\$515	\$541	\$568	\$597	\$626
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,172,015	\$103,080,616	\$108,234,647	\$113,646,379	\$76,546,973	\$0
AV of Resale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,906,401	\$14,310,132	\$22,239,406	\$30,723,918	\$36,785,231
Cumulative AV - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,172,015	\$203,413,397	\$316,125,172	\$436,729,467	\$522,888,855	\$534,397,639
AV - Undeveloped Land	\$4,336,479	\$4,423,209	\$4,511,673	\$4,601,907	\$4,693,945	\$4,787,824	\$4,883,580	\$4,981,252	\$3,908,048	\$2,834,845	\$1,761,642	\$688,438	\$0	\$0
<b>Cumulative AV</b>	<b>\$4,336,479</b>	<b>\$4,423,209</b>	<b>\$4,511,673</b>	<b>\$4,601,907</b>	<b>\$4,693,945</b>	<b>\$4,787,824</b>	<b>\$4,883,580</b>	<b>\$4,981,252</b>	<b>\$102,080,064</b>	<b>\$206,248,242</b>	<b>\$317,886,814</b>	<b>\$437,417,905</b>	<b>\$522,888,855</b>	<b>\$534,397,639</b>
Base Value	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240
<b>Cumulative Incremental AV</b>	<b>\$984,240</b>	<b>\$1,070,969</b>	<b>\$1,159,434</b>	<b>\$1,249,667</b>	<b>\$1,341,705</b>	<b>\$1,435,584</b>	<b>\$1,531,341</b>	<b>\$1,629,012</b>	<b>\$98,727,824</b>	<b>\$202,896,002</b>	<b>\$314,534,575</b>	<b>\$434,065,665</b>	<b>\$519,536,616</b>	<b>\$531,045,399</b>
<b>Aggregate</b>														
<b>Residential Property</b>														
<b>For Sale</b>														
AV - Initial Absorption														
AV of Resale														
Cumulative AV - Development														
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>														
Base Value														
<b>Cumulative Incremental AV</b>														
<b>For Rent</b>														
AV - Initial Absorption	\$109,098,272	\$114,553,185	\$120,280,845	\$126,294,887	\$134,083,072	\$117,580,540	\$123,459,567	\$129,632,545	\$154,620,924	\$162,351,970	\$170,469,568	\$178,993,047	\$185,765,757	\$0
AV of Resale	\$0	\$7,675,063	\$15,902,808	\$24,714,586	\$34,143,400	\$44,327,640	\$53,575,082	\$63,439,650	\$73,955,607	\$86,460,952	\$99,785,418	\$113,974,229	\$129,074,963	\$144,984,524
Cumulative AV - Development	\$109,098,272	\$226,052,710	\$351,308,975	\$485,336,172	\$630,101,493	\$761,550,567	\$901,771,861	\$1,051,252,405	\$1,229,011,394	\$1,418,413,905	\$1,620,102,764	\$1,834,754,272	\$2,060,902,971	\$2,106,263,445
AV - Undeveloped Land	\$32,019,102	\$29,793,791	\$27,577,030	\$25,368,992	\$23,140,375	\$18,234,350	\$13,331,503	\$8,431,898	\$6,741,602	\$5,051,307	\$3,361,012	\$1,670,717	\$0	\$0
<b>Cumulative AV</b>	<b>\$141,117,374</b>	<b>\$255,846,501</b>	<b>\$378,886,005</b>	<b>\$510,705,165</b>	<b>\$653,241,868</b>	<b>\$779,784,916</b>	<b>\$915,103,364</b>	<b>\$1,059,684,303</b>	<b>\$1,235,752,997</b>	<b>\$1,423,465,212</b>	<b>\$1,623,463,775</b>	<b>\$1,836,424,989</b>	<b>\$2,060,902,971</b>	<b>\$2,106,263,445</b>
Base Value	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097
<b>Cumulative Incremental AV</b>	<b>\$114,109,277</b>	<b>\$228,838,404</b>	<b>\$351,877,908</b>	<b>\$483,697,068</b>	<b>\$626,233,771</b>	<b>\$752,776,819</b>	<b>\$888,095,267</b>	<b>\$1,032,676,205</b>	<b>\$1,208,744,899</b>	<b>\$1,396,457,115</b>	<b>\$1,596,455,678</b>	<b>\$1,809,416,892</b>	<b>\$2,033,894,873</b>	<b>\$2,079,255,348</b>
<b>Business Property</b>														
AV - Initial Absorption	\$63,344,288	\$69,769,018	\$73,257,469	\$76,920,343	\$80,766,360	\$111,465,996	\$89,044,912	\$93,497,157	\$98,172,015	\$103,080,616	\$108,234,647	\$113,646,379	\$76,546,973	\$0
AV of Resale	\$0	\$4,456,271	\$9,462,604	\$14,824,539	\$20,562,173	\$26,696,660	\$35,125,886	\$42,163,316	\$49,668,856	\$57,668,469	\$66,189,473	\$75,260,611	\$84,912,119	\$92,166,115
Cumulative AV - Development	\$63,344,288	\$134,507,514	\$210,725,494	\$292,283,905	\$379,483,433	\$499,301,860	\$599,336,406	\$706,024,957	\$819,736,582	\$940,859,600	\$1,069,802,566	\$1,206,995,299	\$1,310,108,239	\$1,338,943,721
AV - Undeveloped Land	\$20,472,906	\$19,109,585	\$17,751,311	\$16,398,187	\$15,050,315	\$12,093,970	\$8,536,653	\$4,981,252	\$3,908,048	\$2,834,845	\$1,761,642	\$688,438	\$0	\$0
<b>Cumulative AV</b>	<b>\$83,817,195</b>	<b>\$153,617,099</b>	<b>\$228,476,805</b>	<b>\$308,682,092</b>	<b>\$394,533,749</b>	<b>\$511,395,830</b>	<b>\$607,873,059</b>	<b>\$711,006,209</b>	<b>\$823,644,630</b>	<b>\$943,694,445</b>	<b>\$1,071,564,208</b>	<b>\$1,207,683,738</b>	<b>\$1,310,108,239</b>	<b>\$1,338,943,721</b>
Base Value	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227
<b>Cumulative Incremental AV</b>	<b>\$46,574,968</b>	<b>\$116,374,872</b>	<b>\$191,234,578</b>	<b>\$271,439,865</b>	<b>\$357,291,522</b>	<b>\$474,153,603</b>	<b>\$570,630,832</b>	<b>\$673,763,982</b>	<b>\$786,402,403</b>	<b>\$906,452,218</b>	<b>\$1,034,321,981</b>	<b>\$1,170,441,511</b>	<b>\$1,272,866,012</b>	<b>\$1,301,701,495</b>
<b>Aggregate</b>														
AV - Initial Absorption	\$172,442,560	\$184,322,204	\$193,538,314	\$203,215,230	\$214,849,431	\$229,046,536	\$212,504,478	\$223,129,702	\$252,792,939	\$265,432,586	\$278,704,215	\$292,639,426	\$262,312,730	\$0
AV of Resale	\$0	\$12,131,334	\$25,365,412	\$39,539,125	\$54,705,572	\$71,024,300	\$88,700,968	\$105,602,967	\$123,624,462	\$144,129,420	\$165,974,891	\$189,234,840	\$213,987,082	\$237,150,639
Cumulative AV - Development	\$172,442,560	\$360,560,225	\$562,034,469	\$777,620,077	\$1,009,584,926	\$1,260,852,427	\$1,501,108,267	\$1,757,277,362	\$2,048,747,976	\$2,359,273,505	\$2,689,905,329	\$3,041,749,572	\$3,371,011,210	\$3,445,207,166
AV - Undeveloped Land	\$52,492,009	\$48,903,375	\$45,328,342	\$41,767,179	\$38,190,690	\$30,328,319	\$21,868,156	\$13,413,149	\$10,649,651	\$7,886,152	\$5,122,654	\$2,359,155	\$0	\$0
<b>Cumulative AV</b>	<b>\$224,934,569</b>	<b>\$409,463,600</b>	<b>\$607,362,811</b>	<b>\$819,387,257</b>	<b>\$1,047,775,616</b>	<b>\$1,291,180,746</b>	<b>\$1,522,976,423</b>	<b>\$1,770,690,512</b>	<b>\$2,059,397,627</b>	<b>\$2,367,159,657</b>	<b>\$2,695,027,983</b>	<b>\$3,044,108,727</b>	<b>\$3,371,011,210</b>	<b>\$3,445,207,166</b>
Base Value	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324
<b>Cumulative Incremental AV</b>	<b>\$160,684,245</b>	<b>\$345,213,276</b>	<b>\$543,112,487</b>	<b>\$755,136,933</b>	<b>\$983,525,292</b>	<b>\$1,226,930,422</b>	<b>\$1,458,726,099</b>	<b>\$1,706,440,188</b>	<b>\$1,995,147,303</b>	<b>\$2,302,909,333</b>	<b>\$2,630,777,659</b>	<b>\$2,979,858,403</b>	<b>\$3,306,760,886</b>	<b>\$3,380,956,842</b>

	Fiscal Year of Sale												
	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
	Assessed Value Added to Tax Roll (FY)												
Development Project <sup>1,2,3</sup>	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57
<b>Commercial</b>													
Unit Value	\$658	\$691	\$725	\$761	\$800	\$840	\$882	\$926	\$972	\$1,020	\$1,071	\$1,125	\$1,181
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$37,594,874	\$38,422,337	\$39,268,013	\$40,132,302	\$41,015,614	\$41,918,367	\$42,840,991	\$43,783,921	\$44,747,605	\$45,732,500	\$46,739,072	\$47,767,799	\$48,819,168
Cumulative AV - Development	\$546,159,731	\$558,180,707	\$570,466,264	\$583,022,226	\$595,854,546	\$608,969,304	\$622,372,719	\$636,071,142	\$650,071,068	\$664,379,132	\$679,002,117	\$693,946,953	\$709,220,726
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$546,159,731</b>	<b>\$558,180,707</b>	<b>\$570,466,264</b>	<b>\$583,022,226</b>	<b>\$595,854,546</b>	<b>\$608,969,304</b>	<b>\$622,372,719</b>	<b>\$636,071,142</b>	<b>\$650,071,068</b>	<b>\$664,379,132</b>	<b>\$679,002,117</b>	<b>\$693,946,953</b>	<b>\$709,220,726</b>
Base Value	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240
<b>Cumulative Incremental AV</b>	<b>\$542,807,491</b>	<b>\$554,828,467</b>	<b>\$567,114,024</b>	<b>\$579,669,987</b>	<b>\$592,502,306</b>	<b>\$605,617,065</b>	<b>\$619,020,479</b>	<b>\$632,718,902</b>	<b>\$646,718,828</b>	<b>\$661,026,892</b>	<b>\$675,649,877</b>	<b>\$690,594,714</b>	<b>\$705,868,486</b>
<b>Aggregate</b>													
<b>Residential Property</b>													
<b>For Sale</b>													
AV - Initial Absorption													
AV of Resale													
Cumulative AV - Development													
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>													
Base Value													
<b>Cumulative Incremental AV</b>													
<b>For Rent</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$148,175,633	\$151,436,979	\$154,770,107	\$158,176,597	\$161,658,064	\$165,216,158	\$168,852,566	\$172,569,010	\$176,367,254	\$180,249,098	\$184,216,380	\$188,270,983	\$192,414,827
Cumulative AV - Development	\$2,152,622,303	\$2,200,001,520	\$2,248,423,554	\$2,297,911,356	\$2,348,488,385	\$2,400,178,614	\$2,453,006,546	\$2,506,997,220	\$2,562,176,229	\$2,618,569,727	\$2,676,204,447	\$2,735,107,707	\$2,795,307,428
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$2,152,622,303</b>	<b>\$2,200,001,520</b>	<b>\$2,248,423,554</b>	<b>\$2,297,911,356</b>	<b>\$2,348,488,385</b>	<b>\$2,400,178,614</b>	<b>\$2,453,006,546</b>	<b>\$2,506,997,220</b>	<b>\$2,562,176,229</b>	<b>\$2,618,569,727</b>	<b>\$2,676,204,447</b>	<b>\$2,735,107,707</b>	<b>\$2,795,307,428</b>
Base Value	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097
<b>Cumulative Incremental AV</b>	<b>\$2,125,614,206</b>	<b>\$2,172,993,423</b>	<b>\$2,221,415,457</b>	<b>\$2,270,903,259</b>	<b>\$2,321,480,288</b>	<b>\$2,373,170,517</b>	<b>\$2,425,998,449</b>	<b>\$2,479,989,123</b>	<b>\$2,535,168,131</b>	<b>\$2,591,561,630</b>	<b>\$2,649,196,350</b>	<b>\$2,708,099,610</b>	<b>\$2,768,299,330</b>
<b>Business Property</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$94,194,691	\$96,267,916	\$98,386,773	\$100,552,266	\$102,765,421	\$105,027,288	\$107,338,939	\$109,701,469	\$112,115,998	\$114,583,671	\$117,105,658	\$119,683,153	\$122,317,379
Cumulative AV - Development	\$1,368,413,873	\$1,398,532,662	\$1,429,314,366	\$1,460,773,575	\$1,492,925,202	\$1,525,784,485	\$1,559,367,002	\$1,593,688,669	\$1,628,765,757	\$1,664,614,891	\$1,701,253,065	\$1,738,697,645	\$1,776,966,380
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,368,413,873</b>	<b>\$1,398,532,662</b>	<b>\$1,429,314,366</b>	<b>\$1,460,773,575</b>	<b>\$1,492,925,202</b>	<b>\$1,525,784,485</b>	<b>\$1,559,367,002</b>	<b>\$1,593,688,669</b>	<b>\$1,628,765,757</b>	<b>\$1,664,614,891</b>	<b>\$1,701,253,065</b>	<b>\$1,738,697,645</b>	<b>\$1,776,966,380</b>
Base Value	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227
<b>Cumulative Incremental AV</b>	<b>\$1,331,171,646</b>	<b>\$1,361,290,435</b>	<b>\$1,392,072,139</b>	<b>\$1,423,531,348</b>	<b>\$1,455,682,975</b>	<b>\$1,488,542,258</b>	<b>\$1,522,124,775</b>	<b>\$1,556,446,443</b>	<b>\$1,591,523,530</b>	<b>\$1,627,372,665</b>	<b>\$1,664,010,838</b>	<b>\$1,701,455,418</b>	<b>\$1,739,724,153</b>
<b>Aggregate</b>													
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$242,370,324	\$247,704,895	\$253,156,880	\$258,728,863	\$264,423,485	\$270,243,446	\$276,191,504	\$282,270,479	\$288,483,252	\$294,832,769	\$301,322,038	\$307,954,136	\$314,732,207
Cumulative AV - Development	\$3,521,036,176	\$3,598,534,182	\$3,677,737,920	\$3,758,684,931	\$3,841,413,587	\$3,925,963,100	\$4,012,373,547	\$4,100,685,889	\$4,190,941,986	\$4,283,184,619	\$4,377,457,512	\$4,473,805,352	\$4,572,273,808
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$3,521,036,176</b>	<b>\$3,598,534,182</b>	<b>\$3,677,737,920</b>	<b>\$3,758,684,931</b>	<b>\$3,841,413,587</b>	<b>\$3,925,963,100</b>	<b>\$4,012,373,547</b>	<b>\$4,100,685,889</b>	<b>\$4,190,941,986</b>	<b>\$4,283,184,619</b>	<b>\$4,377,457,512</b>	<b>\$4,473,805,352</b>	<b>\$4,572,273,808</b>
Base Value	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324
<b>Cumulative Incremental AV</b>	<b>\$3,456,785,852</b>	<b>\$3,534,283,858</b>	<b>\$3,613,487,596</b>	<b>\$3,694,434,607</b>	<b>\$3,777,163,263</b>	<b>\$3,861,712,776</b>	<b>\$3,948,123,223</b>	<b>\$4,036,435,565</b>	<b>\$4,126,691,662</b>	<b>\$4,218,934,295</b>	<b>\$4,313,207,188</b>	<b>\$4,409,555,028</b>	<b>\$4,508,023,484</b>

	Fiscal Year of Sale									
	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
	Assessed Value Added to Tax Roll (FY)									
Development Project <sup>1,2,3</sup>	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	
<b>Commercial</b>										
Unit Value	\$1,240	\$1,302	\$1,368	\$1,436	\$1,508	\$1,583	\$1,662	\$1,745	\$1,833	
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$49,893,678	\$50,991,838	\$52,114,168	\$53,261,201	\$54,433,480	\$55,631,561	\$56,856,012	\$58,107,413	\$59,386,357	
Cumulative AV - Development	\$724,830,674	\$740,784,197	\$757,088,857	\$773,752,383	\$790,782,673	\$808,187,800	\$825,976,013	\$844,155,745	\$862,735,613	
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$724,830,674</b>	<b>\$740,784,197</b>	<b>\$757,088,857</b>	<b>\$773,752,383</b>	<b>\$790,782,673</b>	<b>\$808,187,800</b>	<b>\$825,976,013</b>	<b>\$844,155,745</b>	<b>\$862,735,613</b>	
Base Value	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240	\$3,352,240
<b>Cumulative Incremental AV</b>	<b>\$721,478,434</b>	<b>\$737,431,958</b>	<b>\$753,736,618</b>	<b>\$770,400,143</b>	<b>\$787,430,433</b>	<b>\$804,835,560</b>	<b>\$822,623,774</b>	<b>\$840,803,506</b>	<b>\$859,383,374</b>	
<b>Aggregate</b>										
<b>Residential Property</b>										
<b>For Sale</b>										
AV - Initial Absorption										
AV of Resale										
Cumulative AV - Development										
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>										
Base Value										
<b>Cumulative Incremental AV</b>										
<b>For Rent</b>										
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$196,649,878	\$200,978,141	\$205,401,670	\$209,922,561	\$214,542,957	\$219,265,047	\$224,091,071	\$229,023,315	\$234,064,118	
Cumulative AV - Development	\$2,856,832,144	\$2,919,711,020	\$2,983,973,859	\$3,049,651,124	\$3,116,773,945	\$3,185,374,140	\$3,255,484,224	\$3,327,137,432	\$3,400,367,727	
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$2,856,832,144</b>	<b>\$2,919,711,020</b>	<b>\$2,983,973,859</b>	<b>\$3,049,651,124</b>	<b>\$3,116,773,945</b>	<b>\$3,185,374,140</b>	<b>\$3,255,484,224</b>	<b>\$3,327,137,432</b>	<b>\$3,400,367,727</b>	
Base Value	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097	\$27,008,097
<b>Cumulative Incremental AV</b>	<b>\$2,829,824,047</b>	<b>\$2,892,702,922</b>	<b>\$2,956,965,762</b>	<b>\$3,022,643,027</b>	<b>\$3,089,765,848</b>	<b>\$3,158,366,042</b>	<b>\$3,228,476,127</b>	<b>\$3,300,129,335</b>	<b>\$3,373,359,630</b>	
<b>Business Property</b>										
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$125,009,585	\$127,761,046	\$130,573,066	\$133,446,980	\$136,384,148	\$139,385,963	\$142,453,848	\$145,589,257	\$148,793,677	
Cumulative AV - Development	\$1,816,077,410	\$1,856,049,274	\$1,896,900,919	\$1,938,651,708	\$1,981,321,432	\$2,024,930,317	\$2,069,499,033	\$2,115,048,707	\$2,161,600,929	
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$1,816,077,410</b>	<b>\$1,856,049,274</b>	<b>\$1,896,900,919</b>	<b>\$1,938,651,708</b>	<b>\$1,981,321,432</b>	<b>\$2,024,930,317</b>	<b>\$2,069,499,033</b>	<b>\$2,115,048,707</b>	<b>\$2,161,600,929</b>	
Base Value	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227	\$37,242,227
<b>Cumulative Incremental AV</b>	<b>\$1,778,835,183</b>	<b>\$1,818,807,047</b>	<b>\$1,859,658,692</b>	<b>\$1,901,409,481</b>	<b>\$1,944,079,205</b>	<b>\$1,987,688,090</b>	<b>\$2,032,256,806</b>	<b>\$2,077,806,480</b>	<b>\$2,124,358,702</b>	
<b>Aggregate</b>										
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$321,659,462	\$328,739,187	\$335,974,737	\$343,369,541	\$350,927,104	\$358,651,010	\$366,544,918	\$374,612,572	\$382,857,795	
Cumulative AV - Development	\$4,672,909,554	\$4,775,760,294	\$4,880,874,778	\$4,988,302,832	\$5,098,095,377	\$5,210,304,456	\$5,324,983,257	\$5,442,186,139	\$5,561,968,656	
AV - Underserved Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$4,672,909,554</b>	<b>\$4,775,760,294</b>	<b>\$4,880,874,778</b>	<b>\$4,988,302,832</b>	<b>\$5,098,095,377</b>	<b>\$5,210,304,456</b>	<b>\$5,324,983,257</b>	<b>\$5,442,186,139</b>	<b>\$5,561,968,656</b>	
Base Value	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324	\$64,250,324
<b>Cumulative Incremental AV</b>	<b>\$4,608,659,230</b>	<b>\$4,711,509,970</b>	<b>\$4,816,624,454</b>	<b>\$4,924,052,508</b>	<b>\$5,033,845,053</b>	<b>\$5,146,054,132</b>	<b>\$5,260,732,933</b>	<b>\$5,377,935,815</b>	<b>\$5,497,718,332</b>	

<sup>1</sup> Pioneer Bluff is a Long Term Development Commencement Area. According to the Master Plan of Pioneer Bluff and Stone Lock, development is as early as 2025. Yet, documents don't offer specific information on its development schedules by project. Documents don't offer address of Snow Cone, either. As for the location, Pioneer Bluff is bonded on the north by Bridge District, and on the south by Sacramento River; near Highway 80 & 84. Thus, we assume that northern part and the area near Jefferson Blvd will develop first, then, central area, and the southern part will be the last to develop.

<sup>2</sup> AV of the entire area are slightly different from KMA's Assessment of EIFD Tax Increment Revenue and Leveraging Capacity (November 7, 2016) because of the rounded numbers of un

<sup>3</sup> Existing Values of projects from Table 12 in Appendix A.

Appendix A  
Table 11  
AV and Absorption Schedule - Seaway  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Development Project <sup>1,2</sup>	Scope / Average Price per unit	Buildout (175)	Fiscal Year of Sale																
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29				
			Assessed Value Added to Tax Roll (FY)																
<b>Assumptions:</b>																			
Existing value inflation	1.02																		
Statutory AV Increase	1.02																		
Assumed Annual Appreciation rate	1.05																		
Turnover Rate - Residential (Owner)	14.3%																		
Turnover Rate - Business & Renter	6.7%																		
<b>Seaways</b>			476.9	acres															
<b>Development</b>																			
<b>Industrial</b>																			
Light Industrial	285,100	sqft	-	-	-	-	-	-	-	-	-	-	95,000	-	-	95,100	-	-	
Business Park	1,184,462	sqft	-	-	-	-	-	-	-	-	-	200,000	-	200,000	-	-	-	200,000	
Water-Related	4,192,650	sqft	-	-	-	-	-	-	-	-	-	381,150	381,150	381,150	381,150	381,150	381,150	381,150	
<b>Commercial</b>																			
Retail	108,900	sqft	-	-	-	-	-	-	-	-	-	54,900	-	-	-	-	-	-	
<b>Assessed Values in 2017\$</b>																			
<b>Industrial</b>																			
Light Industrial	\$50	/SF	\$14,255,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,750,000	\$0	\$0	\$4,755,000	\$0	\$0	
Business Park	\$50	/SF	\$59,223,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000,000	\$0	\$10,000,000	\$0	\$10,000,000	\$0	\$10,000,000	
Water-Related	\$50	/SF	\$209,632,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,057,500	\$19,057,500	\$19,057,500	\$19,057,500	\$19,057,500	\$19,057,500	\$19,057,500	
<b>Percentage of total project values</b>			93.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.6%	7.9%	9.6%	7.9%	9.6%	7.9%	9.6%	
<b>Cumulative Share of New Development</b>				0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.6%	17.4%	27.0%	34.9%	44.4%			
<b>Cumulative Share of Areas Underdeveloped</b>				93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	83.8%	75.9%	66.3%	58.5%	48.9%			
<b>Commercial</b>																			
Retail	\$185	/SF	\$20,146,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,156,500	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Percentage of total project values</b>			6.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
<b>Cumulative Share of New Development</b>				0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.4%	4.4%	4.4%	4.4%	4.4%	4.4%	4.4%	
<b>Cumulative Share of Areas Underdeveloped</b>				6.6%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	
Existing AV with Appreciation	1.02	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Incremental AV (\$ with appreciation)</b>																			
<b>Industrial</b>																			
<i>Unit Value - Light Industrial</i>	1.05		\$50	\$53	\$55	\$58	\$61	\$64	\$67	\$70	\$74	\$78	\$81	\$86					
AV			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,017,913	\$0	\$7,745,394	\$0					
<i>Unit Value - Business Park</i>	1.05		\$50	\$53	\$55	\$58	\$61	\$64	\$67	\$70	\$74	\$78	\$81	\$86					
AV			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,071,004	\$0	\$15,513,282	\$0	\$17,103,394				
<i>Unit Value - Water-Related</i>	1.05		\$50	\$53	\$55	\$58	\$61	\$64	\$67	\$70	\$74	\$78	\$81	\$86					
AV			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,815,816	\$28,156,607	\$29,564,437	\$31,042,659	\$32,594,792				
AV - Industrial			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,886,821	\$35,174,520	\$45,077,720	\$38,788,053	\$49,698,186				
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,876,388	\$5,414,225	\$8,704,609	\$11,624,937					
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,886,821	\$76,961,260	\$123,732,897	\$165,244,311	\$218,579,524				
AV - Undeveloped Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
<b>Cumulative AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,886,821	\$76,961,260	\$123,732,897	\$165,244,311	\$218,579,524				
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
<b>Cumulative Incremental AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,886,821	\$76,961,260	\$123,732,897	\$165,244,311	\$218,579,524				

Appendix A  
Table 11  
AV and Absorption Schedule - Seaway  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale													
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
	Assessed Value Added to Tax Roll (FY)													
<b>Development Project 1,2</b>	<b>2030-31</b>	<b>2031-32</b>	<b>2032-33</b>	<b>2033-34</b>	<b>2034-35</b>	<b>2035-36</b>	<b>2036-37</b>	<b>2037-38</b>	<b>2038-39</b>	<b>2039-40</b>	<b>2040-41</b>	<b>2041-42</b>	<b>2042-43</b>	<b>2043-44</b>
<i>Assumptions:</i>														
Existing value inflation														
Statutory AV Increase														
Assumed Annual Appreciation rate														
Turnover Rate - Residential (Owner)														
Turnover Rate - Business & Renter														
<b>Seaways</b>														
<b>Development</b>														
<b>Industrial</b>														
Light Industrial	95,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Business Park	-	200,000	-	200,000	-	184,462	-	-	-	-	-	-	-	-
Water-Related	381,150	381,150	381,150	381,150	381,150	381,150	-	-	-	-	-	-	-	-
<b>Commercial</b>														
Retail	54,000	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>														
<b>Industrial</b>														
Light Industrial	\$4,750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Business Park	\$0	\$10,000,000	\$0	\$10,000,000	\$0	\$9,223,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water-Related	\$19,057,500	\$19,057,500	\$19,057,500	\$19,057,500	\$19,057,500	\$19,057,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of total project values</b>	7.9%	9.6%	6.3%	9.6%	6.3%	9.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Developmer	52.3%	61.9%	68.2%	77.7%	84.0%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%
<b>Cumulative Share of Areas Underdev</b>	<b>41.1%</b>	<b>31.5%</b>	<b>25.2%</b>	<b>15.6%</b>	<b>9.3%</b>	<b>0.0%</b>								
<b>Commercial</b>														
Retail	\$9,990,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of total project values</b>	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Developmer	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
<b>Cumulative Share of Areas Underdev</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>
<b>Existing AV with Appreciation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Incremental AV (\$ with appreciation)</b>														
<b>Industrial</b>														
<i>Unit Value - Light Industrial</i>	\$90	\$94	\$99	\$104	\$109	\$115	\$120	\$126	\$133	\$139	\$146	\$154	\$161	\$169
AV	\$8,530,318	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - Business Park</i>	\$90	\$94	\$99	\$104	\$109	\$115	\$120	\$126	\$133	\$139	\$146	\$154	\$161	\$169
AV	\$0	\$18,856,491	\$0	\$20,789,282	\$0	\$21,139,514	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - Water-Related</i>	\$90	\$94	\$99	\$104	\$109	\$115	\$120	\$126	\$133	\$139	\$146	\$154	\$161	\$169
AV	\$34,224,532	\$35,935,759	\$37,732,546	\$39,619,174	\$41,600,132	\$43,680,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Industrial	\$42,754,849	\$54,792,250	\$37,732,546	\$60,408,456	\$41,600,132	\$64,819,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$15,377,070	\$18,723,323	\$22,990,058	\$26,150,553	\$30,975,862	\$34,584,210	\$39,905,471	\$40,783,790	\$41,681,442	\$42,598,850	\$43,536,451	\$44,494,688	\$45,474,016	\$46,474,899
Cumulative AV - Development	\$266,145,309	\$326,795,417	\$371,720,731	\$440,310,760	\$491,602,132	\$567,241,948	\$579,726,944	\$592,486,734	\$605,527,367	\$618,855,024	\$632,476,023	\$646,396,820	\$660,624,014	\$675,164,349
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$266,145,309</b>	<b>\$326,795,417</b>	<b>\$371,720,731</b>	<b>\$440,310,760</b>	<b>\$491,602,132</b>	<b>\$567,241,948</b>	<b>\$579,726,944</b>	<b>\$592,486,734</b>	<b>\$605,527,367</b>	<b>\$618,855,024</b>	<b>\$632,476,023</b>	<b>\$646,396,820</b>	<b>\$660,624,014</b>	<b>\$675,164,349</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$266,145,309</b>	<b>\$326,795,417</b>	<b>\$371,720,731</b>	<b>\$440,310,760</b>	<b>\$491,602,132</b>	<b>\$567,241,948</b>	<b>\$579,726,944</b>	<b>\$592,486,734</b>	<b>\$605,527,367</b>	<b>\$618,855,024</b>	<b>\$632,476,023</b>	<b>\$646,396,820</b>	<b>\$660,624,014</b>	<b>\$675,164,349</b>

Appendix A  
Table 11  
AV and Absorption Schedule - Seaway  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale											
	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
	Assessed Value Added to Tax Roll (FY)											
<b>Development Project</b> <sup>1,2</sup>	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
<i>Assumptions:</i>												
Existing value inflation												
Statutory AV Increase												
Assumed Annual Appreciation rate												
Turnover Rate - Residential (Owner)												
Turnover Rate - Business & Renter												
<b>Seaways</b>												
<b>Development</b>												
<b>Industrial</b>												
Light Industrial	-	-	-	-	-	-	-	-	-	-	-	-
Business Park	-	-	-	-	-	-	-	-	-	-	-	-
Water-Related	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial</b>												
Retail	-	-	-	-	-	-	-	-	-	-	-	-
<b>Assessed Values in 2017\$</b>												
<b>Industrial</b>												
Light Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Business Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water-Related	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of total project values</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Developmer	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%
<b>Cumulative Share of Areas Underdev</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Commercial</b>												
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of total project values</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Developmer	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
<b>Cumulative Share of Areas Underdev</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-2.1%</b>
<b>Existing AV with Appreciation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Incremental AV (\$ with appreciation)</b>												
<b>Industrial</b>												
<i>Unit Value - Light Industrial</i>	\$178	\$187	\$196	\$206	\$216	\$227	\$238	\$250	\$263	\$276	\$290	\$304
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - Business Park</i>	\$178	\$187	\$196	\$206	\$216	\$227	\$238	\$250	\$263	\$276	\$290	\$304
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Unit Value - Water-Related</i>	\$178	\$187	\$196	\$206	\$216	\$227	\$238	\$250	\$263	\$276	\$290	\$304
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$47,497,812	\$48,543,239	\$49,611,675	\$50,703,628	\$51,819,615	\$52,960,165	\$54,125,818	\$55,317,128	\$56,534,658	\$57,778,985	\$59,050,701	\$60,350,407
Cumulative AV - Development	\$690,024,716	\$705,212,160	\$720,733,880	\$736,597,233	\$752,809,738	\$769,379,080	\$786,313,114	\$803,619,865	\$821,307,538	\$839,384,517	\$857,859,371	\$876,740,855
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$690,024,716</b>	<b>\$705,212,160</b>	<b>\$720,733,880</b>	<b>\$736,597,233</b>	<b>\$752,809,738</b>	<b>\$769,379,080</b>	<b>\$786,313,114</b>	<b>\$803,619,865</b>	<b>\$821,307,538</b>	<b>\$839,384,517</b>	<b>\$857,859,371</b>	<b>\$876,740,855</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$690,024,716</b>	<b>\$705,212,160</b>	<b>\$720,733,880</b>	<b>\$736,597,233</b>	<b>\$752,809,738</b>	<b>\$769,379,080</b>	<b>\$786,313,114</b>	<b>\$803,619,865</b>	<b>\$821,307,538</b>	<b>\$839,384,517</b>	<b>\$857,859,371</b>	<b>\$876,740,855</b>

Appendix A  
Table 11  
AV and Absorption Schedule - Seaway  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

	Fiscal Year of Sale									
	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
	Assessed Value Added to Tax Roll (FY)									
<b>Development Project <sup>1,2</sup></b>	<b>2056-57</b>	<b>2057-58</b>	<b>2058-59</b>	<b>2059-60</b>	<b>2060-61</b>	<b>2061-62</b>	<b>2062-63</b>	<b>2063-64</b>	<b>2064-65</b>	<b>2065-66</b>

Assumptions:

- Existing value inflation
- Statutory AV Increase
- Assumed Annual Appreciation rate
- Turnover Rate - Residential (Owner)
- Turnover Rate - Business & Renter

Seaways

Development

Industrial

- Light Industrial
- Business Park
- Water-Related

Commercial

- Retail

Assessed Values in 2017\$

Industrial

- Light Industrial
- Business Park
- Water-Related

Percentage of total project values

Cumulative Share of New Developmer

Cumulative Share of Areas Underdev

Commercial

- Retail

Percentage of total project values

Cumulative Share of New Developmer

Cumulative Share of Areas Underdev

Existing AV with Appreciation

Incremental AV (\$ with appreciation)

Industrial

Unit Value - Light Industrial

AV

Unit Value - Business Park

AV

Unit Value - Water-Related

AV

AV - Industrial

AV of Resale

Cumulative AV - Development

AV - Undeveloped Land

Cumulative AV

Base Value

Cumulative Incremental AV

Light Industrial	-	-	-	-	-	-	-	-	-	-
Business Park	-	-	-	-	-	-	-	-	-	-
Water-Related	-	-	-	-	-	-	-	-	-	-
Retail	-	-	-	-	-	-	-	-	-	-
Light Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Business Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water-Related	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Developmer	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%	93.4%
Cumulative Share of Areas Underdev	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Percentage of total project values	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Share of New Developmer	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
Cumulative Share of Areas Underdev	-2.1%	-2.1%	-2.1%	-2.1%	-2.1%	-2.1%	-2.1%	-2.1%	-2.1%	-2.1%
Existing AV with Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Value - Light Industrial	\$319	\$335	\$352	\$370	\$388	\$407	\$428	\$449	\$472	\$495
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Value - Business Park	\$319	\$335	\$352	\$370	\$388	\$407	\$428	\$449	\$472	\$495
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit Value - Water-Related	\$319	\$335	\$352	\$370	\$388	\$407	\$428	\$449	\$472	\$495
AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV - Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$61,678,719	\$63,036,268	\$64,423,696	\$65,841,662	\$67,290,837	\$68,771,908	\$70,285,578	\$71,832,563	\$73,413,598	\$75,029,431
Cumulative AV - Development	\$896,037,922	\$915,759,716	\$935,915,588	\$956,515,090	\$977,567,987	\$999,084,258	\$1,021,074,103	\$1,043,547,944	\$1,066,516,434	\$1,089,990,461
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative AV	\$896,037,922	\$915,759,716	\$935,915,588	\$956,515,090	\$977,567,987	\$999,084,258	\$1,021,074,103	\$1,043,547,944	\$1,066,516,434	\$1,089,990,461
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Incremental AV	\$896,037,922	\$915,759,716	\$935,915,588	\$956,515,090	\$977,567,987	\$999,084,258	\$1,021,074,103	\$1,043,547,944	\$1,066,516,434	\$1,089,990,461

Development Project <sup>1,2</sup>	Scope / Average Price per unit	Buildout (17\$)	Fiscal Year of Sale												
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
			Assessed Value Added to Tax Roll (FY)												
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>Commercial</b>															
<i>Unit Value</i>	1.05			\$185	\$194	\$204	\$214	\$225	\$236	\$248	\$260	\$273	\$287	\$301	\$316
AV - Commercial			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,291,215	\$0	\$0	\$0	\$0
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,005,387	\$1,027,516	\$1,050,131	\$1,073,245
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,291,215	\$14,605,765	\$14,927,238	\$15,255,786	\$15,591,566
AV - Undeveloped Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,291,215	\$14,605,765	\$14,927,238	\$15,255,786	\$15,591,566
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,291,215	\$14,605,765	\$14,927,238	\$15,255,786	\$15,591,566
<b>Aggregate</b>															
<b>Residential Property</b>															
<b>For Sale</b>															
AV - Initial Absorption															
AV of Resale															
Cumulative AV - Development															
AV - Undeveloped Land															
<b>Cumulative AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Base Value															
<b>Cumulative Incremental AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>For Rent</b>															
AV - Initial Absorption															
AV of Resale															
Cumulative AV - Development															
AV - Undeveloped Land															
<b>Cumulative AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Base Value															
<b>Cumulative Incremental AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Business Property</b>															
AV - Initial Absorption			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,178,036	\$35,174,520	\$45,077,720	\$38,788,053	\$49,698,186
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,881,775	\$6,441,740	\$9,754,740	\$12,698,182
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,178,036	\$91,567,025	\$138,660,135	\$180,500,098	\$234,171,091
AV - Undeveloped Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,178,036	\$91,567,025	\$138,660,135	\$180,500,098	\$234,171,091
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,178,036	\$91,567,025	\$138,660,135	\$180,500,098	\$234,171,091
<b>Aggregate</b>															
AV - Initial Absorption			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,178,036	\$35,174,520	\$45,077,720	\$38,788,053	\$49,698,186
AV of Resale			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,881,775	\$6,441,740	\$9,754,740	\$12,698,182
Cumulative AV - Development			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,178,036	\$91,567,025	\$138,660,135	\$180,500,098	\$234,171,091
AV - Undeveloped Land			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,178,036	\$91,567,025	\$138,660,135	\$180,500,098	\$234,171,091
Base Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,178,036	\$91,567,025	\$138,660,135	\$180,500,098	\$234,171,091

Development Project <sup>1,2</sup>	Fiscal Year of Sale													
	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
	Assessed Value Added to Tax Roll (FY)													
	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44
<b>Commercial</b>														
<i>Unit Value</i>	\$332	\$349	\$366	\$385	\$404	\$424	\$445	\$467	\$491	\$515	\$541	\$568	\$597	\$626
AV - Commercial	\$17,940,605	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$1,096,867	\$2,383,130	\$2,435,583	\$2,489,190	\$2,543,977	\$2,599,970	\$2,657,196	\$2,715,680	\$2,775,453	\$2,836,540	\$2,898,972	\$2,962,779	\$3,027,990	\$3,094,636
Cumulative AV - Development	\$33,875,341	\$34,620,938	\$35,382,945	\$36,161,723	\$36,957,643	\$37,771,080	\$38,602,422	\$39,452,061	\$40,320,401	\$41,207,853	\$42,114,838	\$43,041,785	\$43,989,135	\$44,957,336
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$33,875,341</b>	<b>\$34,620,938</b>	<b>\$35,382,945</b>	<b>\$36,161,723</b>	<b>\$36,957,643</b>	<b>\$37,771,080</b>	<b>\$38,602,422</b>	<b>\$39,452,061</b>	<b>\$40,320,401</b>	<b>\$41,207,853</b>	<b>\$42,114,838</b>	<b>\$43,041,785</b>	<b>\$43,989,135</b>	<b>\$44,957,336</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$33,875,341</b>	<b>\$34,620,938</b>	<b>\$35,382,945</b>	<b>\$36,161,723</b>	<b>\$36,957,643</b>	<b>\$37,771,080</b>	<b>\$38,602,422</b>	<b>\$39,452,061</b>	<b>\$40,320,401</b>	<b>\$41,207,853</b>	<b>\$42,114,838</b>	<b>\$43,041,785</b>	<b>\$43,989,135</b>	<b>\$44,957,336</b>
<b>Aggregate Residential Property</b>														
<b>For Sale</b>														
AV - Initial Absorption														
AV of Resale														
Cumulative AV - Development														
AV - Undeveloped Land														
<b>Cumulative AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value														
<b>Cumulative Incremental AV</b>														
<b>For Rent</b>														
AV - Initial Absorption														
AV of Resale														
Cumulative AV - Development														
AV - Undeveloped Land														
<b>Cumulative AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value														
<b>Cumulative Incremental AV</b>														
<b>Business Property</b>														
AV - Initial Absorption	\$60,695,454	\$54,792,250	\$37,732,546	\$60,408,456	\$41,600,132	\$64,819,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$16,473,936	\$21,106,453	\$25,425,641	\$28,639,744	\$33,519,839	\$37,184,180	\$42,562,667	\$43,499,471	\$44,456,894	\$45,435,390	\$46,435,423	\$47,457,467	\$48,502,006	\$49,569,535
Cumulative AV - Development	\$300,020,651	\$361,416,355	\$407,103,676	\$476,472,483	\$528,559,775	\$605,013,029	\$618,329,366	\$631,938,795	\$645,847,768	\$660,062,877	\$674,590,861	\$689,438,606	\$704,613,150	\$720,121,685
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$300,020,651</b>	<b>\$361,416,355</b>	<b>\$407,103,676</b>	<b>\$476,472,483</b>	<b>\$528,559,775</b>	<b>\$605,013,029</b>	<b>\$618,329,366</b>	<b>\$631,938,795</b>	<b>\$645,847,768</b>	<b>\$660,062,877</b>	<b>\$674,590,861</b>	<b>\$689,438,606</b>	<b>\$704,613,150</b>	<b>\$720,121,685</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$300,020,651</b>	<b>\$361,416,355</b>	<b>\$407,103,676</b>	<b>\$476,472,483</b>	<b>\$528,559,775</b>	<b>\$605,013,029</b>	<b>\$618,329,366</b>	<b>\$631,938,795</b>	<b>\$645,847,768</b>	<b>\$660,062,877</b>	<b>\$674,590,861</b>	<b>\$689,438,606</b>	<b>\$704,613,150</b>	<b>\$720,121,685</b>
<b>Aggregate</b>														
AV - Initial Absorption	\$60,695,454	\$54,792,250	\$37,732,546	\$60,408,456	\$41,600,132	\$64,819,653	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$16,473,936	\$21,106,453	\$25,425,641	\$28,639,744	\$33,519,839	\$37,184,180	\$42,562,667	\$43,499,471	\$44,456,894	\$45,435,390	\$46,435,423	\$47,457,467	\$48,502,006	\$49,569,535
Cumulative AV - Development	\$300,020,651	\$361,416,355	\$407,103,676	\$476,472,483	\$528,559,775	\$605,013,029	\$618,329,366	\$631,938,795	\$645,847,768	\$660,062,877	\$674,590,861	\$689,438,606	\$704,613,150	\$720,121,685
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$300,020,651</b>	<b>\$361,416,355</b>	<b>\$407,103,676</b>	<b>\$476,472,483</b>	<b>\$528,559,775</b>	<b>\$605,013,029</b>	<b>\$618,329,366</b>	<b>\$631,938,795</b>	<b>\$645,847,768</b>	<b>\$660,062,877</b>	<b>\$674,590,861</b>	<b>\$689,438,606</b>	<b>\$704,613,150</b>	<b>\$720,121,685</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$300,020,651</b>	<b>\$361,416,355</b>	<b>\$407,103,676</b>	<b>\$476,472,483</b>	<b>\$528,559,775</b>	<b>\$605,013,029</b>	<b>\$618,329,366</b>	<b>\$631,938,795</b>	<b>\$645,847,768</b>	<b>\$660,062,877</b>	<b>\$674,590,861</b>	<b>\$689,438,606</b>	<b>\$704,613,150</b>	<b>\$720,121,685</b>

	Fiscal Year of Sale											
	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
Development Project <sup>1,2</sup>	Assessed Value Added to Tax Roll (FY)											
	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
<b>Commercial</b>												
<i>Unit Value</i>	\$658	\$691	\$725	\$761	\$800	\$840	\$882	\$926	\$972	\$1,020	\$1,071	\$1,125
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$3,162,749	\$3,232,361	\$3,303,505	\$3,376,215	\$3,450,526	\$3,526,472	\$3,604,089	\$3,683,415	\$3,764,487	\$3,847,344	\$3,932,024	\$4,018,568
Cumulative AV - Development	\$45,946,847	\$46,958,137	\$47,991,686	\$49,047,983	\$50,127,529	\$51,230,836	\$52,358,426	\$53,510,835	\$54,688,609	\$55,892,305	\$57,122,495	\$58,379,761
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$45,946,847</b>	<b>\$46,958,137</b>	<b>\$47,991,686</b>	<b>\$49,047,983</b>	<b>\$50,127,529</b>	<b>\$51,230,836</b>	<b>\$52,358,426</b>	<b>\$53,510,835</b>	<b>\$54,688,609</b>	<b>\$55,892,305</b>	<b>\$57,122,495</b>	<b>\$58,379,761</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$45,946,847</b>	<b>\$46,958,137</b>	<b>\$47,991,686</b>	<b>\$49,047,983</b>	<b>\$50,127,529</b>	<b>\$51,230,836</b>	<b>\$52,358,426</b>	<b>\$53,510,835</b>	<b>\$54,688,609</b>	<b>\$55,892,305</b>	<b>\$57,122,495</b>	<b>\$58,379,761</b>
<b>Aggregate Residential Property</b>												
<b>For Sale</b>												
AV - Initial Absorption												
AV of Resale												
Cumulative AV - Development												
AV - Undeveloped Land												
<b>Cumulative AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value												
<b>Cumulative Incremental AV</b>												
<b>For Rent</b>												
AV - Initial Absorption												
AV of Resale												
Cumulative AV - Development												
AV - Undeveloped Land												
<b>Cumulative AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value												
<b>Cumulative Incremental AV</b>												
<b>Business Property</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$50,660,561	\$51,775,599	\$52,915,180	\$54,079,844	\$55,270,141	\$56,486,637	\$57,729,908	\$59,000,543	\$60,299,145	\$61,626,329	\$62,982,724	\$64,368,974
Cumulative AV - Development	\$735,971,563	\$752,170,297	\$768,725,566	\$785,645,215	\$802,937,267	\$820,609,916	\$838,671,540	\$857,130,701	\$875,996,147	\$895,276,823	\$914,981,865	\$935,120,616
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$735,971,563</b>	<b>\$752,170,297</b>	<b>\$768,725,566</b>	<b>\$785,645,215</b>	<b>\$802,937,267</b>	<b>\$820,609,916</b>	<b>\$838,671,540</b>	<b>\$857,130,701</b>	<b>\$875,996,147</b>	<b>\$895,276,823</b>	<b>\$914,981,865</b>	<b>\$935,120,616</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$735,971,563</b>	<b>\$752,170,297</b>	<b>\$768,725,566</b>	<b>\$785,645,215</b>	<b>\$802,937,267</b>	<b>\$820,609,916</b>	<b>\$838,671,540</b>	<b>\$857,130,701</b>	<b>\$875,996,147</b>	<b>\$895,276,823</b>	<b>\$914,981,865</b>	<b>\$935,120,616</b>
<b>Aggregate</b>												
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$50,660,561	\$51,775,599	\$52,915,180	\$54,079,844	\$55,270,141	\$56,486,637	\$57,729,908	\$59,000,543	\$60,299,145	\$61,626,329	\$62,982,724	\$64,368,974
Cumulative AV - Development	\$735,971,563	\$752,170,297	\$768,725,566	\$785,645,215	\$802,937,267	\$820,609,916	\$838,671,540	\$857,130,701	\$875,996,147	\$895,276,823	\$914,981,865	\$935,120,616
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$735,971,563</b>	<b>\$752,170,297</b>	<b>\$768,725,566</b>	<b>\$785,645,215</b>	<b>\$802,937,267</b>	<b>\$820,609,916</b>	<b>\$838,671,540</b>	<b>\$857,130,701</b>	<b>\$875,996,147</b>	<b>\$895,276,823</b>	<b>\$914,981,865</b>	<b>\$935,120,616</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$735,971,563</b>	<b>\$752,170,297</b>	<b>\$768,725,566</b>	<b>\$785,645,215</b>	<b>\$802,937,267</b>	<b>\$820,609,916</b>	<b>\$838,671,540</b>	<b>\$857,130,701</b>	<b>\$875,996,147</b>	<b>\$895,276,823</b>	<b>\$914,981,865</b>	<b>\$935,120,616</b>

	Fiscal Year of Sale									
	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
Development Project <sup>1,2</sup>	Assessed Value Added to Tax Roll (FY)									
	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66
<b>Commercial</b>										
<i>Unit Value</i>	\$1,181	\$1,240	\$1,302	\$1,368	\$1,436	\$1,508	\$1,583	\$1,662	\$1,745	\$1,833
AV - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$4,107,016	\$4,197,412	\$4,289,797	\$4,384,215	\$4,480,712	\$4,579,332	\$4,680,123	\$4,783,133	\$4,888,409	\$4,996,003
Cumulative AV - Development	\$59,664,699	\$60,977,919	\$62,320,043	\$63,691,708	\$65,093,562	\$66,526,271	\$67,990,515	\$69,486,986	\$71,016,394	\$72,579,465
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$59,664,699</b>	<b>\$60,977,919</b>	<b>\$62,320,043</b>	<b>\$63,691,708</b>	<b>\$65,093,562</b>	<b>\$66,526,271</b>	<b>\$67,990,515</b>	<b>\$69,486,986</b>	<b>\$71,016,394</b>	<b>\$72,579,465</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$59,664,699</b>	<b>\$60,977,919</b>	<b>\$62,320,043</b>	<b>\$63,691,708</b>	<b>\$65,093,562</b>	<b>\$66,526,271</b>	<b>\$67,990,515</b>	<b>\$69,486,986</b>	<b>\$71,016,394</b>	<b>\$72,579,465</b>
<b>Aggregate Residential Property</b>										
<b>For Sale</b>										
AV - Initial Absorption										
AV of Resale										
Cumulative AV - Development										
AV - Undeveloped Land										
<b>Cumulative AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value										
<b>Cumulative Incremental AV</b>										
<b>For Rent</b>										
AV - Initial Absorption										
AV of Resale										
Cumulative AV - Development										
AV - Undeveloped Land										
<b>Cumulative AV</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Base Value										
<b>Cumulative Incremental AV</b>										
<b>Business Property</b>										
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$65,785,735	\$67,233,679	\$68,713,493	\$70,225,877	\$71,771,548	\$73,351,240	\$74,965,701	\$76,615,696	\$78,302,007	\$80,025,434
Cumulative AV - Development	\$955,702,621	\$976,737,636	\$998,235,631	\$1,020,206,797	\$1,042,661,549	\$1,065,610,530	\$1,089,064,617	\$1,113,034,930	\$1,137,532,828	\$1,162,569,926
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$955,702,621</b>	<b>\$976,737,636</b>	<b>\$998,235,631</b>	<b>\$1,020,206,797</b>	<b>\$1,042,661,549</b>	<b>\$1,065,610,530</b>	<b>\$1,089,064,617</b>	<b>\$1,113,034,930</b>	<b>\$1,137,532,828</b>	<b>\$1,162,569,926</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$955,702,621</b>	<b>\$976,737,636</b>	<b>\$998,235,631</b>	<b>\$1,020,206,797</b>	<b>\$1,042,661,549</b>	<b>\$1,065,610,530</b>	<b>\$1,089,064,617</b>	<b>\$1,113,034,930</b>	<b>\$1,137,532,828</b>	<b>\$1,162,569,926</b>
<b>Aggregate</b>										
AV - Initial Absorption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AV of Resale	\$65,785,735	\$67,233,679	\$68,713,493	\$70,225,877	\$71,771,548	\$73,351,240	\$74,965,701	\$76,615,696	\$78,302,007	\$80,025,434
Cumulative AV - Development	\$955,702,621	\$976,737,636	\$998,235,631	\$1,020,206,797	\$1,042,661,549	\$1,065,610,530	\$1,089,064,617	\$1,113,034,930	\$1,137,532,828	\$1,162,569,926
AV - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative AV</b>	<b>\$955,702,621</b>	<b>\$976,737,636</b>	<b>\$998,235,631</b>	<b>\$1,020,206,797</b>	<b>\$1,042,661,549</b>	<b>\$1,065,610,530</b>	<b>\$1,089,064,617</b>	<b>\$1,113,034,930</b>	<b>\$1,137,532,828</b>	<b>\$1,162,569,926</b>
Base Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Incremental AV</b>	<b>\$955,702,621</b>	<b>\$976,737,636</b>	<b>\$998,235,631</b>	<b>\$1,020,206,797</b>	<b>\$1,042,661,549</b>	<b>\$1,065,610,530</b>	<b>\$1,089,064,617</b>	<b>\$1,113,034,930</b>	<b>\$1,137,532,828</b>	<b>\$1,162,569,926</b>

<sup>1</sup> Seaway is a Long Term Development Commencement area. Documents don't provide specific information on its development schedules by project. Its Port Business Plan doesn't provide timelines, either. Since Seaway is next to Southport Industrial Park, KMA assumes that the development projects in this area will start to sell when half of the development in Southport Ind. Pk. finishes (around 2029-30).

<sup>2</sup> Existing Values of projects from Table 12 in Appendix A.

Appendix A  
Table 12  
New Development - Existing Assessed Value <sup>5</sup>  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Subarea	Project Name	Parcels	Assessor	Target <sup>1</sup>	Unadjusted Existing AV	Adjusted Existing AV <sup>2</sup>	TRA
<b>Bridge District</b>	TBD Phase II	22	0.0	1.6	\$737,418	\$737,418	4005
	River's Edge	2	4.7	4.7	\$3,667,012	\$3,667,012	4005
	The Barn	2	9.8	0.6	\$5,170,937	\$310,361	4005
	Bridge District IFD	6	15.0	180.1	\$110,855,449 <sup>3</sup>	\$115,716,025 <sup>4</sup>	4005
	West Gateway Mixed Use	2	1.5	3.1	\$2,351,004	\$2,351,004	4005
	<b>Subtotal</b>	<b>34</b>	<b>31.0</b>	<b>190.0</b>	<b>\$122,781,820</b>	<b>\$122,781,820</b>	
<b>Pioneer Bluff</b>	Central Pioneer Bluff	10	24.5	31.3	\$17,255,784	\$17,255,784	4005
	Jefferson Corridor	55	3.0	10.7	\$10,397,128	\$10,397,128	4039
	North Pioneer Bluff	14	30.8	35.9	\$16,673,266	\$16,673,266	4005
	Snow Cone	45	0.5	15.7	\$10,897,481	\$10,897,481	4005
	South Pioneer Bluff	18	25.6	55.0	\$9,026,665	\$9,026,665	4005
	<b>Subtotal</b>	<b>142</b>	<b>84.5</b>	<b>148.6</b>	<b>\$64,250,324</b>	<b>\$64,250,324</b>	
<b>The Rivers II</b>	West Sac Rivers LLC	2	58.6	42.8	\$1,880,744	\$1,373,501	4079
	River Luxury Homes	34	8.2	13.2	\$10,725,333	\$10,725,333	4079
	<b>Subtotal</b>	<b>36</b>	<b>66.8</b>	<b>56.0</b>	<b>\$12,606,077</b>	<b>\$12,098,834</b>	
<b>Riverside</b>	3425 Reed Avenue	1	8.2	8.2	\$2,690,412	\$2,690,412	4016
<b>Seaway</b>	Seaway	8	373.7	476.9	\$0	\$0	4005
<b>Southport Industrial Park</b>	Promenade /3151 Southport Pk	1	18.3	18.3	\$2,233,550	\$2,233,550	4005
	Nor-Cal Beverage	1	41.0	41.0	\$3,784,689	\$3,784,689	4005
	Ridge Capital	15	28.8	249.9	\$11,928,362	\$11,928,362	4005
	<b>Subtotal</b>	<b>17</b>	<b>88.1</b>	<b>309.1</b>	<b>\$17,946,601</b>	<b>\$17,946,601</b>	
<b>Stone Lock</b>	Barge Canal	4	61.9	15.9	\$0	\$0	4005
	Lock Center	4	5.8	19.2	\$0	\$0	4005
	Stone Lock South	2	106.6	74.1	\$0	\$0	4005
	<b>Subtotal</b>	<b>10</b>	<b>174.4</b>	<b>109.1</b>	<b>\$0</b>	<b>\$0</b>	
<b>Washington</b>	Welcome Grove	1	7.7	7.7	\$3,502,612	\$3,502,612	4005
	Raley's River One	3	1.9	5.0	\$3,085,889	\$3,085,889	4005
	Raley's River II	1	1.2	1.2	\$3,000,000	\$3,000,000	4031
	CalSTRS Phase II	1	5.8	5.8	\$0	\$0	4031
	The Grand Gateway	3	3.5	5.5	\$0	\$0	4005
	Alura at Washinton Square	6	6.8	6.8	\$1,515,731	\$1,513,515	4050
	Historic Washington Firehouse	1	0.2	0.2	\$450,000	\$450,000	4079
	4th Street Subdivision	5	0.8	0.8	\$835,096	\$835,096	4079
	The Good	1	0.2	n/a	\$0	\$0	4079
	Jensen Block	1	3.1	n/a	\$321,779	\$321,779	4031
	4th Street Investors	1	1.4	n/a	\$554,010	\$554,010	4031
		<b>Subtotal</b>	<b>24</b>	<b>32.6</b>	<b>33.0</b>	<b>\$13,265,117</b>	<b>\$13,262,901</b>
	<b>Total</b>		<b>859.2</b>	<b>1330.9</b>	<b>\$233,540,351</b>	<b>\$233,030,892</b>	

<sup>1</sup> Acreage to be developed, per development programs provided by City.

<sup>2</sup> Existing AV of development sites adjusted downward in proportion to share of aggregate site area to be developed.

<sup>3</sup> This number reflects the difference between the total existing AV of Bridge District, \$122,781,820, and the total unadjusted AV of other new development projects in the Bridge District.

<sup>4</sup> This number reflects the difference between the total existing AV of Bridge District, \$122,781,820, and the total adjusted AV of other new development projects in the Bridge District.

<sup>5</sup> Summarized from Table 15 in Appendix A.

Appendix A

Table 13

All Existing Assessed Values By Area <sup>1</sup>  
 Assessed Value and Tax Increment Projection  
 City of West Sacramento, CA

EIFD	# Parcels	Land Value	Improve Value	Other Value	Total Value	TRA
<b>Near Term Development Commencement</b>						
Bridge District	165	\$57,246,536	\$65,035,703	\$499,581	\$122,781,820	4005
Riverside / CHP	43	\$62,566,806	\$218,169,023	\$88,430,335	\$369,166,164	4016
Southport Industrial Park	63	\$80,149,607	\$200,427,061	\$12,349,112	\$292,925,780	4005
Stone Lock	11	\$0	\$0	\$0	\$0	4005
Washington / Downtown	554	\$95,677,839	\$253,590,945	\$1,437,699	\$350,706,483	4031 4032 4005
The Rivers II	57	\$7,639,645	\$6,555,488	\$0	\$14,195,133	4031
<b>Subtotal</b>	<b>893</b>	<b>\$303,280,433</b>	<b>\$743,778,220</b>	<b>\$102,716,727</b>	<b>\$1,149,775,380</b>	
<b>Longer Term Development Commencement</b>						
Pioneer Bluff	82	\$16,557,325	\$20,636,620	\$16,659,251	\$53,853,196	4005
Seaway	8	\$0	\$0	\$0	\$0	4005
Iron Triangle	48	\$15,836,186	\$38,303,773	\$22,242	\$54,162,201	4005
West End	58	\$27,892,932	\$30,789,864	\$3,198,900	\$61,881,696	4005
<b>Subtotal</b>	<b>196</b>	<b>\$60,286,443</b>	<b>\$89,730,257</b>	<b>\$19,880,393</b>	<b>\$169,897,093</b>	
<b>Build Out Areas</b>						
North of Port Industrial	81	\$28,587,487	\$129,019,343	\$31,697,790	\$189,304,620	4005
Port North Terminal	3	\$1,321,117	\$8,505,302	\$9,263,540	\$19,089,959	4005
Port of Sacramento Industri.	151	\$132,294,350	\$378,291,452	\$64,433,630	\$575,019,432	4005
Riverpoint	31	\$57,375,170	\$146,106,795	\$10,202,580	\$213,684,545	4016
<b>Subtotal</b>	<b>266</b>	<b>\$219,578,124</b>	<b>\$661,922,892</b>	<b>\$115,597,540</b>	<b>\$997,098,556</b>	
<b>Total</b>	<b>1,355</b>	<b>\$583,145,000</b>	<b>\$1,495,431,369</b>	<b>\$238,194,660</b>	<b>\$2,316,771,029</b>	

Source: City of West Sacramento

<sup>1</sup> Summarized from Table 16 in Appendix A.

**Appendix A**

**Table 14**

**Distribution of 1.0% Property Tax Revenue  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA**

Taxing Agency	TRA						
	04-005	04-016	04-031	04-032	04-039	04-050	04-079
<b>City and County</b>							
County General Fund	2.9%	4.0%	2.6%	2.6%	2.9%	2.7%	3.0%
County ACO Fund	1.1%	1.5%	1.0%	1.0%	1.1%	1.0%	1.1%
County Library	1.6%	2.3%	1.5%	1.5%	1.6%	1.5%	1.7%
Levee Maintenance Area #4	0.0%	0.0%	2.5%	0.0%	0.0%	2.5%	2.9%
City of West Sacramento	49.0%	32.0%	51.9%	53.2%	49.2%	50.4%	44.5%
Sacto-Yolo Mosquito & Vector Control	0.8%	1.1%	0.7%	0.7%	0.8%	0.7%	0.8%
<b>School Districts</b>							
County Schools	2.8%	3.8%	2.5%	2.5%	2.8%	2.5%	2.9%
Washington Unified School District	28.0%	38.6%	24.8%	25.4%	27.9%	25.6%	29.1%
Los Rios Community College	4.2%	5.7%	3.7%	3.8%	4.1%	3.8%	4.3%
<b>ERAF</b>	9.6%	11.0%	9.1%	9.3%	9.6%	9.2%	9.6%

Source: Yolo County Controller

Appendix A  
Table 15  
New Development - Detailed Assessor Data by Parcel  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Subarea	Project Name	APN	Acres (Assessor)	Existing AV	TRA
Bridge District	TBD Ownership Phase II	0584100010	0	\$32,000	4005
		0584100020	0	\$16,000	4005
		0584100030	0	\$16,000	4005
		0584100040	0	\$16,000	4005
		0584100050	0	\$20,000	4005
		0584100060	0	\$25,000	4005
		0584100070	0	\$16,000	4005
		0584100080	0	\$16,000	4005
		0584100090	0	\$16,000	4005
		0584100100	0	\$16,000	4005
		0584100110	0	\$30,000	4005
		0584100120	0	\$30,000	4005
		0584100130	0	\$16,000	4005
		0584100140	0	\$16,000	4005
		0584100150	0	\$16,000	4005
		0584100160	0	\$16,000	4005
		0584100170	0	\$25,000	4005
		0584100180	0	\$25,000	4005
		0584100190	0	\$20,000	4005
		0584100200	0	\$20,000	4005
		0584100210	0	\$30,000	4005
0584100220	0	\$304,418	4005		
	<b>Subtotal</b>		<b>0</b>	<b>\$737,418</b>	
	River's Edge	0583200140	0.93	\$1,697,664	4005
		0583200450	3.78	\$1,969,348	4005
	<b>Subtotal</b>		<b>4.71</b>	<b>\$3,667,012</b>	
	The Barn	0583500170	3.12	\$2,632,763	4005
		0583500480	6.71	\$2,538,174	4005
	<b>Subtotal</b>		<b>9.83</b>	<b>\$5,170,937</b>	
	West Gate Mixed-Use	0673300290	1.17	\$1,997,602	4005
		0673300200	0.32	\$353,402	4005
	<b>Subtotal</b>		<b>1.49</b>	<b>\$2,351,004</b>	
	Balance of Bridge District IFD (categorized under Bridge District in Assessor data)	0583500010	5.37	\$2,411,513	4005
		0583500020	3.23	\$1,170,469	4005
		0583500030	0.94	\$375,880	4005
		0583500040	0.31	\$115,377	4005
		0583500070	0	\$207,371	4005
		0583500080	5.11	\$1,118,615	4005
	<b>Subtotal</b>		<b>14.96</b>	<b>\$5,399,225</b>	

Appendix A  
Table 15  
New Development - Detailed Assessor Data by Parcel  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Subarea	Project Name	APN	Acres (Assessor)	Existing AV	TRA
	All Other 131 Parcels Categorized Uncer Bridge District in Assess data				
			<b>Subtotal</b>	<b>\$105,456,224</b>	
	<b>Subtotal of Balance of Bridge District IF and All Other Parcels Categorized under Bridge District in Assess data</b>			<b>\$110,855,449</b>	
			<b>Total</b>	<b>30.99</b>	<b>\$122,781,820</b>
Pioneer Bluff	Central Pioneer Bluff	0582700010	4.47	\$1,590,921	4005
		0582700060	3.78	\$1,040,038	4005
		0582700070	0	\$48,205	4005
		0582700080	3.44	\$1,309,533	4005
		0582700090	0	\$35,873	4005
		0582700120	3.28	\$10,761,046	4005
		0582700140	8.11	\$1,362,640	4005
		0582700160	1.43	\$520,364	4005
		0582700170	0	\$587,164	4005
		0589900070	0	\$0	4005
		<b>Subtotal</b>	<b>24.51</b>	<b>\$17,255,784</b>	
	Jefferson Corridor	0580110020	0	\$100,957	4039
		0580110110	0	\$772,511	4039
		0580110140	0	\$48,035	4039
		0580110160	0	\$295,935	4039
		0580130090	0	\$165,684	4039
		0580130100	0	\$83,495	4039
		0580130110	0	\$98,197	4039
		0580130120	0	\$366,034	4039
		0580130130	0	\$200,000	4039
		0580130140	0	\$135,281	4039
		0580130150	0	\$122,439	4039
		0580320060	0	\$265,872	4039
		0580320070	0	\$212,283	4039
		0580320080	0	\$196,750	4039
		0580320090	0	\$81,285	4039
		0580320100	0	\$210,000	4039
		0580320150	0	\$326,192	4039
		0580350120	0	\$272,030	4039
		0580350130	0	\$712,676	4039
		0580510060	0	\$342,376	4039
		0580520100	0	\$0	4039
		0580520110	0	\$259,598	4039
		0580520140	0	\$271,716	4039

Appendix A  
Table 15  
New Development - Detailed Assessor Data by Parcel  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Subarea	Project Name	APN	Acres (Assessor)	Existing AV	TRA
		0580520150	0	\$348,097	4039
		0580520160	0	\$240,000	4039
		0580530060	0.21	\$37,278	4039
		0580530080	0	\$124,778	4039
		0580530160	0.12	\$55,384	4039
		0580530180	0.16	\$73,847	4039
		0580530190	0.1	\$46,154	4039
		0580530200	0.05	\$0	4039
		0580530220	0.41	\$876,644	4039
		0580540140	0	\$636,622	4039
		0580540160	0	\$717,000	4039
		0580630040	0	\$39,268	4039
		0580630060	0.08	\$19,860	4039
		0580630070	0	\$26,479	4039
		0580630080	0.11	\$25,152	4039
		0580630090	0.1	\$23,829	4039
		0580630100	0.29	\$155,882	4039
		0580630110	0	\$11,985	4039
		0580630210	0.1	\$31,014	4039
		0580670210	0.22	\$271,762	4039
		0580670220	0.38	\$162,176	4039
		0580960110	0	\$80,000	4039
		0580960130	0	\$54,622	4039
		0580960140	0.21	\$217,474	4039
		0581040070	0.08	\$18,485	4039
		0581040080	0.08	\$18,485	4039
		0581040090	0.08	\$18,485	4039
		0581040100	0.08	\$18,485	4039
		0581040110	0.08	\$18,485	4039
		0581040200	0.08	\$18,485	4039
		0581040230	0	\$13,860	4039
		0581040240	0	\$457,705	4039
		<b>Subtotal</b>	<b>3.02</b>	<b>\$10,397,128</b>	
	North Pioneer Bluff	0582700110	0	\$0	4005
		0582800030	4.73	\$1,250,000	4005
		0582800050	8.89	\$8,609,097	4005
		0582800060	0.47	\$306,256	4005
		0582800070	1.12	\$1,341,901	4005
		0582900010	0.86	\$77,659	4005
		0582900020	3.62	\$790,047	4005
		0582900040	7.58	\$4,298,306	4005
		0582900050	0.85	\$0	4005
		0583000120	2.66	\$0	4005

Appendix A  
 Table 15  
 New Development - Detailed Assessor Data by Parcel  
 Assessed Value and Tax Increment Projection  
 City of West Sacramento, CA

Subarea	Project Name	APN	Acres (Assessor)	Existing AV	TRA
		0589900020	0	\$0	4005
		0589900030	0	\$0	4005
		0589900070	0	\$0	4005
		0589900110	0	\$0	4005
		<b>Subtotal</b>	<b>30.78</b>	<b>\$16,673,266</b>	
	Snow Cone	0580140010	0	\$100,000	4005
		0580140020	0	\$701,835	4005
		0580140030	0	\$603,304	4005
		0580140040	0	\$645,269	4005
		0580140050	0	\$1,188,215	4005
		0580140060	0.47	\$78,631	4005
		0580140070	0	\$1,403,517	4005
		0580140080	0	\$297,139	4005
		0580140090	0	\$360	4005
		0580150010	0	\$67,738	4005
		0580150020	0	\$40,610	4005
		0580150030	0	\$40,610	4005
		0580150040	0	\$162,439	4005
		0580150060	0	\$120,119	4005
		0580150070	0	\$124,670	4005
		0580150080	0	\$94,040	4005
		0580150090	0	\$119,400	4005
		0580150100	0	\$267,069	4005
		0580150110	0	\$213,202	4005
		0580150120	0	\$110,432	4005
		0580330010	0	\$106,841	4005
		0580330020	0	\$1,035,885	4005
		0580330030	0	\$302,251	4005
		0580330040	0	\$16,142	4005
		0580340010	0	\$40,000	4005
		0580340020	0	\$315,355	4005
		0580340030	0	\$351,552	4005
		0580340070	0	\$31,016	4005
		0580340080	0.05	\$120,910	4005
		0580340090	0	\$165,888	4005
		0580340100	0	\$26,969	4005
		0580340110	0	\$26,969	4005
		0580340120	0	\$228,431	4005
		0580340130	0	\$40,610	4005
		0580340140	0	\$263,965	4005
		0580340150	0	\$18,646	4005
		0580340160	0	\$120,053	4005
		0580340270	0	\$154,159	4005

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Table 15  
New Development - Detailed Assessor Data by Parcel  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Subarea	Project Name	APN	Acres (Assessor)	Existing AV	TRA
		0580340280	0	\$200,000	4005
		0580340290	0	\$37,784	4005
		0580340300	0	\$41,419	4005
		0580340310	0	\$133,625	4005
		0583000010	0	\$461,128	4005
		0583000020	0	\$279,284	4005
		0589900010	0	\$0	4005
		<b>Subtotal</b>	<b>0.52</b>	<b>\$10,897,481</b>	
	South Pioneer Bluff	0582600010	0	\$13,253	4005
		0582600020	9.56	\$1,330,223	4005
		0582600030	9.61	\$1,802,027	4005
		0582600100	2.03	\$405,790	4005
		0582600120	0	\$263,425	4005
		0582600130	0	\$613,337	4005
		0582600150	2.18	\$718,092	4005
		0582600160	0	\$0	4005
		0582600170	0	\$0	4005
		0582600180	0	\$0	4005
		0582600190	0	\$0	4005
		0582600200	0	\$0	4005
		0582600210	0	\$1,448,306	4005
		0582600250	0	\$1,105,799	4005
		0582600260	0	\$875,321	4005
		0582600270	0.74	\$154,478	4005
		0582600280	1.5	\$296,614	4005
		0589900070	0	\$0	4005
		<b>Subtotal</b>	<b>25.62</b>	<b>\$9,026,665</b>	
		<b>Total</b>	<b>84.45</b>	<b>\$64,250,324</b>	
Riverside / CHP	3425 Reed Avenue	0146800120	8.18	\$2,690,412	4016
		<b>Total</b>	<b>8.18</b>	<b>\$2,690,412</b>	
Seaway	Seaway	0450300440	71.22	\$0	4005
		0450300450	36.41	\$0	4005
		0450300460	19.86	\$0	4005
		0450300470	19.85	\$0	4005
		0450300480	28.44	\$0	4005
		0455510570	105.34	\$0	4005
		0455540360	87.42	\$0	4005

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 Table 15  
 New Development - Detailed Assessor Data by Parcel  
 Assessed Value and Tax Increment Projection  
 City of West Sacramento, CA

Subarea	Project Name	APN	Acres (Assessor)	Existing AV	TRA
		0455540370	5.15	\$0	4005
		<b>Subtotal</b>	<b>373.69</b>	<b>\$0</b>	
		<b>Total</b>	<b>373.69</b>	<b>\$0</b>	
Southport Industrial Park	Promenade	0455550060	<b>18.3</b>	<b>\$2,233,550</b>	4005
	Nor-Cal Beverage	0455510630	<b>40.95</b>	<b>\$3,784,689</b>	4005
	Ridge Capital	0455540170	0	\$0	4005
		0455540150	0	\$0	4005
		0455540140	2.75	\$4,010,956	4005
		0455540120	7.23	\$1,438,838	4005
		0455540090	0	\$0	4005
		0455540070	0	\$0	4005
		0455540040	0	\$0	4005
		0455540030	0	\$0	4005
		0455510540	0	\$0	4005
		0455510470	0	\$0	4005
		0455510270	0	\$0	4005
		0455510280	0	\$0	4005
		0455510310	2.61	\$324,677	4005
		0455510040	16.25	\$6,153,891	4005
		0455510420	0	\$0	4005
		<b>Subtotal</b>	<b>28.84</b>	<b>\$11,928,362</b>	
		<b>Total</b>	<b>88.09</b>	<b>\$17,946,601</b>	
Stone Lock	Barge Canal	0671800380	0	\$0	4005
		0671800410	22.97	\$0	4005
		0671800530	3.8	\$0	4005
		0671800560	35.17	\$0	4005
		<b>Subtotal</b>	<b>61.94</b>	<b>\$0</b>	
	Lock Center	0671800010	5.8	\$0	4005
		0671800030	0	\$0	4005
		0671800040	0	\$0	4005
		0671800050	0	\$0	4005
		<b>Subtotal</b>	<b>5.8</b>	<b>\$0</b>	
	Stone Lock South	0460100110	82.7	\$0	4005
		0671800020	23.91	\$0	4005

Appendix A  
Table 15  
New Development - Detailed Assessor Data by Parcel  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Subarea	Project Name	APN	Acres (Assessor)	Existing AV	TRA
		<b>Subtotal</b>	<b>106.61</b>	<b>\$0</b>	
		<b>Total</b>	<b>174.35</b>	<b>\$0</b>	
The Rivers II	West Sac Rivers LLC	0147600280	51.01	\$1,643,259	4079
		0147600290	7.61	\$237,485	4079
		<b>Subtotal</b>	<b>58.62</b>	<b>\$1,880,744</b>	
	River Luxury Homes	0146900900	0.31	\$93,588	4079
		0146900890	0.24	\$93,588	4079
		0146900880	0.24	\$175,000	4079
		0146900870	0.27	\$43,688	4079
		0146900860	0.24	\$516,710	4079
		0146900850	0.26	\$745,582	4079
		0146900840	0.26	\$788,325	4079
		0146900830	0.26	\$647,232	4079
		0146900820	0.26	\$177,668	4079
		0146900810	0.25	\$832,651	4079
		0146900800	0.26	\$950,000	4079
		0146900790	0.26	\$817,243	4079
		0146900780	0.26	\$935,000	4079
		0146900770	0.27	\$556,103	4079
		0146900760	0.26	\$945,000	4079
		0146900750	0.26	\$935,000	4079
		0146900740	0.26	\$89,459	4079
		0146900730	0.25	\$89,459	4079
		0147000520	0.25	\$89,459	4079
		0147000510	0.18	\$79,057	4079
		0147000500	0.29	\$89,459	4079
		0147000549	0	\$0	4079
		0147000480	0.25	\$89,459	4079
		0147000470	0.25	\$89,459	4079
		0147000460	0.27	\$89,459	4079
		0147000180	0.23	\$83,218	4079
		0147000190	0.27	\$89,459	4079
		0147000200	0.25	\$89,459	4079
		0147000210	0.23	\$89,459	4079
		0147000220	0.23	\$83,218	4079
		0147000230	0.22	\$83,218	4079
		0147000240	0.21	\$83,218	4079
		0147000250	0.21	\$83,218	4079
		0147000260	0.21	\$83,218	4079
		<b>Subtotal</b>	<b>8.22</b>	<b>\$10,725,333</b>	

**Appendix A**  
**Table 15**  
**New Development - Detailed Assessor Data by Parcel**  
**Assessed Value and Tax Increment Projection**  
**City of West Sacramento, CA**

Subarea	Project Name	APN	Acres (Assessor)	Existing AV	TRA
		<b>Total</b>	<b>66.84</b>	<b>\$12,606,077</b>	

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Table 15  
New Development - Detailed Assessor Data by Parcel  
Assessed Value and Tax Increment Projection  
City of West Sacramento, CA

Subarea	Project Name	APN	Acres (Assessor)	Existing AV	TRA
Washington / Downtown	Welcome Grove	0104410030	7.68	\$3,502,612	4005
	Raley's River One	0104220190	0.24	\$367,613	4005
		0104220200	0.24	\$367,613	4005
		0104220300	1.45	\$2,350,663	4005
		<b>Subtotal</b>	<b>1.93</b>	<b>\$3,085,889</b>	
	Raley's River II	0104730390	1.15	\$3,000,000	4031
	CalSTRS Phase II	0104730400	5.8	\$0	4031
	The Grand Gateway	0673300170	3.52	\$0	4005
		0081500670	0	\$0	4005
		0081500660	0	\$0	4005
		<b>Subtotal</b>	<b>3.52</b>	<b>\$0</b>	
	Alura at Washinton Square	0101910110	0.16	\$86,890	4050
		0101910170	0.17	\$80,400	4050
		0101910120	0.37	\$153,655	4050
		0101910130	0.37	\$176,000	4050
		0101920030	1.69	\$809,700	4050
		0101910180	4.08	\$209,086	4050
	<b>Subtotal</b>	<b>6.84</b>	<b>\$1,515,731</b>		
	Historic Washington Firehouse	0103710040	0.15	\$450,000	4079
	4th Street Subdivision	0104950050	0.23	\$317,332	4079
		0104950100	0.15	\$129,441	4079
		0104950110	0.15	\$129,441	4079
		0104950120	0.17	\$144,974	4079
0104950130		0.13	\$113,908	4079	
<b>Subtotal</b>		<b>0.83</b>	<b>\$835,096</b>		
The Good	0105900210	0.22	\$0	4079	
Jensen Block	0104620010	3.1	\$321,779	4031	
4th Street Investors	0104640040	1.35	\$554,010	4031	
	<b>Total</b>		<b>32.57</b>	<b>\$13,265,117</b>	

**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
058300004000	Bridge District	\$94,154	\$0	\$0	\$94,154
058300005000	Bridge District	\$160,887	\$0	\$0	\$160,887
058300008000	Bridge District	\$67,283	\$152,927	\$0	\$220,210
058300009000	Bridge District	\$63,661	\$53,050	\$0	\$116,711
058300010000	Bridge District	\$90,187	\$0	\$0	\$90,187
058300011000	Bridge District	\$49,786	\$0	\$4,670	\$54,456
058300013000	Bridge District	\$152,680	\$0	\$0	\$152,680
058300015000	Bridge District	\$176,213	\$0	\$0	\$176,213
058300016000	Bridge District	\$11,076	\$0	\$0	\$11,076
058300018000	Bridge District	\$0	\$0	\$0	\$0
058310001000	Bridge District	\$551,418	\$0	\$0	\$551,418
058310002000	Bridge District	\$125,000	\$225,000	\$0	\$350,000
058310003000	Bridge District	\$31,038	\$0	\$0	\$31,038
058310005000	Bridge District	\$458,303	\$965,751	\$0	\$1,424,054
058310009000	Bridge District	\$94,434	\$0	\$0	\$94,434
058310013000	Bridge District	\$87,572	\$0	\$0	\$87,572
058310014000	Bridge District	\$77,583	\$0	\$0	\$77,583
058310015000	Bridge District	\$68,963	\$0	\$0	\$68,963
058310018000	Bridge District	\$147,454	\$931,187	\$149,611	\$1,228,252
058310019000	Bridge District	\$248,792	\$920,059	\$0	\$1,168,851
058310024000	Bridge District	\$0	\$0	\$0	\$0
058310025000	Bridge District	\$45,017	\$0	\$0	\$45,017
058310026000	Bridge District	\$256,273	\$0	\$0	\$256,273
058310028000	Bridge District	\$4,708,813	\$0	\$0	\$4,708,813
058310030000	Bridge District	\$0	\$0	\$0	\$0
058310032000	Bridge District	\$0	\$0	\$0	\$0
058310034000	Bridge District	\$2,548,796	\$0	\$0	\$2,548,796
058310036000	Bridge District	\$0	\$0	\$0	\$0
058320014000	Bridge District	\$1,697,664	\$0	\$0	\$1,697,664
058320018000	Bridge District	\$838,731	\$0	\$0	\$838,731
058320019000	Bridge District	\$826,507	\$0	\$0	\$826,507
058320024000	Bridge District	\$1,883,993	\$0	\$0	\$1,883,993
058320028000	Bridge District	\$73,232	\$0	\$0	\$73,232
058320030000	Bridge District	\$234,818	\$0	\$0	\$234,818
058320031000	Bridge District	\$167,723	\$0	\$0	\$167,723
058320037000	Bridge District	\$1,592,181	\$0	\$0	\$1,592,181
058320039000	Bridge District	\$290,016	\$0	\$0	\$290,016
058320042000	Bridge District	\$1,657,421	\$0	\$0	\$1,657,421
058320044000	Bridge District	\$203,925	\$0	\$0	\$203,925

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Appendix A

Table 16

FY 2016/17 Assesed Value by Parcel

Assesed Value and Tax Increment Projection

City of West Sacramento, CA

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
058320045000	Bridge District	\$1,969,348	\$0	\$0	\$1,969,348
058320051000	Bridge District	\$408,465	\$0	\$0	\$408,465
058320052000	Bridge District	\$0	\$0	\$0	\$0
058320054000	Bridge District	\$427,439	\$0	\$0	\$427,439
058320055000	Bridge District	\$588,818	\$0	\$0	\$588,818
058320056000	Bridge District	\$0	\$0	\$0	\$0
058320057000	Bridge District	\$66,073	\$0	\$0	\$66,073
058320058000	Bridge District	\$143,162	\$0	\$0	\$143,162
058320059000	Bridge District	\$104,459	\$0	\$0	\$104,459
058320060000	Bridge District	\$115,243	\$0	\$0	\$115,243
058320061000	Bridge District	\$0	\$0	\$0	\$0
058320062000	Bridge District	\$4,127,289	\$0	\$0	\$4,127,289
058320063000	Bridge District	\$1	\$0	\$0	\$1
058320064000	Bridge District	\$0	\$0	\$0	\$0
058320065000	Bridge District	\$2,984,666	\$0	\$0	\$2,984,666
058320066000	Bridge District	\$0	\$0	\$0	\$0
058320069000	Bridge District	\$648,464	\$0	\$0	\$648,464
058320071000	Bridge District	\$0	\$0	\$0	\$0
058320072000	Bridge District	\$0	\$0	\$0	\$0
058320073000	Bridge District	\$245,240	\$0	\$0	\$245,240
058320074000	Bridge District	\$79,996	\$0	\$0	\$79,996
058320075000	Bridge District	\$0	\$0	\$0	\$0
058320077000	Bridge District	\$594,562	\$0	\$0	\$594,562
058330020000	Bridge District	\$499,963	\$15,161	\$0	\$515,124
058330027000	Bridge District	\$0	\$0	\$0	\$0
058330028000	Bridge District	\$0	\$0	\$0	\$0
058330029000	Bridge District	\$0	\$0	\$0	\$0
058330030000	Bridge District	\$0	\$0	\$0	\$0
058330034000	Bridge District	\$219,904	\$0	\$0	\$219,904
058330043000	Bridge District	\$1,338,238	\$28,433,587	\$0	\$29,771,825
058330044000	Bridge District	\$0	\$0	\$0	\$0
058330054000	Bridge District	\$355,121	\$0	\$0	\$355,121
058340005000	Bridge District	\$798,539	\$0	\$0	\$798,539
058340010000	Bridge District	\$48,134	\$0	\$0	\$48,134
058340011000	Bridge District	\$0	\$0	\$0	\$0
058340014000	Bridge District	\$280,862	\$0	\$0	\$280,862
058340017000	Bridge District	\$2,696,661	\$0	\$0	\$2,696,661
058340018000	Bridge District	\$0	\$0	\$0	\$0
058340019000	Bridge District	\$0	\$0	\$0	\$0

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
058350001000	Bridge District	\$2,119,493	\$292,020	\$0	\$2,411,513
058350002000	Bridge District	\$1,170,469	\$0	\$0	\$1,170,469
058350003000	Bridge District	\$375,880	\$0	\$0	\$375,880
058350004000	Bridge District	\$115,377	\$0	\$0	\$115,377
058350007000	Bridge District	\$207,371	\$0	\$0	\$207,371
058350008000	Bridge District	\$960,834	\$157,781	\$0	\$1,118,615
058350010000	Bridge District	\$0	\$0	\$0	\$0
058350017000	Bridge District	\$1,086,648	\$1,546,115	\$0	\$2,632,763
058350031000	Bridge District	\$1,257,305	\$0	\$0	\$1,257,305
058350036000	Bridge District	\$132,108	\$0	\$0	\$132,108
058350037000	Bridge District	\$95,700	\$0	\$0	\$95,700
058350038000	Bridge District	\$114,424	\$0	\$0	\$114,424
058350039000	Bridge District	\$120,666	\$0	\$0	\$120,666
058350040000	Bridge District	\$172,157	\$0	\$0	\$172,157
058350041000	Bridge District	\$166,905	\$0	\$0	\$166,905
058350042000	Bridge District	\$160,715	\$0	\$0	\$160,715
058350043000	Bridge District	\$160,715	\$0	\$0	\$160,715
058350046000	Bridge District	\$0	\$0	\$0	\$0
058350047000	Bridge District	\$0	\$0	\$0	\$0
058350048000	Bridge District	\$2,538,174	\$0	\$0	\$2,538,174
058360053000	Bridge District	\$0	\$0	\$0	\$0
058370054000	Bridge District	\$0	\$0	\$0	\$0
058380028000	Bridge District	\$0	\$0	\$0	\$0
058380029000	Bridge District	\$0	\$0	\$0	\$0
058401001000	Bridge District	\$120,000	\$580,000	\$0	\$700,000
058401002000	Bridge District	\$101,525	\$289,665	\$0	\$391,190
058401003000	Bridge District	\$101,525	\$366,055	\$0	\$467,580
058401004000	Bridge District	\$101,525	\$286,693	\$0	\$388,218
058401005000	Bridge District	\$101,525	\$382,168	\$0	\$483,693
058401006000	Bridge District	\$121,830	\$265,995	\$0	\$387,825
058401007000	Bridge District	\$53,638	\$527,520	\$0	\$581,158
058401008000	Bridge District	\$186,072	\$4,873,200	\$345,300	\$5,404,572
058402001000	Bridge District	\$234,613	\$4,873,200	\$0	\$5,107,813
058402002000	Bridge District	\$53,638	\$527,520	\$0	\$581,158
058402003000	Bridge District	\$101,525	\$355,337	\$0	\$456,862
058402004000	Bridge District	\$121,830	\$352,132	\$0	\$473,962
058402005000	Bridge District	\$101,525	\$284,008	\$0	\$385,533
058402006000	Bridge District	\$101,525	\$355,337	\$0	\$456,862
058402007000	Bridge District	\$121,830	\$347,343	\$0	\$469,173

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
058402008000	Bridge District	\$101,525	\$297,928	\$0	\$399,453
058402009000	Bridge District	\$101,525	\$352,180	\$0	\$453,705
058402010000	Bridge District	\$101,525	\$271,056	\$0	\$372,581
058402011000	Bridge District	\$101,525	\$575,378	\$0	\$676,903
058403001000	Bridge District	\$169,891	\$4,873,200	\$0	\$5,043,091
058403002000	Bridge District	\$150,000	\$425,000	\$0	\$575,000
058403003000	Bridge District	\$101,525	\$352,489	\$0	\$454,014
058403004000	Bridge District	\$101,525	\$333,777	\$0	\$435,302
058403005000	Bridge District	\$101,525	\$343,001	\$0	\$444,526
058403006000	Bridge District	\$101,525	\$342,139	\$0	\$443,664
058403007000	Bridge District	\$121,830	\$263,965	\$0	\$385,795
058403008000	Bridge District	\$101,525	\$324,880	\$0	\$426,405
058403009000	Bridge District	\$121,830	\$248,736	\$0	\$370,566
058403010000	Bridge District	\$120,000	\$533,518	\$0	\$653,518
058404001000	Bridge District	\$35,758	\$527,520	\$0	\$563,278
058404002000	Bridge District	\$121,830	\$259,431	\$0	\$381,261
058404003000	Bridge District	\$121,830	\$263,965	\$0	\$385,795
058404004000	Bridge District	\$121,830	\$324,880	\$0	\$446,710
058404005000	Bridge District	\$121,830	\$342,267	\$0	\$464,097
058404006000	Bridge District	\$101,525	\$388,382	\$0	\$489,907
058404007000	Bridge District	\$186,072	\$4,873,200	\$0	\$5,059,272
058410001000	Bridge District	\$32,000	\$0	\$0	\$32,000
058410002000	Bridge District	\$16,000	\$0	\$0	\$16,000
058410003000	Bridge District	\$16,000	\$0	\$0	\$16,000
058410004000	Bridge District	\$16,000	\$0	\$0	\$16,000
058410005000	Bridge District	\$20,000	\$0	\$0	\$20,000
058410006000	Bridge District	\$25,000	\$0	\$0	\$25,000
058410007000	Bridge District	\$16,000	\$0	\$0	\$16,000
058410008000	Bridge District	\$16,000	\$0	\$0	\$16,000
058410009000	Bridge District	\$16,000	\$0	\$0	\$16,000
058410010000	Bridge District	\$16,000	\$0	\$0	\$16,000
058410011000	Bridge District	\$30,000	\$0	\$0	\$30,000
058410012000	Bridge District	\$30,000	\$0	\$0	\$30,000
058410013000	Bridge District	\$16,000	\$0	\$0	\$16,000
058410014000	Bridge District	\$16,000	\$0	\$0	\$16,000
058410015000	Bridge District	\$16,000	\$0	\$0	\$16,000
058410016000	Bridge District	\$16,000	\$0	\$0	\$16,000
058410017000	Bridge District	\$25,000	\$0	\$0	\$25,000
058410018000	Bridge District	\$25,000	\$0	\$0	\$25,000

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
058410019000	Bridge District	\$20,000	\$0	\$0	\$20,000
058410020000	Bridge District	\$20,000	\$0	\$0	\$20,000
058410021000	Bridge District	\$30,000	\$0	\$0	\$30,000
058410022000	Bridge District	\$304,418	\$0	\$0	\$304,418
067330020000	Bridge District	\$353,402	\$0	\$0	\$353,402
067330022000	Bridge District	\$708,855	\$0	\$0	\$708,855
067330023000	Bridge District	\$0	\$0	\$0	\$0
067330029000	Bridge District	\$1,837,602	\$160,000	\$0	\$1,997,602
067330030000	Bridge District	\$0	\$0	\$0	\$0
010320014000	Iron Triangle	\$124,263	\$0	\$0	\$124,263
010320015000	Iron Triangle	\$35,600	\$22,889	\$0	\$58,489
010320016000	Iron Triangle	\$50,267	\$22,843		\$73,110
010320038000	Iron Triangle	\$341,726	\$0	\$0	\$341,726
010320071000	Iron Triangle	\$1,421,350	\$1,725,925		\$3,147,275
010320008000	Iron Triangle	\$474,210	\$0	\$0	\$474,210
010320012000	Iron Triangle	\$119,419	\$781,217	\$0	\$900,636
010320013000	Iron Triangle	\$660,571	\$504,436	\$0	\$1,165,007
010320056000	Iron Triangle	\$1,500,000	\$5,430,000	\$0	\$6,930,000
010320057000	Iron Triangle	\$46,384	\$333,894	\$0	\$380,278
010320058000	Iron Triangle	\$578,692	\$60,915	\$6,512	\$646,119
010320076000	Iron Triangle	\$557,440	\$1,589,896	\$0	\$2,147,336
010320077000	Iron Triangle	\$369,555	\$1,548,441	\$0	\$1,917,996
010340009000	Iron Triangle	\$152,287	\$0	\$0	\$152,287
010340021000	Iron Triangle	\$609,150	\$2,015,271	\$0	\$2,624,421
010340022000	Iron Triangle	\$621,320	\$1,967,515	\$0	\$2,588,835
010340023000	Iron Triangle	\$600,000	\$1,925,000	\$0	\$2,525,000
010340024000	Iron Triangle	\$700,000	\$2,200,000	\$0	\$2,900,000
010340025000	Iron Triangle	\$600,000	\$2,125,000	\$0	\$2,725,000
010340026000	Iron Triangle	\$772,634	\$2,453,395	\$0	\$3,226,029
010340027000	Iron Triangle	\$549,240	\$0	\$0	\$549,240
010401001000	Iron Triangle	\$38,235	\$208,849	\$0	\$247,084
010401005000	Iron Triangle	\$723,160	\$215,473	\$0	\$938,633
010402004000	Iron Triangle	\$70,001	\$167,841	\$0	\$237,842
010402006000	Iron Triangle	\$466,856	\$1,198,974	\$0	\$1,665,830
010411001000	Iron Triangle	\$49,909	\$139,761	\$0	\$189,670
010411002000	Iron Triangle	\$324,677	\$541,129	\$0	\$865,806
010411003000	Iron Triangle	\$45,643	\$95,214	\$0	\$140,857
010412002000	Iron Triangle	\$188,662	\$324,237	\$0	\$512,899
010412003000	Iron Triangle	\$25,733	\$8,565	\$0	\$34,298

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
010412005000	Iron Triangle	\$499,343	\$1,035,160	\$0	\$1,534,503
010559001000	Iron Triangle	\$0	\$0	\$0	\$0
010559002000	Iron Triangle	\$0	\$0	\$0	\$0
010559003000	Iron Triangle	\$185,210	\$585,200	\$0	\$770,410
010559004000	Iron Triangle	\$223,610	\$0	\$0	\$223,610
010559005000	Iron Triangle	\$192,020	\$821,074	\$0	\$1,013,094
010559007000	Iron Triangle	\$258,512	\$404,052	\$0	\$662,564
010559010000	Iron Triangle	\$144,120	\$468,404	\$0	\$612,524
010559011000	Iron Triangle	\$327,121	\$536,979	\$0	\$864,100
010559013000	Iron Triangle	\$7,225	\$855,230	\$0	\$862,455
010559014000	Iron Triangle	\$0	\$0	\$0	\$0
010559016000	Iron Triangle	\$163,190	\$1,657,063	\$0	\$1,820,253
010559017000	Iron Triangle	\$188,396	\$576,969	\$0	\$765,365
010559018000	Iron Triangle	\$63,991	\$521,674	\$0	\$585,665
010559019000	Iron Triangle	\$0	\$0	\$0	\$0
010559020000	Iron Triangle	\$250,000	\$485,000	\$15,730	\$750,730
010559021000	Iron Triangle	\$67,195	\$622,938	\$0	\$690,133
010559022000	Iron Triangle	\$449,269	\$2,127,350	\$0	\$2,576,619
067134003000	North of Port Indust	\$765,841	\$7,257,580	\$0	\$8,023,421
067134004000	North of Port Indust	\$236,312	\$98,583	\$0	\$334,895
067134005000	North of Port Indust	\$227,021	\$604,455	\$0	\$831,476
067134006000	North of Port Indust	\$533,410	\$986,078	\$0	\$1,519,488
067140001000	North of Port Indust	\$150,000	\$465,000	\$0	\$615,000
067140002000	North of Port Indust	\$71,740	\$477,769	\$0	\$549,509
067140003000	North of Port Indust	\$169,431	\$790,685	\$0	\$960,116
067140004000	North of Port Indust	\$137,118	\$441,863	\$0	\$578,981
067140005000	North of Port Indust	\$324,583	\$720,995	\$0	\$1,045,578
067140007000	North of Port Indust	\$90,032	\$485,295	\$0	\$575,327
067140008000	North of Port Indust	\$107,896	\$408,454	\$0	\$516,350
067140009000	North of Port Indust	\$183,840	\$688,678	\$0	\$872,518
067140010000	North of Port Indust	\$114,424	\$795,780	\$0	\$910,204
067140011000	North of Port Indust	\$111,855	\$585,222	\$134,810	\$831,887
067140012000	North of Port Indust	\$115,661	\$439,511	\$0	\$555,172
067140013000	North of Port Indust	\$112,306	\$449,253	\$0	\$561,559
067140014000	North of Port Indust	\$200,000	\$600,000	\$0	\$800,000
067140015000	North of Port Indust	\$1,613,805	\$2,965,914	\$0	\$4,579,719
067140017000	North of Port Indust	\$350,000	\$290,000	\$0	\$640,000
067140018000	North of Port Indust	\$99,455	\$1,057,760	\$0	\$1,157,215
067140020000	North of Port Indust	\$0	\$0	\$0	\$0

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
067140021000	North of Port Indust	\$617,916	\$3,266,437	\$0	\$3,884,353
067140022000	North of Port Indust	\$401,460	\$1,552,359	\$0	\$1,953,819
067140024000	North of Port Indust	\$520,000	\$2,480,000	\$0	\$3,000,000
067140025000	North of Port Indust	\$71,641	\$297,295	\$0	\$368,936
067140027000	North of Port Indust	\$0	\$0	\$0	\$0
067140028000	North of Port Indust	\$451,094	\$2,881,963	\$0	\$3,333,057
067140029000	North of Port Indust	\$250,196	\$0	\$0	\$250,196
067140030000	North of Port Indust	\$317,829	\$847,561	\$0	\$1,165,390
067140031000	North of Port Indust	\$47,199	\$6,733	\$0	\$53,932
067140032000	North of Port Indust	\$1,908,216	\$2,869,803	\$0	\$4,778,019
067140033000	North of Port Indust	\$178,920	\$1,002,995	\$0	\$1,181,915
067150001000	North of Port Indust	\$0	\$0	\$0	\$0
067150002000	North of Port Indust	\$69,963	\$997,087	\$0	\$1,067,050
067150003000	North of Port Indust	\$183,289	\$593,360	\$0	\$776,649
067150004000	North of Port Indust	\$276,235	\$780,677	\$0	\$1,056,912
067150007000	North of Port Indust	\$154,060	\$1,176,391	\$0	\$1,330,451
067150008000	North of Port Indust	\$156,488	\$1,215,825	\$0	\$1,372,313
067150009000	North of Port Indust	\$223,224	\$486,661	\$0	\$709,885
067150010000	North of Port Indust	\$281,430	\$368,446	\$0	\$649,876
067150011000	North of Port Indust	\$572,797	\$2,119,142	\$0	\$2,691,939
067150012000	North of Port Indust	\$800,000	\$1,600,000	\$0	\$2,400,000
067150013000	North of Port Indust	\$670,325	\$1,767,232	\$0	\$2,437,557
067150014000	North of Port Indust	\$24,110	\$0	\$0	\$24,110
067150015000	North of Port Indust	\$915,202	\$2,174,935	\$0	\$3,090,137
067150016000	North of Port Indust	\$496,191	\$2,758,687	\$9,891,580	\$13,146,458
067150017000	North of Port Indust	\$423,895	\$1,965,897	\$0	\$2,389,792
067150018000	North of Port Indust	\$1,347,978	\$2,173,316	\$0	\$3,521,294
067150019000	North of Port Indust	\$172,155	\$450,262	\$0	\$622,417
067150020000	North of Port Indust	\$152,290	\$542,964	\$0	\$695,254
067150021000	North of Port Indust	\$158,912	\$437,017	\$0	\$595,929
067150022000	North of Port Indust	\$331,074	\$1,059,453	\$0	\$1,390,527
067150023000	North of Port Indust	\$172,155	\$443,641	\$0	\$615,796
067150024000	North of Port Indust	\$125,801	\$384,049	\$0	\$509,850
067150025000	North of Port Indust	\$158,912	\$443,641	\$0	\$602,553
067150026000	North of Port Indust	\$300,000	\$835,000	\$0	\$1,135,000
067150027000	North of Port Indust	\$243,010	\$2,065,757	\$0	\$2,308,767
067150028000	North of Port Indust	\$323,376	\$1,167,492	\$0	\$1,490,868
067150033000	North of Port Indust	\$458,894	\$3,396,796	\$0	\$3,855,690
067150034000	North of Port Indust	\$850,000	\$3,780,000	\$26,950	\$4,656,950

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
067150035000	North of Port Indust	\$340,000	\$3,185,000	\$0	\$3,525,000
067150036000	North of Port Indust	\$112,175	\$453,559	\$0	\$565,734
067150038000	North of Port Indust	\$177,668	\$0	\$0	\$177,668
067160001000	North of Port Indust	\$127,000	\$5,200,000	\$21,180,230	\$26,507,230
067160002000	North of Port Indust	\$742,537	\$25,492,814	\$0	\$26,235,351
067160003000	North of Port Indust	\$856,631	\$3,788,472	\$0	\$4,645,103
067160007000	North of Port Indust	\$0	\$0	\$0	\$0
067160009000	North of Port Indust	\$418,078	\$2,591,655	\$0	\$3,009,733
067160011000	North of Port Indust	\$0	\$0	\$0	\$0
067170001000	North of Port Indust	\$227,307	\$2,678,590	\$0	\$2,905,897
067170002000	North of Port Indust	\$1,081,959	\$4,200,565	\$0	\$5,282,524
067170003000	North of Port Indust	\$1,686,562	\$3,107,482	\$464,220	\$5,258,264
067170004000	North of Port Indust	\$405,000	\$151,000	\$0	\$556,000
067170008000	North of Port Indust	\$170,000	\$471,000	\$0	\$641,000
067170010000	North of Port Indust	\$375,000	\$600,000	\$0	\$975,000
067170014000	North of Port Indust	\$0	\$0	\$0	\$0
067170015000	North of Port Indust	\$81,603	\$226,457	\$0	\$308,060
067170016000	North of Port Indust	\$0	\$0	\$0	\$0
067170017000	North of Port Indust	\$565,000	\$0	\$0	\$565,000
067170018000	North of Port Indust	\$0	\$0	\$0	\$0
067180031000	North of Port Indust	\$700,000	\$5,875,000	\$0	\$6,575,000
058014001000	Pioneer Bluff	\$100,000	\$0	\$0	\$100,000
058014002000	Pioneer Bluff	\$187,185	\$511,650	\$3,000	\$701,835
058014003000	Pioneer Bluff	\$129,869	\$473,435	\$0	\$603,304
058014004000	Pioneer Bluff	\$65,003	\$527,455	\$52,811	\$645,269
058014005000	Pioneer Bluff	\$147,112	\$1,041,103	\$0	\$1,188,215
058014006000	Pioneer Bluff	\$78,631	\$0	\$0	\$78,631
058014007000	Pioneer Bluff	\$105,167	\$1,298,350	\$0	\$1,403,517
058014008000	Pioneer Bluff	\$124,230	\$166,909	\$6,000	\$297,139
058014009000	Pioneer Bluff	\$360	\$0	\$0	\$360
058015001000	Pioneer Bluff	\$31,661	\$30,417	\$5,660	\$67,738
058015002000	Pioneer Bluff	\$40,610	\$0	\$0	\$40,610
058015003000	Pioneer Bluff	\$40,610	\$0	\$0	\$40,610
058015004000	Pioneer Bluff	\$71,067	\$91,372	\$0	\$162,439
058015006000	Pioneer Bluff	\$37,093	\$83,026	\$0	\$120,119
058015007000	Pioneer Bluff	\$26,236	\$98,434	\$0	\$124,670
058015008000	Pioneer Bluff	\$26,236	\$67,804	\$0	\$94,040
058015009000	Pioneer Bluff	\$41,330	\$78,070	\$0	\$119,400
058015010000	Pioneer Bluff	\$114,988	\$152,081	\$0	\$267,069

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
058015011000	Pioneer Bluff	\$126,906	\$86,296	\$0	\$213,202
058015012000	Pioneer Bluff	\$81,110	\$29,322	\$0	\$110,432
058033001000	Pioneer Bluff	\$42,370	\$64,471	\$0	\$106,841
058033002000	Pioneer Bluff	\$288,956	\$746,929	\$0	\$1,035,885
058033003000	Pioneer Bluff	\$82,847	\$219,404	\$0	\$302,251
058033004000	Pioneer Bluff	\$16,142	\$0	\$0	\$16,142
058034001000	Pioneer Bluff	\$40,000	\$0	\$0	\$40,000
058034002000	Pioneer Bluff	\$81,584	\$233,771	\$0	\$315,355
058034003000	Pioneer Bluff	\$56,953	\$289,949	\$4,650	\$351,552
058034007000	Pioneer Bluff	\$11,487	\$19,529	\$0	\$31,016
058034008000	Pioneer Bluff	\$25,451	\$95,459	\$0	\$120,910
058034009000	Pioneer Bluff	\$47,199	\$118,689	\$0	\$165,888
058034010000	Pioneer Bluff	\$26,969	\$0	\$0	\$26,969
058034011000	Pioneer Bluff	\$26,969	\$0	\$0	\$26,969
058034012000	Pioneer Bluff	\$203,050	\$25,381	\$0	\$228,431
058034013000	Pioneer Bluff	\$40,610	\$0	\$0	\$40,610
058034014000	Pioneer Bluff	\$121,830	\$142,135	\$0	\$263,965
058034015000	Pioneer Bluff	\$18,646	\$0	\$0	\$18,646
058034016000	Pioneer Bluff	\$38,586	\$81,467	\$0	\$120,053
058034027000	Pioneer Bluff	\$38,250	\$115,909	\$0	\$154,159
058034028000	Pioneer Bluff	\$160,000	\$40,000	\$0	\$200,000
058034029000	Pioneer Bluff	\$37,784	\$0	\$0	\$37,784
058034030000	Pioneer Bluff	\$25,887	\$15,532	\$0	\$41,419
058034031000	Pioneer Bluff	\$82,541	\$51,084	\$0	\$133,625
058260001000	Pioneer Bluff	\$13,253	\$0	\$0	\$13,253
058260002000	Pioneer Bluff	\$910,118	\$336,305	\$83,800	\$1,330,223
058260003000	Pioneer Bluff	\$747,293	\$1,054,734	\$0	\$1,802,027
058260010000	Pioneer Bluff	\$405,790	\$0	\$0	\$405,790
058260012000	Pioneer Bluff	\$62,392	\$199,663	\$1,370	\$263,425
058260013000	Pioneer Bluff	\$518,918	\$94,419	\$0	\$613,337
058260015000	Pioneer Bluff	\$99,399	\$618,693	\$0	\$718,092
058260016000	Pioneer Bluff	\$0	\$0	\$0	\$0
058260017000	Pioneer Bluff	\$0	\$0	\$0	\$0
058260018000	Pioneer Bluff	\$0	\$0	\$0	\$0
058260019000	Pioneer Bluff	\$0	\$0	\$0	\$0
058260020000	Pioneer Bluff	\$0	\$0	\$0	\$0
058260021000	Pioneer Bluff	\$672,295	\$776,011	\$0	\$1,448,306
058260025000	Pioneer Bluff	\$780,770	\$325,029	\$0	\$1,105,799
058260026000	Pioneer Bluff	\$469,458	\$405,863	\$0	\$875,321

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
058260027000	Pioneer Bluff	\$21,275	\$133,203	\$0	\$154,478
058260028000	Pioneer Bluff	\$42,531	\$254,083	\$0	\$296,614
058270001000	Pioneer Bluff	\$811,695	\$779,226	\$0	\$1,590,921
058270006000	Pioneer Bluff	\$1,040,038	\$0	\$0	\$1,040,038
058270007000	Pioneer Bluff	\$48,205	\$0	\$0	\$48,205
058270008000	Pioneer Bluff	\$649,355	\$660,178	\$0	\$1,309,533
058270009000	Pioneer Bluff	\$35,873	\$0	\$0	\$35,873
058270011000	Pioneer Bluff	\$0	\$0	\$0	\$0
058270012000	Pioneer Bluff	\$619,051	\$457,795	\$9,684,200	\$10,761,046
058270014000	Pioneer Bluff	\$407,604	\$955,036	\$0	\$1,362,640
058270016000	Pioneer Bluff	\$222,349	\$298,015	\$0	\$520,364
058270017000	Pioneer Bluff	\$587,164	\$0	\$0	\$587,164
058280003000	Pioneer Bluff	\$650,000	\$600,000	\$0	\$1,250,000
058280005000	Pioneer Bluff	\$1,258,102	\$535,435	\$6,815,560	\$8,609,097
058280006000	Pioneer Bluff	\$192,163	\$114,093	\$0	\$306,256
058280007000	Pioneer Bluff	\$286,063	\$1,055,838	\$0	\$1,341,901
058290001000	Pioneer Bluff	\$77,659	\$0	\$0	\$77,659
058290002000	Pioneer Bluff	\$514,072	\$275,975	\$0	\$790,047
058290004000	Pioneer Bluff	\$1,145,604	\$3,152,702	\$0	\$4,298,306
058290005000	Pioneer Bluff	\$0	\$0	\$0	\$0
058300001000	Pioneer Bluff	\$141,881	\$319,247	\$0	\$461,128
058300002000	Pioneer Bluff	\$37,440	\$239,644	\$2,200	\$279,284
058300003000	Pioneer Bluff	\$0	\$0	\$0	\$0
058300012000	Pioneer Bluff	\$0	\$0	\$0	\$0
067180001000	Pioneer Bluff	\$0	\$0	\$0	\$0
067180039000	Port North Termina	\$1,321,117	\$8,505,302	\$9,263,540	\$19,089,959
067180059000	Port North Termina	\$0	\$0	\$0	\$0
067180060000	Port North Termina	\$0	\$0	\$0	\$0
067010007000	Port of Sacramento	\$674,267	\$0	\$0	\$674,267
067010008000	Port of Sacramento	\$880,974	\$392,194	\$0	\$1,273,168
067010013000	Port of Sacramento	\$0	\$0	\$0	\$0
067010021000	Port of Sacramento	\$510,000	\$610,000	\$25,800	\$1,145,800
067010022000	Port of Sacramento	\$1,730,875	\$1,431,874	\$0	\$3,162,749
067010030000	Port of Sacramento	\$0	\$0	\$0	\$0
067010032000	Port of Sacramento	\$1,586,161	\$0	\$0	\$1,586,161
067010033000	Port of Sacramento	\$259,206	\$0	\$0	\$259,206
067010035000	Port of Sacramento	\$5,381	\$0	\$0	\$5,381
067010037000	Port of Sacramento	\$580,000	\$0	\$0	\$580,000
067010040000	Port of Sacramento	\$700,000	\$1,090,000	\$0	\$1,790,000

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
067010041000	Port of Sacramento	\$650,000	\$0	\$0	\$650,000
067020010000	Port of Sacramento	\$1,009,027	\$4,712,268	\$0	\$5,721,295
067020013000	Port of Sacramento	\$476,345	\$1,387,616	\$0	\$1,863,961
067020014000	Port of Sacramento	\$389,499	\$1,069,026	\$0	\$1,458,525
067020015000	Port of Sacramento	\$895,860	\$2,560,353	\$0	\$3,456,213
067020016000	Port of Sacramento	\$663,150	\$1,909,872	\$0	\$2,573,022
067020017000	Port of Sacramento	\$1,108,890	\$3,520,158	\$0	\$4,629,048
067020018000	Port of Sacramento	\$323,716	\$1,270,277	\$0	\$1,593,993
067020019000	Port of Sacramento	\$1,183,216	\$2,951,564	\$0	\$4,134,780
067020020000	Port of Sacramento	\$323,716	\$1,212,384	\$0	\$1,536,100
067020023000	Port of Sacramento	\$424,705	\$270,924	\$0	\$695,629
067020031000	Port of Sacramento	\$500,000	\$1,820,000	\$0	\$2,320,000
067020032000	Port of Sacramento	\$1,370,587	\$4,213,287	\$0	\$5,583,874
067020033000	Port of Sacramento	\$1,015,250	\$1,857,907	\$0	\$2,873,157
067020037000	Port of Sacramento	\$6,234	\$0	\$0	\$6,234
067020038000	Port of Sacramento	\$429,655	\$0	\$0	\$429,655
067020047000	Port of Sacramento	\$297,965	\$1,395,306	\$0	\$1,693,271
067020048000	Port of Sacramento	\$746,741	\$3,892,879	\$0	\$4,639,620
067020049000	Port of Sacramento	\$1,300,294	\$7,081,406	\$0	\$8,381,700
067020051000	Port of Sacramento	\$1,827,450	\$2,944,225	\$0	\$4,771,675
067020053000	Port of Sacramento	\$0	\$0	\$0	\$0
067020055000	Port of Sacramento	\$1,716,388	\$15,040,944	\$33,590	\$16,790,922
067020060000	Port of Sacramento	\$0	\$0	\$0	\$0
067020061000	Port of Sacramento	\$0	\$0	\$0	\$0
067020067000	Port of Sacramento	\$560,000	\$0	\$0	\$560,000
067020068000	Port of Sacramento	\$1,400,000	\$3,600,000	\$0	\$5,000,000
067020069000	Port of Sacramento	\$687,916	\$2,137,042	\$15,120	\$2,840,078
067020072000	Port of Sacramento	\$383,147	\$1,373,232	\$0	\$1,756,379
067020075000	Port of Sacramento	\$715,707	\$2,032,108	\$0	\$2,747,815
067030004000	Port of Sacramento	\$800,000	\$1,850,000	\$0	\$2,650,000
067030005000	Port of Sacramento	\$155,256	\$1,105,170	\$0	\$1,260,426
067030006000	Port of Sacramento	\$1,082,260	\$2,516,256	\$0	\$3,598,516
067030007000	Port of Sacramento	\$1,820,412	\$5,093,463	\$0	\$6,913,875
067030008000	Port of Sacramento	\$2,508,764	\$10,886,959	\$6,092,810	\$19,488,533
067030012000	Port of Sacramento	\$1,170,000	\$2,640,000	\$0	\$3,810,000
067030031000	Port of Sacramento	\$180,376	\$350,142	\$0	\$530,518
067030032000	Port of Sacramento	\$0	\$0	\$0	\$0
067030037000	Port of Sacramento	\$425,965	\$909,873	\$0	\$1,335,838
067030038000	Port of Sacramento	\$200,000	\$900,000	\$0	\$1,100,000

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
067030039000	Port of Sacramento	\$159,154	\$636,623	\$0	\$795,777
067030042000	Port of Sacramento	\$801,003	\$1,997,486	\$25,080	\$2,823,569
067030043000	Port of Sacramento	\$501,457	\$42,101	\$0	\$543,558
067030044000	Port of Sacramento	\$970,881	\$0	\$0	\$970,881
067030045000	Port of Sacramento	\$750,362	\$2,424,257	\$0	\$3,174,619
067030046000	Port of Sacramento	\$370,000	\$120,000	\$0	\$490,000
067030047000	Port of Sacramento	\$450,216	\$761,907	\$0	\$1,212,123
067030048000	Port of Sacramento	\$865,479	\$2,946,337	\$0	\$3,811,816
067040003000	Port of Sacramento	\$7,241,858	\$19,837,004	\$103,250	\$27,182,112
067040010000	Port of Sacramento	\$2,937,542	\$4,879,037	\$0	\$7,816,579
067040011000	Port of Sacramento	\$1,923,000	\$13,809,000	\$9,090,450	\$24,822,450
067051001000	Port of Sacramento	\$600,000	\$1,800,000	\$0	\$2,400,000
067051002000	Port of Sacramento	\$400,000	\$700,000	\$0	\$1,100,000
067051005000	Port of Sacramento	\$1,522,875	\$6,193,025	\$0	\$7,715,900
067051006000	Port of Sacramento	\$1,031,872	\$3,095,639	\$0	\$4,127,511
067051007000	Port of Sacramento	\$1,139,088	\$8,879,709	\$0	\$10,018,797
067051009000	Port of Sacramento	\$2,000,000	\$7,865,000	\$0	\$9,865,000
067052001000	Port of Sacramento	\$1,612,365	\$6,586,159	\$0	\$8,198,524
067052002000	Port of Sacramento	\$1,265,805	\$5,186,876	\$0	\$6,452,681
067052003000	Port of Sacramento	\$1,200,000	\$3,470,000	\$0	\$4,670,000
067052004000	Port of Sacramento	\$1,000,000	\$2,500,000	\$0	\$3,500,000
067052005000	Port of Sacramento	\$1,308,490	\$1,526,573	\$0	\$2,835,063
067052006000	Port of Sacramento	\$228,850	\$793,902	\$0	\$1,022,752
067052007000	Port of Sacramento	\$304,100	\$850,328	\$0	\$1,154,428
067052010000	Port of Sacramento	\$0	\$0	\$0	\$0
067052011000	Port of Sacramento	\$974,034	\$703,469	\$1,121,280	\$2,798,783
067052012000	Port of Sacramento	\$470,041	\$168,340	\$0	\$638,381
067052013000	Port of Sacramento	\$400,000	\$900,000	\$0	\$1,300,000
067052016000	Port of Sacramento	\$1,154,406	\$2,655,140	\$2,850	\$3,812,396
067052017000	Port of Sacramento	\$591,971	\$1,956,514	\$0	\$2,548,485
067052018000	Port of Sacramento	\$1,000,000	\$2,100,000	\$0	\$3,100,000
067052019000	Port of Sacramento	\$1,250,000	\$0	\$0	\$1,250,000
067052020000	Port of Sacramento	\$468,105	\$847,791	\$0	\$1,315,896
067052021000	Port of Sacramento	\$323,489	\$0	\$0	\$323,489
067052022000	Port of Sacramento	\$350,000	\$1,405,000	\$300,920	\$2,055,920
067052023000	Port of Sacramento	\$285,045	\$0	\$0	\$285,045
067052024000	Port of Sacramento	\$641,392	\$3,578,558	\$0	\$4,219,950
067052025000	Port of Sacramento	\$391,958	\$1,462,167	\$0	\$1,854,125
067052029000	Port of Sacramento	\$1,872,424	\$6,260,145	\$112,100	\$8,244,669

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**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
067052030000	Port of Sacramento	\$600,000	\$2,995,000	\$0	\$3,595,000
067053001000	Port of Sacramento	\$2,428,658	\$9,203,298	\$0	\$11,631,956
067053002000	Port of Sacramento	\$1,156,122	\$565,215	\$0	\$1,721,337
067053005000	Port of Sacramento	\$262,648	\$639,366	\$0	\$902,014
067053006000	Port of Sacramento	\$481,001	\$942,557	\$0	\$1,423,558
067053007000	Port of Sacramento	\$326,345	\$761,476	\$0	\$1,087,821
067053008000	Port of Sacramento	\$358,769	\$452,706	\$0	\$811,475
067053009000	Port of Sacramento	\$526,272	\$571,543	\$0	\$1,097,815
067053010000	Port of Sacramento	\$524,008	\$571,543	\$0	\$1,095,551
067053011000	Port of Sacramento	\$4,329,035	\$9,493,323	\$0	\$13,822,358
067053012000	Port of Sacramento	\$4,750,000	\$8,186,132	\$22,841,660	\$35,777,792
067053013000	Port of Sacramento	\$9,000,000	\$20,730,000	\$0	\$29,730,000
067053018000	Port of Sacramento	\$1,308,206	\$6,441,475	\$17,289,320	\$25,039,001
067053019000	Port of Sacramento	\$1,167,714	\$4,014,514	\$0	\$5,182,228
067053020000	Port of Sacramento	\$700,000	\$1,900,000	\$0	\$2,600,000
067053021000	Port of Sacramento	\$307,173	\$764,662	\$0	\$1,071,835
067053022000	Port of Sacramento	\$168,094	\$616,034	\$0	\$784,128
067053023000	Port of Sacramento	\$350,000	\$0	\$0	\$350,000
067053024000	Port of Sacramento	\$414,471	\$1,568,733	\$0	\$1,983,204
067053027000	Port of Sacramento	\$752,627	\$839,773	\$0	\$1,592,400
067053029000	Port of Sacramento	\$436,773	\$1,191,777	\$0	\$1,628,550
067053030000	Port of Sacramento	\$2,507,943	\$12,306,812	\$4,471,100	\$19,285,855
067053033000	Port of Sacramento	\$737,547	\$224,583	\$0	\$962,130
067053034000	Port of Sacramento	\$774,547	\$205,634	\$0	\$980,181
067053035000	Port of Sacramento	\$792,770	\$5,673,885	\$0	\$6,466,655
067070022000	Port of Sacramento	\$0	\$0	\$0	\$0
067070028000	Port of Sacramento	\$1,040,235	\$12,373,524	\$0	\$13,413,759
067070029000	Port of Sacramento	\$1,500,000	\$4,500,000	\$0	\$6,000,000
067070030000	Port of Sacramento	\$1,500,000	\$3,500,000	\$13,000	\$5,013,000
067070032000	Port of Sacramento	\$553,311	\$634,531	\$699,420	\$1,887,262
067070033000	Port of Sacramento	\$850,163	\$710,051	\$0	\$1,560,214
067070034000	Port of Sacramento	\$950,000	\$1,000,000	\$0	\$1,950,000
067131003000	Port of Sacramento	\$506,350	\$2,980,803	\$670,040	\$4,157,193
067131004000	Port of Sacramento	\$369,282	\$868,596	\$0	\$1,237,878
067131008000	Port of Sacramento	\$486,659	\$1,283,902	\$0	\$1,770,561
067131009000	Port of Sacramento	\$278,250	\$895,261	\$0	\$1,173,511
067131010000	Port of Sacramento	\$2,241,056	\$5,555,113	\$0	\$7,796,169
067132001000	Port of Sacramento	\$216,386	\$706,454	\$0	\$922,840
067132002000	Port of Sacramento	\$400,000	\$841,000	\$0	\$1,241,000

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**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
067132003000	Port of Sacramento	\$445,507	\$0	\$0	\$445,507
067132004000	Port of Sacramento	\$524,062	\$1,138,765	\$118,190	\$1,781,017
067132007000	Port of Sacramento	\$1,040,235	\$1,820,412	\$241,960	\$3,102,607
067132014000	Port of Sacramento	\$1,040,235	\$5,106,135	\$240,990	\$6,387,360
067132015000	Port of Sacramento	\$0	\$0	\$0	\$0
067132019000	Port of Sacramento	\$499,310	\$2,412,796	\$53,020	\$2,965,126
067132020000	Port of Sacramento	\$300,000	\$1,197,000	\$0	\$1,497,000
067133001000	Port of Sacramento	\$260,277	\$928,368	\$150,130	\$1,338,775
067133002000	Port of Sacramento	\$545,203	\$1,381,549	\$0	\$1,926,752
067133007000	Port of Sacramento	\$0	\$0	\$0	\$0
067133009000	Port of Sacramento	\$218,448	\$665,750	\$0	\$884,198
067135008000	Port of Sacramento	\$572,797	\$1,238,772	\$0	\$1,811,569
067135013000	Port of Sacramento	\$304,298	\$2,383,978	\$8,670	\$2,696,946
067135016000	Port of Sacramento	\$230,000	\$1,091,000	\$0	\$1,321,000
067135017000	Port of Sacramento	\$462,289	\$3,171,356	\$0	\$3,633,645
067136009000	Port of Sacramento	\$150,000	\$515,000	\$161,350	\$826,350
067136010000	Port of Sacramento	\$180,019	\$463,331	\$15,380	\$658,730
067136011000	Port of Sacramento	\$300,000	\$1,200,000	\$0	\$1,500,000
067136014000	Port of Sacramento	\$345,226	\$1,818,878	\$106,110	\$2,270,214
067136017000	Port of Sacramento	\$783,827	\$3,540,632	\$430,040	\$4,754,499
067136019000	Port of Sacramento	\$480,000	\$1,180,000	\$0	\$1,660,000
067136020000	Port of Sacramento	\$327,585	\$1,571,658	\$0	\$1,899,243
067136021000	Port of Sacramento	\$800,000	\$1,790,000	\$0	\$2,590,000
014792002000	Riverpoint	\$0	\$0	\$0	\$0
014792003000	Riverpoint	\$2,172,011	\$2,547,464	\$0	\$4,719,475
014792004000	Riverpoint	\$2,900,000	\$9,030,000	\$0	\$11,930,000
014792005000	Riverpoint	\$1,158,316	\$4,807,783	\$223,890	\$6,189,989
014792006000	Riverpoint	\$3,591,366	\$9,118,683	\$0	\$12,710,049
014792007000	Riverpoint	\$650,000	\$2,253,000	\$0	\$2,903,000
014793001000	Riverpoint	\$1,527,257	\$1,383,631	\$500,370	\$3,411,258
014793013000	Riverpoint	\$1,350,286	\$837,435	\$415,010	\$2,602,731
014793029000	Riverpoint	\$7,985,855	\$31,986,929	\$3,931,340	\$43,904,124
014793031000	Riverpoint	\$1,100,000	\$1,580,000	\$336,190	\$3,016,190
014793038000	Riverpoint	\$1,211,874	\$1,176,254	\$303,410	\$2,691,538
014793041000	Riverpoint	\$1,000,000	\$1,600,000	\$0	\$2,600,000
014793042000	Riverpoint	\$837,844	\$162,049	\$0	\$999,893
014793052000	Riverpoint	\$680,000	\$2,070,000	\$6,090	\$2,756,090
014793053000	Riverpoint	\$550,000	\$1,100,000	\$0	\$1,650,000
014793054000	Riverpoint	\$1,000,000	\$1,250,000	\$0	\$2,250,000

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**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
014793055000	Riverpoint	\$1,800,000	\$3,700,000	\$40,190	\$5,540,190
014793056000	Riverpoint	\$6,768,411	\$16,704,104	\$1,439,630	\$24,912,145
014793063000	Riverpoint	\$1,086,168	\$9,275,597	\$0	\$10,361,765
014793066000	Riverpoint	\$7,858,927	\$20,870,435	\$2,831,710	\$31,561,072
014793068000	Riverpoint	\$1,000,000	\$3,100,000	\$4,130	\$4,104,130
014793069000	Riverpoint	\$2,000,000	\$7,900,000	\$0	\$9,900,000
014793071000	Riverpoint	\$1,000,000	\$1,100,000	\$8,690	\$2,108,690
014793072000	Riverpoint	\$700,000	\$1,250,000	\$0	\$1,950,000
014793073000	Riverpoint	\$1,300,000	\$2,000,000	\$137,520	\$3,437,520
014793074000	Riverpoint	\$1,600,000	\$2,800,000	\$19,990	\$4,419,990
014793075000	Riverpoint	\$680,000	\$1,120,000	\$4,420	\$1,804,420
014793077000	Riverpoint	\$680,000	\$1,270,000	\$0	\$1,950,000
014793086000	Riverpoint	\$329,500	\$74,814	\$0	\$404,314
014793087000	Riverpoint	\$1,657,355	\$1,488,617	\$0	\$3,145,972
014793088000	Riverpoint	\$1,200,000	\$2,550,000	\$0	\$3,750,000
014650003000	Riverside / CHP	\$1,346,313	\$2,877,754	\$0	\$4,224,067
014650005000	Riverside / CHP	\$2,141,704	\$2,194,743	\$0	\$4,336,447
014650006000	Riverside / CHP	\$1,682,767	\$1,305,419	\$0	\$2,988,186
014650007000	Riverside / CHP	\$1,949,318	\$9,551,253	\$0	\$11,500,571
014650008000	Riverside / CHP	\$1,497,938	\$0	\$0	\$1,497,938
014660008000	Riverside / CHP	\$613,737	\$0	\$0	\$613,737
014660009000	Riverside / CHP	\$1,142,156	\$12,225,520	\$0	\$13,367,676
014660013000	Riverside / CHP	\$987,019	\$5,842,720	\$1,156,180	\$7,985,919
014660014000	Riverside / CHP	\$1,912,781	\$6,673,104	\$0	\$8,585,885
014660016000	Riverside / CHP	\$3,106,604	\$7,618,018	\$69,463,400	\$80,188,022
014660017000	Riverside / CHP	\$2,112,717	\$11,944,342	\$45,340	\$14,102,399
014660018000	Riverside / CHP	\$2,080,471	\$9,100,053	\$60,150	\$11,240,674
014670002000	Riverside / CHP	\$1,656,855	\$0	\$0	\$1,656,855
014670014000	Riverside / CHP	\$5,695,440	\$45,381,076	\$0	\$51,076,516
014670021000	Riverside / CHP	\$676,814	\$1,493,097	\$0	\$2,169,911
014670022000	Riverside / CHP	\$2,080,471	\$7,631,477	\$0	\$9,711,948
014670025000	Riverside / CHP	\$1,003,754	\$5,815,658	\$0	\$6,819,412
014670026000	Riverside / CHP	\$1,181,522	\$0	\$0	\$1,181,522
014670027000	Riverside / CHP	\$663,462	\$4,853,367	\$0	\$5,516,829
014680008000	Riverside / CHP	\$1,000,000	\$2,050,000	\$0	\$3,050,000
014680009000	Riverside / CHP	\$1,750,436	\$6,383,788	\$0	\$8,134,224
014680010000	Riverside / CHP	\$2,081,262	\$8,277,869	\$1,467,350	\$11,826,481
014680012000	Riverside / CHP	\$2,690,412	\$0	\$0	\$2,690,412
014680014000	Riverside / CHP	\$5,491,913	\$33,021,485	\$15,375,650	\$53,889,048

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
014791001000	Riverside / CHP	\$0	\$0	\$0	\$0
014791002000	Riverside / CHP	\$0	\$0	\$0	\$0
014791003000	Riverside / CHP	\$0	\$0	\$0	\$0
014791004000	Riverside / CHP	\$3,176,363	\$8,806,513	\$0	\$11,982,876
014794001000	Riverside / CHP	\$1,300,000	\$1,200,000	\$402,545	\$2,902,545
014794002000	Riverside / CHP	\$230,000	\$1,100,000	\$0	\$1,330,000
014794003000	Riverside / CHP	\$748,678	\$565,679	\$0	\$1,314,357
014794004000	Riverside / CHP	\$146,113	\$21,806	\$0	\$167,919
014794005000	Riverside / CHP	\$941,995	\$824,243	\$0	\$1,766,238
014794006000	Riverside / CHP	\$1,948,069	\$3,548,776	\$459,720	\$5,956,565
014794007000	Riverside / CHP	\$2,193,375	\$4,027,967	\$0	\$6,221,342
014794008000	Riverside / CHP	\$758,666	\$2,711,148	\$0	\$3,469,814
014794009000	Riverside / CHP	\$1,006,645	\$3,321,935	\$0	\$4,328,580
014794010000	Riverside / CHP	\$1,000,000	\$3,345,000	\$0	\$4,345,000
014794011000	Riverside / CHP	\$615,591	\$977,437	\$0	\$1,593,028
014794012000	Riverside / CHP	\$984,390	\$1,940,584	\$0	\$2,924,974
014794013000	Riverside / CHP	\$170,685	\$0	\$0	\$170,685
014794014000	Riverside / CHP	\$200,370	\$877,192	\$0	\$1,077,562
014794015000	Riverside / CHP	\$600,000	\$660,000	\$0	\$1,260,000
045030044000	Seaway	\$0	\$0	\$0	\$0
045030045000	Seaway	\$0	\$0	\$0	\$0
045030046000	Seaway	\$0	\$0	\$0	\$0
045030047000	Seaway	\$0	\$0	\$0	\$0
045030048000	Seaway	\$0	\$0	\$0	\$0
045551057000	Seaway	\$0	\$0	\$0	\$0
045554036000	Seaway	\$0	\$0	\$0	\$0
045554037000	Seaway	\$0	\$0	\$0	\$0
045551002000	Southport Industrial	\$0	\$0	\$0	\$0
045551003000	Southport Industrial	\$2,804,448	\$12,261,807	\$0	\$15,066,255
045551004000	Southport Industrial	\$3,106,829	\$2,884,912	\$162,150	\$6,153,891
045551018000	Southport Industrial	\$0	\$0	\$0	\$0
045551019000	Southport Industrial	\$750,000	\$4,000,000	\$0	\$4,750,000
045551020000	Southport Industrial	\$375,000	\$2,200,000	\$0	\$2,575,000
045551021000	Southport Industrial	\$275,000	\$2,000,000	\$0	\$2,275,000
045551022000	Southport Industrial	\$0	\$0	\$0	\$0
045551031000	Southport Industrial	\$324,677	\$0	\$0	\$324,677
045551032000	Southport Industrial	\$268,906	\$1,493,675	\$0	\$1,762,581
045551035000	Southport Industrial	\$1,406,984	\$0	\$0	\$1,406,984
045551043000	Southport Industrial	\$2,671,687	\$0	\$0	\$2,671,687

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
045551049000	Southport Industrial	\$350,852	\$0	\$0	\$350,852
045551050000	Southport Industrial	\$738,448	\$2,390,899	\$1,452	\$3,130,799
045551055000	Southport Industrial	\$7,040,149	\$13,915,822	\$1,262,730	\$22,218,701
045551056000	Southport Industrial	\$3,810,196	\$0	\$0	\$3,810,196
045551059000	Southport Industrial	\$2,445,431	\$14,753,869	\$0	\$17,199,300
045551060000	Southport Industrial	\$1,669,190	\$0	\$0	\$1,669,190
045551062000	Southport Industrial	\$6,005,384	\$16,049,252	\$0	\$22,054,636
045551063000	Southport Industrial	\$3,784,689	\$0	\$0	\$3,784,689
045552003000	Southport Industrial	\$3,056,789	\$14,067,697	\$3,124,010	\$20,248,496
045552014000	Southport Industrial	\$2,373,888	\$9,169,165	\$6,139,240	\$17,682,293
045553004000	Southport Industrial	\$454,832	\$0	\$0	\$454,832
045553005000	Southport Industrial	\$547,774	\$1,579,189	\$0	\$2,126,963
045553006000	Southport Industrial	\$600,000	\$0	\$0	\$600,000
045553007000	Southport Industrial	\$1,299,713	\$0	\$0	\$1,299,713
045553010000	Southport Industrial	\$0	\$0	\$0	\$0
045553011000	Southport Industrial	\$0	\$0	\$0	\$0
045553012000	Southport Industrial	\$0	\$0	\$0	\$0
045553018000	Southport Industrial	\$475,583	\$2,755,447	\$0	\$3,231,030
045553022000	Southport Industrial	\$605,104	\$4,917,134	\$1,015,610	\$6,537,848
045553023000	Southport Industrial	\$1,000,000	\$1,945,000	\$0	\$2,945,000
045554001000	Southport Industrial	\$2,355,066	\$13,083,966	\$0	\$15,439,032
045554002000	Southport Industrial	\$4,058,479	\$21,225,176	\$0	\$25,283,655
045554008000	Southport Industrial	\$0	\$0	\$0	\$0
045554012000	Southport Industrial	\$1,438,838	\$0	\$0	\$1,438,838
045554013000	Southport Industrial	\$652,693	\$601,891	\$0	\$1,254,584
045554014000	Southport Industrial	\$848,519	\$3,162,437	\$0	\$4,010,956
045554016000	Southport Industrial	\$0	\$0	\$0	\$0
045554018000	Southport Industrial	\$1,035,534	\$4,826,045	\$0	\$5,861,579
045554025000	Southport Industrial	\$1,126,712	\$5,319,455	\$0	\$6,446,167
045554030000	Southport Industrial	\$2,085,980	\$15,978,299	\$0	\$18,064,279
045554031000	Southport Industrial	\$934,905	\$0	\$0	\$934,905
045554032000	Southport Industrial	\$3,881,305	\$0	\$0	\$3,881,305
045554034000	Southport Industrial	\$429,651	\$0	\$0	\$429,651
045554035000	Southport Industrial	\$944,179	\$3,450,000	\$0	\$4,394,179
045554040000	Southport Industrial	\$2,406,042	\$4,775,194	\$0	\$7,181,236
045554041000	Southport Industrial	\$2,511,763	\$4,583,970	\$0	\$7,095,733
045555003000	Southport Industrial	\$499,749	\$0	\$0	\$499,749
045555004000	Southport Industrial	\$474,284	\$0	\$0	\$474,284
045555005000	Southport Industrial	\$0	\$0	\$0	\$0

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
04555006000	Southport Industrial	\$2,233,550	\$0	\$0	\$2,233,550
072141005000	Southport Industrial	\$156,034	\$526,878	\$0	\$682,912
072141006000	Southport Industrial	\$206,058	\$1,193,904	\$8,900	\$1,408,862
072141007000	Southport Industrial	\$279,531	\$979,202	\$0	\$1,258,733
072141008000	Southport Industrial	\$253,812	\$1,034,539	\$0	\$1,288,351
072141009000	Southport Industrial	\$250,000	\$1,010,000	\$0	\$1,260,000
072141010000	Southport Industrial	\$217,833	\$1,038,701	\$0	\$1,256,534
072141011000	Southport Industrial	\$200,171	\$565,669	\$0	\$765,840
072141012000	Southport Industrial	\$400,000	\$1,090,000	\$0	\$1,490,000
072141013000	Southport Industrial	\$288,956	\$982,893	\$0	\$1,271,849
072141017000	Southport Industrial	\$1,225,720	\$8,614,974	\$635,020	\$10,475,714
072141018000	Southport Industrial	\$512,690	\$0	\$0	\$512,690
046010008000	Stone Lock	\$0	\$0	\$0	\$0
046010011000	Stone Lock	\$0	\$0	\$0	\$0
067180002000	Stone Lock	\$0	\$0	\$0	\$0
067180005000	Stone Lock	\$0	\$0	\$0	\$0
067180041000	Stone Lock	\$0	\$0	\$0	\$0
067180053000	Stone Lock	\$0	\$0	\$0	\$0
067180056000	Stone Lock	\$0	\$0	\$0	\$0
067180062000	Stone Lock	\$0	\$0	\$0	\$0
067180063000	Stone Lock	\$0	\$0	\$0	\$0
067180065000	Stone Lock	\$0	\$0	\$0	\$0
067180067000	Stone Lock	\$0	\$0	\$0	\$0
014620008000	The Rivers II	\$0	\$0	\$0	\$0
014630006000	The Rivers II	\$111,938	\$0	\$0	\$111,938
014690073000	The Rivers II	\$89,459	\$0	\$0	\$89,459
014690074000	The Rivers II	\$89,459	\$0	\$0	\$89,459
014690075000	The Rivers II	\$200,000	\$735,000	\$0	\$935,000
014690076000	The Rivers II	\$200,000	\$745,000	\$0	\$945,000
014690077000	The Rivers II	\$109,038	\$447,065	\$0	\$556,103
014690078000	The Rivers II	\$200,000	\$735,000	\$0	\$935,000
014690079000	The Rivers II	\$155,330	\$661,913	\$0	\$817,243
014690080000	The Rivers II	\$200,000	\$750,000	\$0	\$950,000
014690081000	The Rivers II	\$264,225	\$568,426	\$0	\$832,651
014690082000	The Rivers II	\$177,668	\$0	\$0	\$177,668
014690083000	The Rivers II	\$185,681	\$461,551	\$0	\$647,232
014690084000	The Rivers II	\$270,230	\$518,095	\$0	\$788,325
014690085000	The Rivers II	\$165,684	\$579,898	\$0	\$745,582
014690086000	The Rivers II	\$163,170	\$353,540	\$0	\$516,710

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Table 16

FY 2016/17 Assesed Value by Parcel

Assesed Value and Tax Increment Projection

City of West Sacramento, CA

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
014690087000	The Rivers II	\$43,688	\$0	\$0	\$43,688
014690088000	The Rivers II	\$175,000	\$0	\$0	\$175,000
014690089000	The Rivers II	\$93,588	\$0	\$0	\$93,588
014690090000	The Rivers II	\$93,588	\$0	\$0	\$93,588
014690091000	The Rivers II	\$0	\$0	\$0	\$0
014700003000	The Rivers II	\$0	\$0	\$0	\$0
014700018000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014700019000	The Rivers II	\$89,459	\$0	\$0	\$89,459
014700020000	The Rivers II	\$89,459	\$0	\$0	\$89,459
014700021000	The Rivers II	\$89,459	\$0	\$0	\$89,459
014700022000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014700023000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014700024000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014700025000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014700026000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014700046000	The Rivers II	\$89,459	\$0	\$0	\$89,459
014700047000	The Rivers II	\$89,459	\$0	\$0	\$89,459
014700048000	The Rivers II	\$89,459	\$0	\$0	\$89,459
014700049000	The Rivers II	\$89,459	\$0	\$0	\$89,459
014700050000	The Rivers II	\$89,459	\$0	\$0	\$89,459
014700051000	The Rivers II	\$79,057	\$0	\$0	\$79,057
014700052000	The Rivers II	\$89,459	\$0	\$0	\$89,459
014710002000	The Rivers II	\$79,057	\$0	\$0	\$79,057
014710003000	The Rivers II	\$79,057	\$0	\$0	\$79,057
014710004000	The Rivers II	\$79,057	\$0	\$0	\$79,057
014710005000	The Rivers II	\$79,057	\$0	\$0	\$79,057
014710006000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014710007000	The Rivers II	\$79,057	\$0	\$0	\$79,057
014710008000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014710009000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014710010000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014710011000	The Rivers II	\$79,057	\$0	\$0	\$79,057
014710012000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014710013000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014710014000	The Rivers II	\$79,057	\$0	\$0	\$79,057
014710015000	The Rivers II	\$79,057	\$0	\$0	\$79,057
014710062000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014710063000	The Rivers II	\$83,218	\$0	\$0	\$83,218
014710064000	The Rivers II	\$89,459	\$0	\$0	\$89,459

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
014760028000	The Rivers II	\$1,643,259	\$0	\$0	\$1,643,259
014760029000	The Rivers II	\$237,485	\$0	\$0	\$237,485
008140075000	Washington / Down	\$569,442	\$1,197,445	\$0	\$1,766,887
008140082000	Washington / Down	\$858,921	\$2,085,864	\$0	\$2,944,785
008140086000	Washington / Down	\$109,102	\$667,047	\$0	\$776,149
008140087000	Washington / Down	\$693,814	\$1,935,107	\$0	\$2,628,921
008140089000	Washington / Down	\$154,988	\$0	\$0	\$154,988
008140092000	Washington / Down	\$0	\$0	\$0	\$0
008140095000	Washington / Down	\$48,821	\$0	\$0	\$48,821
008150011000	Washington / Down	\$643,000	\$445,000	\$24,220	\$1,112,220
008150017000	Washington / Down	\$224,089	\$110,955	\$0	\$335,044
008150018000	Washington / Down	\$375,297	\$131,624	\$0	\$506,921
008150025000	Washington / Down	\$212,830	\$567,565	\$8,340	\$788,735
008150028000	Washington / Down	\$585,000	\$543,000	\$13,365	\$1,141,365
008150029000	Washington / Down	\$1,303,758	\$388,349	\$0	\$1,692,107
008150031000	Washington / Down	\$100,713	\$173,693	\$8,790	\$283,196
008150033000	Washington / Down	\$0	\$0	\$0	\$0
008150061000	Washington / Down	\$285,631	\$194,745	\$0	\$480,376
008150066000	Washington / Down	\$0	\$0	\$0	\$0
008150067000	Washington / Down	\$0	\$0	\$0	\$0
008150093000	Washington / Down	\$0	\$0	\$0	\$0
008150094000	Washington / Down	\$306,093	\$64,500	\$5,620	\$376,213
008221015000	Washington / Down	\$31,590	\$0	\$0	\$31,590
008221024000	Washington / Down	\$157,032	\$0	\$0	\$157,032
008221025000	Washington / Down	\$131,982	\$233,507	\$0	\$365,489
008221030000	Washington / Down	\$450,941	\$732,117	\$28,100	\$1,211,158
008221031000	Washington / Down	\$101,462	\$143,490	\$23,070	\$268,022
008221032000	Washington / Down	\$69,460	\$111,597	\$4,260	\$185,317
008221033000	Washington / Down	\$125,801	\$120,737	\$1,010	\$247,548
008221034000	Washington / Down	\$104,350	\$144,839	\$4,260	\$253,449
008221035000	Washington / Down	\$207,106	\$226,781	\$5,000	\$438,887
008221036000	Washington / Down	\$143,571	\$161,517	\$0	\$305,088
008221038000	Washington / Down	\$181,405	\$269,149	\$0	\$450,554
008221039000	Washington / Down	\$181,405	\$413,606	\$0	\$595,011
008221041000	Washington / Down	\$19,493	\$0	\$0	\$19,493
008221043000	Washington / Down	\$89,564	\$93,867	\$0	\$183,431
008221044000	Washington / Down	\$640,000	\$440,000	\$0	\$1,080,000
008473018000	Washington / Down	\$307,713	\$228,150	\$2,580	\$538,443
008473021000	Washington / Down	\$119,000	\$480,097	\$8,360	\$607,457

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
008473022000	Washington / Down	\$333,826	\$566,169	\$13,130	\$913,125
008473023000	Washington / Down	\$425,000	\$200,000	\$0	\$625,000
008473024000	Washington / Down	\$425,000	\$200,000	\$0	\$625,000
008473025000	Washington / Down	\$129,313	\$498,805	\$78,340	\$706,458
008473027000	Washington / Down	\$850,000	\$1,150,000	\$0	\$2,000,000
010101004000	Washington / Down	\$34,255	\$89,780	\$0	\$124,035
010101005000	Washington / Down	\$103,553	\$124,263	\$0	\$227,816
010101008000	Washington / Down	\$54,516	\$0	\$0	\$54,516
010101009000	Washington / Down	\$64,934	\$16,232	\$0	\$81,166
010101010000	Washington / Down	\$82,719	\$59,431	\$0	\$142,150
010101011000	Washington / Down	\$85,499	\$67,773	\$0	\$153,272
010101012000	Washington / Down	\$15,576	\$0	\$0	\$15,576
010101013000	Washington / Down	\$202,844	\$800,980	\$0	\$1,003,824
010102002000	Washington / Down	\$53,829	\$0	\$0	\$53,829
010102003000	Washington / Down	\$64,493	\$0	\$0	\$64,493
010102004000	Washington / Down	\$0	\$0	\$0	\$0
010102005000	Washington / Down	\$77,664	\$0	\$0	\$77,664
010102008000	Washington / Down	\$0	\$0	\$0	\$0
010102010000	Washington / Down	\$0	\$0	\$0	\$0
010103001000	Washington / Down	\$0	\$0	\$0	\$0
010103002000	Washington / Down	\$0	\$0	\$0	\$0
010191004000	Washington / Down	\$58,198	\$75,023	\$0	\$133,221
010191005000	Washington / Down	\$26,969	\$33,712	\$0	\$60,681
010191006000	Washington / Down	\$54,516	\$30,529	\$0	\$85,045
010191011000	Washington / Down	\$86,890	\$0	\$0	\$86,890
010191012000	Washington / Down	\$153,655	\$0	\$0	\$153,655
010191013000	Washington / Down	\$176,000	\$0	\$0	\$176,000
010191017000	Washington / Down	\$80,400	\$0	\$0	\$80,400
010191018000	Washington / Down	\$209,086	\$0	\$0	\$209,086
010192003000	Washington / Down	\$809,700	\$0	\$0	\$809,700
010371002000	Washington / Down	\$156,348	\$0	\$0	\$156,348
010371003000	Washington / Down	\$203,050	\$0	\$0	\$203,050
010371004000	Washington / Down	\$200,000	\$250,000	\$0	\$450,000
010371005000	Washington / Down	\$0	\$0	\$0	\$0
010371006000	Washington / Down	\$0	\$0	\$0	\$0
010371007000	Washington / Down	\$6,614	\$0	\$0	\$6,614
010371008000	Washington / Down	\$13,440	\$0	\$0	\$13,440
010371009000	Washington / Down	\$31,472	\$0	\$0	\$31,472
010372001000	Washington / Down	\$145,098	\$0	\$0	\$145,098

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
010372002000	Washington / Down	\$493,971	\$0	\$0	\$493,971
010372003000	Washington / Down	\$130,172	\$0	\$0	\$130,172
010373001000	Washington / Down	\$8,949	\$0	\$0	\$8,949
010373002000	Washington / Down	\$73,000	\$0	\$0	\$73,000
010373003000	Washington / Down	\$62,074	\$0	\$0	\$62,074
010373004000	Washington / Down	\$13,238	\$0	\$0	\$13,238
010373005000	Washington / Down	\$161,681	\$0	\$0	\$161,681
010373006000	Washington / Down	\$12,429	\$0	\$0	\$12,429
010373007000	Washington / Down	\$38,007	\$0	\$0	\$38,007
010373008000	Washington / Down	\$8,949	\$0	\$0	\$8,949
010373009000	Washington / Down	\$9,337	\$0	\$0	\$9,337
010373010000	Washington / Down	\$17,534	\$0	\$0	\$17,534
010373011000	Washington / Down	\$35,880	\$0	\$0	\$35,880
010373012000	Washington / Down	\$0	\$0	\$0	\$0
010374001000	Washington / Down	\$3,908	\$0	\$0	\$3,908
010374002000	Washington / Down	\$37,840	\$0	\$0	\$37,840
010374003000	Washington / Down	\$12,071	\$757	\$0	\$12,828
010374004000	Washington / Down	\$6,175	\$0	\$0	\$6,175
010374005000	Washington / Down	\$68,111	\$24,252	\$0	\$92,363
010374006000	Washington / Down	\$152,356	\$0	\$0	\$152,356
010374007000	Washington / Down	\$25,960	\$0	\$0	\$25,960
010374008000	Washington / Down	\$82,842	\$72,486	\$0	\$155,328
010374009000	Washington / Down	\$100,000	\$0	\$0	\$100,000
010374010000	Washington / Down	\$36,243	\$129,441	\$0	\$165,684
010374011000	Washington / Down	\$44,803	\$0	\$0	\$44,803
010374012000	Washington / Down	\$12,780	\$0	\$0	\$12,780
010374013000	Washington / Down	\$12,246	\$0	\$0	\$12,246
010374014000	Washington / Down	\$29,244	\$0	\$0	\$29,244
010374015000	Washington / Down	\$8,949	\$0	\$0	\$8,949
010374016000	Washington / Down	\$8,949	\$1,925	\$0	\$10,874
010374017000	Washington / Down	\$10,121	\$2,312	\$0	\$12,433
010421018000	Washington / Down	\$7,346,794	\$54,782,739	\$0	\$62,129,533
010421019000	Washington / Down	\$1,072,053	\$0	\$0	\$1,072,053
010422010000	Washington / Down	\$0	\$0	\$0	\$0
010422013000	Washington / Down	\$0	\$0	\$0	\$0
010422019000	Washington / Down	\$367,613	\$0	\$0	\$367,613
010422020000	Washington / Down	\$367,613	\$0	\$0	\$367,613
010422023000	Washington / Down	\$0	\$0	\$0	\$0
010422028000	Washington / Down	\$11,137,959	\$86,092,186	\$0	\$97,230,145

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
010422029000	Washington / Down	\$0	\$0	\$0	\$0
010422030000	Washington / Down	\$2,350,663	\$0	\$0	\$2,350,663
010422031000	Washington / Down	\$0	\$0	\$0	\$0
010422032000	Washington / Down	\$1,170,153	\$0	\$0	\$1,170,153
010422033000	Washington / Down	\$0	\$0	\$0	\$0
010422034000	Washington / Down	\$0	\$0	\$0	\$0
010422035000	Washington / Down	\$0	\$0	\$0	\$0
010422036000	Washington / Down	\$2,019,292	\$0	\$0	\$2,019,292
010422037000	Washington / Down	\$745,584	\$0	\$0	\$745,584
010431001000	Washington / Down	\$323,249	\$0	\$0	\$323,249
010431002000	Washington / Down	\$241,985	\$0	\$0	\$241,985
010431010000	Washington / Down	\$194,184	\$0	\$0	\$194,184
010431013000	Washington / Down	\$360,749	\$0	\$0	\$360,749
010431014000	Washington / Down	\$1,656,855	\$6,938,082	\$0	\$8,594,937
010432001000	Washington / Down	\$14,908	\$56,095	\$0	\$71,003
010432002000	Washington / Down	\$60,000	\$100,000	\$0	\$160,000
010432003000	Washington / Down	\$45,900	\$110,380	\$0	\$156,280
010432004000	Washington / Down	\$42,440	\$79,577	\$0	\$122,017
010432005000	Washington / Down	\$13,156	\$34,629	\$0	\$47,785
010441003000	Washington / Down	\$3,045,750	\$456,862	\$0	\$3,502,612
010451010000	Washington / Down	\$180,658	\$2,146,063	\$4,200	\$2,330,921
010451011000	Washington / Down	\$283,031	\$2,784,854	\$8,800	\$3,076,685
010451012000	Washington / Down	\$237,957	\$2,933,924	\$3,000	\$3,174,881
010452003000	Washington / Down	\$53,050	\$90,187	\$0	\$143,237
010452004000	Washington / Down	\$8,673	\$53,836	\$2,000	\$64,509
010452008000	Washington / Down	\$631,901	\$6,580,135	\$7,730	\$7,219,766
010461001000	Washington / Down	\$384,351	\$1,545,703	\$13,739	\$1,943,793
010462001000	Washington / Down	\$139,539	\$182,240	\$0	\$321,779
010463001000	Washington / Down	\$216,451	\$395,024	\$0	\$611,475
010463002000	Washington / Down	\$110,955	\$404,440	\$1,050	\$516,445
010463003000	Washington / Down	\$44,380	\$0	\$0	\$44,380
010463004000	Washington / Down	\$43,670	\$0	\$0	\$43,670
010463005000	Washington / Down	\$47,746	\$37,135	\$0	\$84,881
010463006000	Washington / Down	\$8,746	\$27,763	\$0	\$36,509
010463007000	Washington / Down	\$8,746	\$13,635	\$0	\$22,381
010463008000	Washington / Down	\$31,813	\$76,368	\$0	\$108,181
010463009000	Washington / Down	\$27,436	\$0	\$0	\$27,436
010463010000	Washington / Down	\$19,005	\$33,272	\$0	\$52,277
010463011000	Washington / Down	\$6,175	\$8,704	\$0	\$14,879

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
010463012000	Washington / Down	\$28,707	\$29,437	\$0	\$58,144
010463013000	Washington / Down	\$7,267	\$28,777	\$0	\$36,044
010463014000	Washington / Down	\$54,112	\$68,721	\$0	\$122,833
010463015000	Washington / Down	\$52,011	\$103,918	\$0	\$155,929
010464001000	Washington / Down	\$64,934	\$102,813	\$300	\$168,047
010464002000	Washington / Down	\$5,829	\$28,801	\$0	\$34,630
010464003000	Washington / Down	\$151,329	\$0	\$0	\$151,329
010464004000	Washington / Down	\$554,010	\$0	\$0	\$554,010
010465001000	Washington / Down	\$37,877	\$10,821	\$0	\$48,698
010465002000	Washington / Down	\$100,000	\$185,000	\$0	\$285,000
010465003000	Washington / Down	\$54,388	\$74,948	\$0	\$129,336
010465004000	Washington / Down	\$52,011	\$98,821	\$0	\$150,832
010465005000	Washington / Down	\$44,543	\$57,274	\$0	\$101,817
010465006000	Washington / Down	\$81,220	\$0	\$0	\$81,220
010465008000	Washington / Down	\$50,000	\$150,000	\$0	\$200,000
010465009000	Washington / Down	\$121,280	\$0	\$0	\$121,280
010465010000	Washington / Down	\$37,431	\$0	\$0	\$37,431
010465012000	Washington / Down	\$50,000	\$82,000	\$0	\$132,000
010465013000	Washington / Down	\$200,000	\$500,000	\$0	\$700,000
010465016000	Washington / Down	\$38,943	\$119,440	\$0	\$158,383
010465017000	Washington / Down	\$4,215	\$0	\$0	\$4,215
010465018000	Washington / Down	\$55,000	\$145,000	\$0	\$200,000
010466001000	Washington / Down	\$11,224	\$61,278	\$0	\$72,502
010466002000	Washington / Down	\$8,746	\$15,074	\$0	\$23,820
010466003000	Washington / Down	\$50,936	\$0	\$0	\$50,936
010466006000	Washington / Down	\$31,830	\$44,830	\$0	\$76,660
010466007000	Washington / Down	\$89,978	\$75,888	\$0	\$165,866
010466008000	Washington / Down	\$54,112	\$73,592	\$0	\$127,704
010466009000	Washington / Down	\$31,830	\$0	\$0	\$31,830
010466010000	Washington / Down	\$200,000	\$525,000	\$0	\$725,000
010466011000	Washington / Down	\$54,313	\$143,442	\$0	\$197,755
010466012000	Washington / Down	\$25,694	\$57,755	\$3,970	\$87,419
010471001000	Washington / Down	\$62,804	\$0	\$0	\$62,804
010471002000	Washington / Down	\$118,412	\$0	\$0	\$118,412
010471003000	Washington / Down	\$19,473	\$128,644	\$0	\$148,117
010471004000	Washington / Down	\$60,047	\$12,005	\$0	\$72,052
010471005000	Washington / Down	\$27,963	\$52,826	\$0	\$80,789
010471006000	Washington / Down	\$40,610	\$142,135	\$0	\$182,745
010471007000	Washington / Down	\$32,414	\$0	\$0	\$32,414

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
010471008000	Washington / Down	\$34,979	\$87,898	\$0	\$122,877
010471009000	Washington / Down	\$33,712	\$78,225	\$0	\$111,937
010471010000	Washington / Down	\$60,000	\$150,000	\$0	\$210,000
010471011000	Washington / Down	\$60,000	\$110,000	\$0	\$170,000
010471012000	Washington / Down	\$142,000	\$0	\$0	\$142,000
010471013000	Washington / Down	\$5,559	\$1,655	\$0	\$7,214
010471014000	Washington / Down	\$79,937	\$0	\$0	\$79,937
010471015000	Washington / Down	\$42,440	\$47,746	\$0	\$90,186
010471016000	Washington / Down	\$132,628	\$62,261	\$0	\$194,889
010473005000	Washington / Down	\$0	\$0	\$0	\$0
010473008000	Washington / Down	\$0	\$0	\$0	\$0
010473019000	Washington / Down	\$0	\$0	\$0	\$0
010473029000	Washington / Down	\$0	\$0	\$0	\$0
010473031000	Washington / Down	\$0	\$0	\$0	\$0
010473032000	Washington / Down	\$0	\$0	\$0	\$0
010473039000	Washington / Down	\$3,000,000	\$0	\$0	\$3,000,000
010473040000	Washington / Down	\$0	\$0	\$0	\$0
010474018000	Washington / Down	\$481,535	\$0	\$0	\$481,535
010474022000	Washington / Down	\$5,265,169	\$16,698,068	\$0	\$21,963,237
010475001000	Washington / Down	\$233,507	\$0	\$0	\$233,507
010475002000	Washington / Down	\$60,000	\$80,000	\$0	\$140,000
010475003000	Washington / Down	\$87,311	\$0	\$0	\$87,311
010475004000	Washington / Down	\$55,000	\$170,000	\$0	\$225,000
010475005000	Washington / Down	\$26,479	\$19,860	\$0	\$46,339
010475006000	Washington / Down	\$101,525	\$0	\$0	\$101,525
010475007000	Washington / Down	\$252,215	\$324,278	\$0	\$576,493
010475008000	Washington / Down	\$60,000	\$70,000	\$0	\$130,000
010475009000	Washington / Down	\$123,988	\$0	\$0	\$123,988
010475010000	Washington / Down	\$67,309	\$0	\$0	\$67,309
010475011000	Washington / Down	\$165,684	\$0	\$0	\$165,684
010475012000	Washington / Down	\$14,609	\$9,134	\$0	\$23,743
010481001000	Washington / Down	\$0	\$0	\$0	\$0
010481002000	Washington / Down	\$0	\$0	\$0	\$0
010481005000	Washington / Down	\$45,000	\$20,000	\$0	\$65,000
010481006000	Washington / Down	\$76,368	\$227,842	\$0	\$304,210
010481007000	Washington / Down	\$330,000	\$800,000	\$0	\$1,130,000
010481008000	Washington / Down	\$64,912	\$142,812	\$0	\$207,724
010481009000	Washington / Down	\$15,355	\$55,113	\$0	\$70,468
010482001000	Washington / Down	\$11,678	\$23,395	\$0	\$35,073

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
010482002000	Washington / Down	\$41,421	\$113,908	\$0	\$155,329
010482003000	Washington / Down	\$462,400	\$204,174	\$0	\$666,574
010482004000	Washington / Down	\$122,341	\$342,564	\$0	\$464,905
010482005000	Washington / Down	\$33,509	\$57,885	\$0	\$91,394
010482006000	Washington / Down	\$9,360	\$0	\$0	\$9,360
010482007000	Washington / Down	\$52,050	\$0	\$0	\$52,050
010482008000	Washington / Down	\$52,050	\$0	\$0	\$52,050
010482009000	Washington / Down	\$58,520	\$0	\$0	\$58,520
010482010000	Washington / Down	\$348,301	\$90,072	\$0	\$438,373
010482011000	Washington / Down	\$104,116	\$0	\$0	\$104,116
010483001000	Washington / Down	\$315,247	\$571,789	\$0	\$887,036
010483002000	Washington / Down	\$10,368	\$53,364	\$0	\$63,732
010483003000	Washington / Down	\$7,391	\$6,214	\$0	\$13,605
010483004000	Washington / Down	\$4,263	\$12,071	\$0	\$16,334
010483005000	Washington / Down	\$27,489	\$0	\$0	\$27,489
010483006000	Washington / Down	\$33,617	\$103,933	\$0	\$137,550
010483007000	Washington / Down	\$31,206	\$23,404	\$0	\$54,610
010483008000	Washington / Down	\$48,932	\$90,269	\$0	\$139,201
010483009000	Washington / Down	\$41,607	\$57,211	\$0	\$98,818
010483010000	Washington / Down	\$31,813	\$71,910	\$0	\$103,723
010483011000	Washington / Down	\$33,100	\$59,590	\$0	\$92,690
010483012000	Washington / Down	\$173,155	\$213,561	\$0	\$386,716
010483013000	Washington / Down	\$4,841	\$6,795	\$0	\$11,636
010483014000	Washington / Down	\$54,112	\$40,584	\$0	\$94,696
010483015000	Washington / Down	\$4,377	\$10,705	\$0	\$15,082
010483016000	Washington / Down	\$31,830	\$54,112	\$0	\$85,942
010483017000	Washington / Down	\$3,417	\$28,411	\$0	\$31,828
010483018000	Washington / Down	\$26,524	\$24,402	\$0	\$50,926
010483019000	Washington / Down	\$65,000	\$225,500	\$0	\$290,500
010483020000	Washington / Down	\$60,000	\$150,000	\$0	\$210,000
010483021000	Washington / Down	\$67,283	\$159,045	\$0	\$226,328
010483022000	Washington / Down	\$67,283	\$171,278	\$0	\$238,561
010484001000	Washington / Down	\$20,485	\$0	\$0	\$20,485
010484002000	Washington / Down	\$2,734	\$0	\$0	\$2,734
010484005000	Washington / Down	\$8,746	\$8,244	\$0	\$16,990
010484006000	Washington / Down	\$8,746	\$19,959	\$0	\$28,705
010484007000	Washington / Down	\$32,925	\$22,805	\$0	\$55,730
010484008000	Washington / Down	\$71,198	\$36,699	\$0	\$107,897
010484009000	Washington / Down	\$22,085	\$233,427	\$0	\$255,512

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
010484010000	Washington / Down	\$7,422	\$33,517	\$0	\$40,939
010484011000	Washington / Down	\$35,881	\$25,116	\$0	\$60,997
010484012000	Washington / Down	\$58,419	\$0	\$0	\$58,419
010484013000	Washington / Down	\$18,206	\$157,460	\$1,850	\$177,516
010484014000	Washington / Down	\$64,912	\$142,812	\$0	\$207,724
010484015000	Washington / Down	\$37,174	\$184,781	\$910	\$222,865
010484016000	Washington / Down	\$25,548	\$4,801	\$0	\$30,349
010484017000	Washington / Down	\$42,440	\$58,355	\$0	\$100,795
010484018000	Washington / Down	\$33,063	\$60,000	\$0	\$93,063
010484019000	Washington / Down	\$41,607	\$62,413	\$0	\$104,020
010484020000	Washington / Down	\$54,516	\$157,016	\$0	\$211,532
010492002000	Washington / Down	\$0	\$0	\$0	\$0
010492003000	Washington / Down	\$26,270	\$13,131	\$0	\$39,401
010492005000	Washington / Down	\$26,270	\$0	\$0	\$26,270
010492006000	Washington / Down	\$45,978	\$0	\$0	\$45,978
010492015000	Washington / Down	\$117,668	\$0	\$0	\$117,668
010492017000	Washington / Down	\$40,610	\$34,010	\$0	\$74,620
010492020000	Washington / Down	\$43,510	\$25,016	\$0	\$68,526
010492021000	Washington / Down	\$154,618	\$287,305	\$5,000	\$446,923
010493001000	Washington / Down	\$0	\$0	\$0	\$0
010493002000	Washington / Down	\$0	\$0	\$0	\$0
010493006000	Washington / Down	\$0	\$0	\$0	\$0
010493007000	Washington / Down	\$0	\$0	\$0	\$0
010493008000	Washington / Down	\$0	\$0	\$0	\$0
010495002000	Washington / Down	\$65,000	\$70,000	\$0	\$135,000
010495003000	Washington / Down	\$27,279	\$34,097	\$0	\$61,376
010495004000	Washington / Down	\$80,957	\$0	\$0	\$80,957
010495005000	Washington / Down	\$66,570	\$250,762	\$0	\$317,332
010495010000	Washington / Down	\$129,441	\$0	\$0	\$129,441
010495011000	Washington / Down	\$129,441	\$0	\$0	\$129,441
010495012000	Washington / Down	\$144,974	\$0	\$0	\$144,974
010495013000	Washington / Down	\$113,908	\$0	\$0	\$113,908
010495014000	Washington / Down	\$0	\$0	\$0	\$0
010495020000	Washington / Down	\$31,150	\$0	\$0	\$31,150
010495021000	Washington / Down	\$78,338	\$65,262	\$0	\$143,600
010495022000	Washington / Down	\$79,302	\$83,479	\$0	\$162,781
010495023000	Washington / Down	\$96,496	\$10,354	\$0	\$106,850
010495024000	Washington / Down	\$152,030	\$5,176	\$0	\$157,206
010495025000	Washington / Down	\$99,029	\$159,975	\$7,810	\$266,814

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Table 16

FY 2016/17 Assesed Value by Parcel

Assessed Value and Tax Increment Projection

City of West Sacramento, CA

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APN	EIFD	Land Value	Improved Value	Other Value	Total Value
010495026000	Washington / Down	\$46,166	\$5,754	\$0	\$51,920
010495027000	Washington / Down	\$50,940	\$61,759	\$0	\$112,699
010495028000	Washington / Down	\$9,948	\$0	\$0	\$9,948
010560001000	Washington / Down	\$85,000	\$254,000	\$0	\$339,000
010560002000	Washington / Down	\$72,449	\$244,688	\$0	\$317,137
010560003000	Washington / Down	\$80,000	\$212,500	\$0	\$292,500
010560004000	Washington / Down	\$72,486	\$196,751	\$0	\$269,237
010560005000	Washington / Down	\$76,143	\$203,050	\$0	\$279,193
010560006000	Washington / Down	\$67,309	\$240,243	\$0	\$307,552
010560007000	Washington / Down	\$42,691	\$232,452	\$0	\$275,143
010560008000	Washington / Down	\$127,599	\$181,968	\$0	\$309,567
010560009000	Washington / Down	\$60,000	\$240,000	\$0	\$300,000
010560010000	Washington / Down	\$60,000	\$270,000	\$0	\$330,000
010560011000	Washington / Down	\$60,000	\$240,000	\$0	\$300,000
010560012000	Washington / Down	\$60,000	\$220,000	\$0	\$280,000
010560013000	Washington / Down	\$80,282	\$228,193	\$0	\$308,475
010560014000	Washington / Down	\$60,000	\$240,000	\$0	\$300,000
010560015000	Washington / Down	\$54,516	\$179,915	\$0	\$234,431
010560016000	Washington / Down	\$60,000	\$220,000	\$0	\$280,000
010560017000	Washington / Down	\$71,067	\$185,713	\$0	\$256,780
010560018000	Washington / Down	\$67,309	\$186,395	\$0	\$253,704
010560019000	Washington / Down	\$60,000	\$240,000	\$0	\$300,000
010560020000	Washington / Down	\$67,309	\$165,684	\$0	\$232,993
010560021000	Washington / Down	\$67,309	\$168,791	\$0	\$236,100
010560022000	Washington / Down	\$57,807	\$216,184	\$0	\$273,991
010560023000	Washington / Down	\$50,425	\$240,203	\$0	\$290,628
010560024000	Washington / Down	\$71,067	\$182,745	\$0	\$253,812
010560025000	Washington / Down	\$80,000	\$229,950	\$0	\$309,950
010560026000	Washington / Down	\$61,666	\$216,184	\$0	\$277,850
010560027000	Washington / Down	\$54,388	\$228,441	\$0	\$282,829
010560028000	Washington / Down	\$60,000	\$220,000	\$0	\$280,000
010560029000	Washington / Down	\$42,440	\$132,628	\$0	\$175,068
010560030000	Washington / Down	\$52,011	\$182,040	\$0	\$234,051
010560031000	Washington / Down	\$76,143	\$203,050	\$0	\$279,193
010560032000	Washington / Down	\$31,830	\$164,460	\$0	\$196,290
010560033000	Washington / Down	\$76,143	\$238,482	\$0	\$314,625
010560034000	Washington / Down	\$42,691	\$281,393	\$0	\$324,084
010560035000	Washington / Down	\$30,866	\$269,158	\$0	\$300,024
010560036000	Washington / Down	\$54,112	\$198,052	\$0	\$252,164

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
010560037000	Washington / Down	\$0	\$0	\$0	\$0
010560038000	Washington / Down	\$0	\$0	\$0	\$0
010560039000	Washington / Down	\$57,774	\$288,246	\$0	\$346,020
010560040000	Washington / Down	\$58,316	\$228,193	\$0	\$286,509
010560046000	Washington / Down	\$38,162	\$158,106	\$0	\$196,268
010560047000	Washington / Down	\$54,307	\$168,142	\$0	\$222,449
010560051000	Washington / Down	\$80,000	\$168,000	\$0	\$248,000
010560052000	Washington / Down	\$31,830	\$122,018	\$0	\$153,848
010560058000	Washington / Down	\$54,516	\$176,643	\$0	\$231,159
010560059000	Washington / Down	\$84,067	\$251,258	\$0	\$335,325
010560060000	Washington / Down	\$0	\$0	\$0	\$0
010560070000	Washington / Down	\$55,477	\$199,720	\$0	\$255,197
010560071000	Washington / Down	\$65,000	\$175,000	\$0	\$240,000
010560072000	Washington / Down	\$65,000	\$205,000	\$0	\$270,000
010560073000	Washington / Down	\$65,000	\$175,000	\$0	\$240,000
010560074000	Washington / Down	\$65,000	\$175,000	\$0	\$240,000
010560075000	Washington / Down	\$96,078	\$144,120	\$0	\$240,198
010560076000	Washington / Down	\$0	\$0	\$0	\$0
010560078000	Washington / Down	\$65,000	\$175,000	\$0	\$240,000
010560079000	Washington / Down	\$62,413	\$109,223	\$0	\$171,636
010560080000	Washington / Down	\$56,953	\$186,395	\$0	\$243,348
010560081000	Washington / Down	\$65,000	\$175,000	\$0	\$240,000
010560082000	Washington / Down	\$65,000	\$205,000	\$0	\$270,000
010560083000	Washington / Down	\$96,078	\$144,120	\$0	\$240,198
010560084000	Washington / Down	\$0	\$0	\$0	\$0
010570001000	Washington / Down	\$0	\$0	\$0	\$0
010570002000	Washington / Down	\$31,206	\$62,413	\$0	\$93,619
010570003000	Washington / Down	\$65,991	\$231,477	\$0	\$297,468
010570004000	Washington / Down	\$31,206	\$62,413	\$0	\$93,619
010570005000	Washington / Down	\$31,830	\$77,455	\$0	\$109,285
010570006000	Washington / Down	\$31,206	\$62,413	\$0	\$93,619
010570007000	Washington / Down	\$31,206	\$62,413	\$0	\$93,619
010570008000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570009000	Washington / Down	\$31,206	\$62,413	\$0	\$93,619
010570010000	Washington / Down	\$31,206	\$62,413	\$0	\$93,619
010570011000	Washington / Down	\$32,466	\$95,941	\$0	\$128,407
010570012000	Washington / Down	\$31,206	\$62,413	\$0	\$93,619
010570013000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570014000	Washington / Down	\$113,173	\$69,790	\$0	\$182,963

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
010570015000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570016000	Washington / Down	\$31,206	\$62,413	\$0	\$93,619
010570017000	Washington / Down	\$31,206	\$62,413	\$0	\$93,619
010570018000	Washington / Down	\$41,607	\$109,223	\$0	\$150,830
010570019000	Washington / Down	\$0	\$0	\$0	\$0
010570020000	Washington / Down	\$0	\$0	\$0	\$0
010570021000	Washington / Down	\$32,466	\$81,169	\$0	\$113,635
010570022000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570023000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570024000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570025000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570026000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570027000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570028000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570029000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570030000	Washington / Down	\$41,421	\$57,989	\$0	\$99,410
010570031000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570032000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570033000	Washington / Down	\$46,598	\$150,048	\$0	\$196,646
010570034000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570035000	Washington / Down	\$43,289	\$95,237	\$0	\$138,526
010570036000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570037000	Washington / Down	\$60,000	\$140,000	\$0	\$200,000
010570038000	Washington / Down	\$0	\$0	\$0	\$0
010570039000	Washington / Down	\$0	\$0	\$0	\$0
010580001000	Washington / Down	\$0	\$0	\$0	\$0
010580002000	Washington / Down	\$75,000	\$275,000	\$0	\$350,000
010580003000	Washington / Down	\$75,000	\$275,000	\$0	\$350,000
010580004000	Washington / Down	\$67,309	\$212,180	\$0	\$279,489
010580005000	Washington / Down	\$67,309	\$217,461	\$0	\$284,770
010580006000	Washington / Down	\$37,135	\$135,282	\$0	\$172,417
010580007000	Washington / Down	\$52,011	\$223,650	\$0	\$275,661
010580008000	Washington / Down	\$52,011	\$192,442	\$0	\$244,453
010580009000	Washington / Down	\$80,000	\$280,000	\$0	\$360,000
010580010000	Washington / Down	\$72,486	\$226,781	\$0	\$299,267
010580011000	Washington / Down	\$71,067	\$233,507	\$0	\$304,574
010580012000	Washington / Down	\$37,135	\$135,282	\$0	\$172,417
010580013000	Washington / Down	\$72,486	\$205,035	\$0	\$277,521
010580014000	Washington / Down	\$72,486	\$217,461	\$0	\$289,947

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**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
010580015000	Washington / Down	\$37,135	\$135,282	\$0	\$172,417
010580016000	Washington / Down	\$81,220	\$270,056	\$0	\$351,276
010580017000	Washington / Down	\$67,309	\$217,461	\$0	\$284,770
010580018000	Washington / Down	\$70,000	\$630,000	\$0	\$700,000
010580019000	Washington / Down	\$72,814	\$205,964	\$0	\$278,778
010580020000	Washington / Down	\$37,135	\$135,282	\$0	\$172,417
010580021000	Washington / Down	\$41,607	\$189,841	\$0	\$231,448
010580022000	Washington / Down	\$80,000	\$277,500	\$0	\$357,500
010580023000	Washington / Down	\$71,067	\$248,736	\$0	\$319,803
010580024000	Washington / Down	\$37,135	\$135,282	\$0	\$172,417
010580025000	Washington / Down	\$71,067	\$237,568	\$0	\$308,635
010580026000	Washington / Down	\$71,067	\$223,253	\$0	\$294,320
010580027000	Washington / Down	\$37,135	\$135,282	\$0	\$172,417
010590001000	Washington / Down	\$65,000	\$210,000	\$0	\$275,000
010590002000	Washington / Down	\$109,038	\$201,724	\$0	\$310,762
010590003000	Washington / Down	\$65,000	\$210,000	\$0	\$275,000
010590004000	Washington / Down	\$65,000	\$305,000	\$0	\$370,000
010590005000	Washington / Down	\$109,038	\$139,569	\$0	\$248,607
010590006000	Washington / Down	\$67,309	\$245,421	\$0	\$312,730
010590007000	Washington / Down	\$51,776	\$196,751	\$0	\$248,527
010590008000	Washington / Down	\$81,000	\$0	\$0	\$81,000
010590009000	Washington / Down	\$60,000	\$0	\$0	\$60,000
010590010000	Washington / Down	\$60,000	\$0	\$0	\$60,000
010590011000	Washington / Down	\$60,000	\$0	\$0	\$60,000
010590012000	Washington / Down	\$0	\$0	\$0	\$0
010590013000	Washington / Down	\$0	\$0	\$0	\$0
010590014000	Washington / Down	\$69,000	\$0	\$0	\$69,000
010590015000	Washington / Down	\$69,000	\$0	\$0	\$69,000
010590016000	Washington / Down	\$69,000	\$0	\$0	\$69,000
010590017000	Washington / Down	\$69,000	\$0	\$0	\$69,000
010590018000	Washington / Down	\$70,052	\$0	\$0	\$70,052
010590019000	Washington / Down	\$69,000	\$0	\$0	\$69,000
010590020000	Washington / Down	\$71,067	\$279,193	\$0	\$350,260
010590021000	Washington / Down	\$0	\$0	\$0	\$0
010590022000	Washington / Down	\$0	\$0	\$0	\$0
010590023000	Washington / Down	\$85,000	\$0	\$0	\$85,000
010590024000	Washington / Down	\$68,000	\$0	\$0	\$68,000
010590025000	Washington / Down	\$68,000	\$0	\$0	\$68,000
010590026000	Washington / Down	\$71,000	\$0	\$0	\$71,000

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

APN	EIFD	Land Value	Improved Value	Other Value	Total Value
010590027000	Washington / Down	\$62,000	\$0	\$0	\$62,000
010590028000	Washington / Down	\$62,000	\$0	\$0	\$62,000
010590029000	Washington / Down	\$62,000	\$0	\$0	\$62,000
010590030000	Washington / Down	\$62,000	\$0	\$0	\$62,000
010590031000	Washington / Down	\$62,000	\$0	\$0	\$62,000
010590032000	Washington / Down	\$62,000	\$0	\$0	\$62,000
010590033000	Washington / Down	\$62,000	\$0	\$0	\$62,000
010590034000	Washington / Down	\$62,000	\$0	\$0	\$62,000
010590035000	Washington / Down	\$62,000	\$0	\$0	\$62,000
010590036000	Washington / Down	\$78,000	\$0	\$0	\$78,000
010590037000	Washington / Down	\$75,000	\$0	\$0	\$75,000
010590038000	Washington / Down	\$60,000	\$0	\$0	\$60,000
010590039000	Washington / Down	\$87,000	\$0	\$0	\$87,000
010590040000	Washington / Down	\$0	\$0	\$0	\$0
010590041000	Washington / Down	\$0	\$0	\$0	\$0
067270002000	Washington / Down	\$127,129	\$187,069	\$6,260	\$320,458
067270003000	Washington / Down	\$162,257	\$296,278	\$4,820	\$463,355
067270004000	Washington / Down	\$0	\$0	\$0	\$0
067270005000	Washington / Down	\$0	\$0	\$0	\$0
067270006000	Washington / Down	\$0	\$0	\$0	\$0
067270007000	Washington / Down	\$144,120	\$666,577	\$0	\$810,697
067270011000	Washington / Down	\$50,554	\$73,093	\$0	\$123,647
067270012000	Washington / Down	\$4,917	\$54,568	\$0	\$59,485
067270043000	Washington / Down	\$190,216	\$127,241	\$13,120	\$330,577
067270046000	Washington / Down	\$792,477	\$0	\$0	\$792,477
067270047000	Washington / Down	\$268,437	\$87,209	\$121,240	\$476,886
067290001000	Washington / Down	\$95,216	\$13,874	\$0	\$109,090
067290002000	Washington / Down	\$1,124,751	\$3,561,033	\$0	\$4,685,784
067290003000	Washington / Down	\$197,761	\$1,403,287	\$0	\$1,601,048
067290004000	Washington / Down	\$311,209	\$46,345	\$497,270	\$854,824
067290005000	Washington / Down	\$242,046	\$0	\$6,750	\$248,796
067290006000	Washington / Down	\$283,743	\$531,655	\$54,021	\$869,419
067290007000	Washington / Down	\$58,132	\$0	\$0	\$58,132
067290010000	Washington / Down	\$137,265	\$449,253	\$0	\$586,518
067290012000	Washington / Down	\$162,258	\$0	\$0	\$162,258
067290014000	Washington / Down	\$122,050	\$277,392	\$0	\$399,442
067300001000	Washington / Down	\$79,601	\$137,379	\$0	\$216,980
067300002000	Washington / Down	\$0	\$0	\$0	\$0
067300003000	Washington / Down	\$48,377	\$0	\$0	\$48,377

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
067300004000	Washington / Down	\$72,888	\$0	\$0	\$72,888
067300005000	Washington / Down	\$570,000	\$290,000	\$0	\$860,000
067300006000	Washington / Down	\$90,922	\$192,312	\$0	\$283,234
067300007000	Washington / Down	\$228,193	\$672,582	\$21,610	\$922,385
067300008000	Washington / Down	\$260,937	\$725,546	\$0	\$986,483
067300009000	Washington / Down	\$303,484	\$0	\$0	\$303,484
067310009000	Washington / Down	\$72,453	\$154,071	\$0	\$226,524
067310010000	Washington / Down	\$91,149	\$440,451	\$31,100	\$562,700
067310012000	Washington / Down	\$1,719,851	\$3,606,141	\$228,440	\$5,554,432
067310013000	Washington / Down	\$221,912	\$0	\$0	\$221,912
067310015000	Washington / Down	\$131,715	\$254,706	\$0	\$386,421
067310016000	Washington / Down	\$72,026	\$345,939	\$0	\$417,965
067310017000	Washington / Down	\$209,445	\$427,155	\$0	\$636,600
067310018000	Washington / Down	\$159,105	\$470,966	\$0	\$630,071
067310019000	Washington / Down	\$194,373	\$504,039	\$0	\$698,412
067310020000	Washington / Down	\$396,600	\$590,976	\$0	\$987,576
067310025000	Washington / Down	\$101,027	\$176,057	\$0	\$277,084
067310026000	Washington / Down	\$164,064	\$124,298	\$0	\$288,362
067310027000	Washington / Down	\$207,106	\$207,106	\$0	\$414,212
067310028000	Washington / Down	\$49,279	\$106,456	\$0	\$155,735
067310029000	Washington / Down	\$168,754	\$134,149	\$0	\$302,903
067310030000	Washington / Down	\$97,290	\$148,475	\$0	\$245,765
067310031000	Washington / Down	\$98,280	\$301,148	\$0	\$399,428
067310032000	Washington / Down	\$76,512	\$86,409	\$0	\$162,921
067310033000	Washington / Down	\$400,000	\$760,000	\$0	\$1,160,000
067310034000	Washington / Down	\$240,188	\$145,421	\$1,000	\$386,609
067310036000	Washington / Down	\$0	\$0	\$0	\$0
067310067000	Washington / Down	\$0	\$0	\$0	\$0
067310068000	Washington / Down	\$0	\$0	\$0	\$0
067310069000	Washington / Down	\$0	\$0	\$0	\$0
067310072000	Washington / Down	\$0	\$0	\$0	\$0
067310073000	Washington / Down	\$0	\$0	\$0	\$0
067310074000	Washington / Down	\$0	\$0	\$0	\$0
067310075000	Washington / Down	\$0	\$0	\$0	\$0
067310076000	Washington / Down	\$0	\$0	\$0	\$0
067310077000	Washington / Down	\$67,064	\$194,806	\$77,220	\$339,090
067320002000	Washington / Down	\$620,952	\$0	\$0	\$620,952
067320004000	Washington / Down	\$168,412	\$0	\$0	\$168,412
067320005000	Washington / Down	\$2,579,038	\$0	\$2,000	\$2,581,038

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**Appendix A**

**Table 16**

**FY 2016/17 Assesed Value by Parcel**

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
067320007000	Washington / Down	\$553,026	\$293,880	\$6,100	\$853,006
067330001000	Washington / Down	\$900,000	\$1,300,000	\$0	\$2,200,000
067330002000	Washington / Down	\$0	\$0	\$0	\$0
067330017000	Washington / Down	\$0	\$0	\$0	\$0
910001509000	Washington / Down	\$0	\$0	\$6,345	\$6,345
910004622000	Washington / Down	\$0	\$0	\$13,116	\$13,116
910004623000	Washington / Down	\$0	\$0	\$15,228	\$15,228
910004624000	Washington / Down	\$0	\$0	\$17,926	\$17,926
910004625000	Washington / Down	\$0	\$0	\$17,207	\$17,207
910011555000	Washington / Down	\$0	\$0	\$8,122	\$8,122
008010016000	West End	\$0	\$0	\$0	\$0
008010019000	West End	\$124,101	\$1,240,169	\$706,300	\$2,070,570
008010023000	West End	\$391,776	\$0	\$0	\$391,776
008010026000	West End	\$0	\$0	\$0	\$0
008010027000	West End	\$0	\$0	\$0	\$0
008010031000	West End	\$640,001	\$1,317,517	\$566,120	\$2,523,638
008010032000	West End	\$677,887	\$0	\$0	\$677,887
008010033000	West End	\$198,653	\$0	\$0	\$198,653
008020022000	West End	\$6,853,305	\$4,068,935	\$1,746,540	\$12,668,780
008020024000	West End	\$0	\$0	\$0	\$0
008020026000	West End	\$117,261	\$0	\$1,890	\$119,151
008020028000	West End	\$719,183	\$761,135	\$0	\$1,480,318
008020029000	West End	\$0	\$0	\$0	\$0
008020030000	West End	\$0	\$0	\$0	\$0
008030020000	West End	\$416,094	\$109,223	\$0	\$525,317
008030024000	West End	\$233,843	\$0	\$0	\$233,843
008030028000	West End	\$850,000	\$1,365,000	\$0	\$2,215,000
008030029000	West End	\$310,798	\$0	\$0	\$310,798
008030030000	West End	\$237,077	\$757,284	\$0	\$994,361
008030031000	West End	\$372,791	\$766,295	\$0	\$1,139,086
008030032000	West End	\$312,070	\$520,117	\$67,990	\$900,177
008030033000	West End	\$381,640	\$1,057,697	\$0	\$1,439,337
008030037000	West End	\$282,241	\$684,592	\$0	\$966,833
008030038000	West End	\$231,751	\$430,396	\$0	\$662,147
008030039000	West End	\$280,862	\$0	\$0	\$280,862
008030040000	West End	\$291,784	\$917,799	\$0	\$1,209,583
008030041000	West End	\$291,037	\$504,937	\$0	\$795,974
008030042000	West End	\$496,049	\$0	\$0	\$496,049
008030043000	West End	\$314,217	\$67,434	\$0	\$381,651

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**Appendix A**  
**Table 16**  
**FY 2016/17 Assesed Value by Parcel**  
**Assesed Value and Tax Increment Projection**  
**City of West Sacramento, CA**

<b>APN</b>	<b>EIFD</b>	<b>Land Value</b>	<b>Improved Value</b>	<b>Other Value</b>	<b>Total Value</b>
008030044000	West End	\$366,121	\$524,635	\$0	\$890,756
008030045000	West End	\$225,447	\$0	\$0	\$225,447
008030049000	West End	\$329,649	\$728,941	\$0	\$1,058,590
008030052000	West End	\$428,106	\$1,193,024	\$0	\$1,621,130
008030055000	West End	\$291,784	\$925,288	\$4,910	\$1,221,982
008030056000	West End	\$203,691	\$720,877	\$0	\$924,568
008030057000	West End	\$225,343	\$701,208	\$0	\$926,551
008030058000	West End	\$234,600	\$713,801	\$0	\$948,401
008030064000	West End	\$0	\$0	\$0	\$0
008030065000	West End	\$552,456	\$800,591	\$0	\$1,353,047
008030068000	West End	\$844,034	\$2,225,013	\$0	\$3,069,047
008051001000	West End	\$603,445	\$0	\$0	\$603,445
067010001000	West End	\$101,525	\$290,932	\$0	\$392,457
067010002000	West End	\$382,544	\$1,134,196	\$0	\$1,516,740
067010024000	West End	\$0	\$0	\$0	\$0
067010026000	West End	\$0	\$0	\$0	\$0
067010028000	West End	\$0	\$0	\$0	\$0
067010038000	West End	\$0	\$0	\$0	\$0
067060001000	West End	\$77,212	\$24,002	\$0	\$101,214
067060002000	West End	\$350,000	\$80,000	\$0	\$430,000
067060003000	West End	\$850,000	\$450,000	\$0	\$1,300,000
067060004000	West End	\$301,259	\$347,214	\$0	\$648,473
067060005000	West End	\$1,020,583	\$33,902	\$0	\$1,054,485
067060006000	West End	\$2,381,729	\$828,427	\$0	\$3,210,156
067060007000	West End	\$887,662	\$105,406	\$0	\$993,068
067060008000	West End	\$330,237	\$224,613	\$0	\$554,850
067070001000	West End	\$1,273,247	\$2,832,977	\$12,270	\$4,118,494
067070002000	West End	\$409,197	\$969,167	\$0	\$1,378,364
067070003000	West End	\$198,640	\$367,120	\$92,880	\$658,640
<b>Total</b>		<b>\$583,145,000</b>	<b>\$1,495,431,369</b>	<b>\$238,194,660</b>	<b>\$2,316,771,029</b>