

**CREEKS OF LEGACY**  
**PUBLIC IMPROVEMENT DISTRICT**  
**SERVICE AND ASSESSMENT PLAN**

**JUNE 18, 2014**  
**AS UPDATED FOR PHASE #2 ON MARCH 13, 2018**

# **CREEKS OF LEGACY PUBLIC IMPROVEMENT DISTRICT**

## **SERVICE AND ASSESSMENT PLAN**

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## **Section I**

### **PLAN DESCRIPTION AND DEFINED TERMS**

#### **A. Introduction**

On April 29, 2014 (the "Creation Date") the City Council of the City of Celina, Texas (the "City") passed and approved Resolution No. 2014-17R approving and authorizing the creation of the Creeks of Legacy Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in the PID (the "Authorized Improvements"), all of which is located within the City of Celina.

The property in the PID is proposed to be developed in approximately three phases, and the PID will finance public improvements for each phase as each phase is developed. Assessments will be imposed on the all property in the PID for the public improvements that benefit the entire PID and on the property in each phase for the public improvements to be provided for that phase.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. The Creeks of Legacy Public Improvement District Service and Assessment Plan (the "Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements." The service plan is described in Section IV of this Service and Assessment Plan.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the Authorized Improvement Costs and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Rolls for the PID are included as Appendix F, G and H of this Service and Assessment Plan. The Assessments as shown on the Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

## **B. Definitions**

Capitalized terms used herein shall have the meanings ascribed to them as follows:

**“Actual Cost(s)”** means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise) (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Administrative Expenses.

Actual Costs include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

**“Administrator”** means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

**“Administrative Expenses”** mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and codes with respect to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual

principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

**“Annual Installment”** means, with respect to each Parcel, each annual payment of: (i) the Assessments, as shown on the Assessment Rolls attached hereto as Appendix F, Appendix G and Appendix H, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the prepayment reserve described in Section IV of this Service and Assessment Plan, and (iii) the delinquency reserve.

**“Annual Service Plan Update”** has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

**“Assessed Property”** means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

**“Assessment”** means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years and includes the Assessments including those collected to pay Administrative Expenses and interest on all Assessments.

**“Assessment Ordinance”** means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

**“Assessment Revenues”** mean the revenues actually received by or on behalf of the City from the collection of Assessments.

**“Assessment Roll”** means, as applicable, the Phases #2 – 3 Major Improvement Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, an Assessment Roll for any Future Phase of development or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

**“Authorized Improvements”** mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

**“Authorized Improvement Costs”** mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as shown in Appendix B.

**“Bonds”** mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

**“Certification for Payment”** means the certificate to be provided by the Developer, or his

designee, to substantiate the Actual Cost of one or more Authorized Improvements. “

**“City”** means the City of Celina, Texas.

**“City Council”** means the duly elected governing body of the City.

**“Delinquent Collection Costs”** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

**“Developer”** means CTMGT Frontier 80, LLC, a Texas limited liability company.

**“Equivalent Units”** mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix D attached hereto.

**“Future Phases”** means Phases that are fully developed after Phase #1, as such areas are generally depicted in Appendix A. The Future Phases are subject to adjustment and are shown for example only.

**“Homeowner Association Property”** means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a home owners’ association.

**“Lot”** means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of Denton County, Texas.

**“Lot Type”** means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated final average home value for each lot as of the date of the recorded subdivision plat, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

**“Lot type 1”** means lots identified as such on the Assessment Roll, being lots with approximately 7,700 square feet size and a lot width of 70 feet, which may be referred to as such in PD #46.

**“Lot type 2”** means lots identified as such on the Assessment Roll, being lots with approximately 6,600 square feet size and a lot width of 60 feet, which may be referred to as such in PD #46.

**“Lot type 3”** means lots identified as such on the Assessment Roll, being lots with approximately 5,500 square feet size and a lot width of 50 feet, which may be referred to as such in PD #46.

**“Major Improvements” or “MI”** mean the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

**“Non-Benefited Property”** means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI. F. 1.

**“Parcel” or “Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Denton Central Appraisal District or Collin Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Denton County or Collin County.

**“Phase”** means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Phase will be assessed in connection with the issuance of Phased PID Bonds and/or a Reimbursement Agreement for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Phase.

**“Phase #1”** means the initial Phase to be developed, identified as “Phase #1” and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G.

**“Phase #1 Assessed Property”** means all Parcels within Phase #1 other than Non-Benefited Property and shown in the Phase #1 Assessment Roll against which an Assessment relating to the Phase #1 Improvements is levied.

**“Phase #1 Assessment Revenues”** mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #1 Assessed Property, or the Annual Installments thereof, for the Phase #1 Improvements.

**“Phase #1 Assessment Roll”** means the document included in this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

**“Phase #1 Bonds”** mean collectively the Phase #1A Bonds and the Phase #1B Bonds issued or to be issued by the City to finance the Phase #1 Improvements.

**“Phase #1 Improvements”** mean (i) the pro rata portion of the Major Improvements allocable to Phase #1, and (ii) the Authorized Improvements which only benefit Phase #1 Assessed Property and are described in Section III.C.

**“Phase #1A Bonds”** mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2014 (Creeks of Legacy Improvement District Phase #1 Project)" that are secured primarily by Phase #1 Assessment Revenue.

**“Phase #1B Bonds”** mean the bonds to be issued subsequent to the Phase #1A Bonds to finance

the remaining costs of the Phase #1 Improvements and that will be secured primarily by Phase #1 Assessment Revenue.

**“Phase #2”** means the second Phase to be developed, identified as Phases #2A, #2B, #2C and #2D and generally shown in Appendix A, as specifically described as the sum of all Parcels shown in Appendix H.

**“Phase #2 Assessed Property”** means all Parcels within Phase #2 other than Non-Benefited Property and shown in the Phase #2 Assessment Roll in Appendix H against which an Assessment relating to the Phase #2 Improvements is levied.

**“Phases #2 Assessment Revenues”** mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #2 Assessed Property, or the Annual Installments thereof, for the Phase #2 Improvements.

**“Phase #2 Assessment Roll”** means the document included in this Service and Assessment Plan as Appendix H, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

**“Phase #2 Improvements”** mean the Authorized Improvements which only benefit Phase #2 Assessed Property and are described in Section III.D.

**“Phased PID Bonds”** mean bonds issued to fund Authorized Improvements (or a portion thereof) in a Phase. In connection with the Phased PID Bonds, Assessments will be levied only on Parcels located within the Phase in question.

**“Phases #2 – 3 Major Improvement Area”** mean the property within the PID excluding Phase #1 which is to be developed subsequent to Phase #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

**“Phases #2 - 3 Major Improvement Assessed Property”** means, for any year, all Parcels within the PID other than (a) Non-Benefited Property, and (b) Parcels within Phase #1.

**“Phases #2 - 3 Major Improvements”** mean the pro rata portion of the Major Improvements allocable to Phases #2 - 3 as described in Section III.C.

**“Phases #2 – 3 Major Improvement Assessment Revenues”** mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against Phases #2 - 3 Major Improvement Assessed Property, or the Annual Installments thereof, for the Major Improvements.

**“Phases #2 - 3 Major Improvement Assessment Roll”** means the document included in this Service and Assessment Plan as Appendix F, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

**“Phases #2 – 3 Major Improvement Bonds”** mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2014 (Creeks of Legacy Improvement District Phases #2 – 3



Major Improvement Project)" that are secured primarily by Phases #2 - 3 Major Improvement Assessment Revenues.

**"PID"** has the meaning set forth in Section I.A of this Service and Assessment Plan.

**"PID Act"** means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

**"PD #46"** means Planned Development District, #46 passed and approved by the City pursuant to Ordinance No 2014-06 dated as of February 11, 2014.

**"Prepayment Costs"** mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

**"Public Property"** means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Denton County, Collin County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

**"Reimbursement Agreement"** means each Reimbursement Agreement by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of certain Authorized Improvements and the City agrees to reimburse the Developer for the Actual Costs of those Authorized Improvements funded by the Developer with interest as permitted by the Act.

**"Service and Assessment Plan"** means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

**"TIRZ No. 2"** means the Tax Increment Reinvestment Zone No. 2, City of Celina, Texas.

**"TIRZ Credit"** means, for each Parcel, the prorated amount of TIRZ Revenues calculated pursuant to Section VI (B) of this Service and Assessment Plan.

**"TIRZ Ordinance"** means an ordinance adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to the Authorized Improvements as provided for in the Tax Increment Reinvestment Zone No. 2 Project Plan and Financing Plan (including amendments or supplements thereto).

**"TIRZ Revenues"** mean, for each year, the amounts paid by the City from the TIRZ No. 2 tax increment fund pursuant to the TIRZ Ordinance to reduce an Annual Installment, as calculated each year by the Administrator in collaboration with the City, in accordance with Section VI.B of this Service and Assessment Plan.

**"Trust Indenture"** means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

**"Trustee"** means the fiscal agent or trustee as specified in the Trust Indenture, including a

substitute fiscal agent or trustee.

## Section II PROPERTY INCLUDED IN THE PID

### A. Property Included in the PID

The PID is presently located within the City and contains approximately 322 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,021 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots (1,021) and the classification of each lot are based upon the proposed development plan.

The property within the PID is proposed to be developed as follows:

**Table II-A**  
**Proposed Development**

<b>Proposed Development Type</b>	<b>Quantity</b>	<b>Measurement</b>
Single Family Residential – 70 Feet	183	units
Single Family Residential – 60 Feet	495	units
Single Family Residential – 50 Feet	343	units
<b>Total</b>	<b>1,021</b>	<b>units</b>

### B. Property Included in Phase #1, Phase #2 and Phases #2 – 3 Major Improvement Area

Phase #1 consists of approximately 120 acres and is projected to consist of 427 single family residential units, to be developed as Phase #1, as further described in Section III. Phase #2 consists of approximately 106 acres and is projected to consist of 402 single family residential units, to be developed as Phase #2. Phases # 2 - 3 Major Improvement Area consist of approximately 202 acres (including the 106 acres in Phase #2) and are projected to consist of approximately 594 residential units (including the 402 residential units planned in Phase #2). A map of the property within Phase #1, Phase #2 and Phases #2 – 3 Major Improvement Area and depicting the boundaries of each proposed Phase is shown in Appendix A.

### C. Property Included in Future Phases

As Phases are developed, it is anticipated that Phased PID Bonds will be issued for each new phase. In connection with the issuance of each new Phased PID Bonds, this Service and Assessment Plan will be updated to add additional details of each new Phase(s) as shown for Phase #1 in Section II.B. A map of the projected property within each Future Phase is shown in Appendix A. The Future Phases are shown for illustrative purposes only and are subject to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix F, Appendix G and Appendix H.

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

### **Section III**

#### **DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS**

##### **A. Authorized Improvement Overview**

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

##### **372.003. Authorized Improvements**

- (a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.
- (b) A public improvement may include:
  - (i) landscaping;
  - (ii) erection of fountains, distinctive lighting, and signs;
  - (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
  - (iv) construction or improvement of pedestrian malls;
  - (v) acquisition and installation of pieces of art;
  - (vi) acquisition, construction, or improvement of libraries;
  - (vii) acquisition, construction, or improvement of off-street parking facilities;
  - (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
  - (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
  - (x) the establishment or improvement of parks;
  - (xi) projects similar to those listed in Subdivisions (i)-(x);
  - (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
  - (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and

- (xiv) payment of expenses incurred in the establishment, administration and operation of the district.

After analyzing the public improvement projects authorized by the PID Act, the City has determined that the Authorized Improvements as described in Appendix B and shown on the diagram included as Appendix C should be undertaken by the City for the benefit of the property within the PID.

## **B. Description of Estimated Costs of Major Improvements**

The Major Improvements benefit the entire PID. The costs of the Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the Equivalent Units as calculated and shown in Appendix D using the planned lot types and anticipated number of lots.

The Major Improvements descriptions are presented below as provided by the project engineer. The costs of the Major Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

### Road Improvements:

Frontier Parkway is currently a 2-lane gravel road. The Creeks of Legacy development will expand that to a 3-lane (120' right-of-way) paved road of approximately 7,485 linear feet. Legacy Drive is currently a 2-lane gravel road. The Creeks of Legacy development will expand that to a six lane (120' right-of-way) paved of road approximately 3,430 linear feet.

### Water Distribution System Improvements:

Currently, there are no water services adjacent to the development. A twelve inch water line will be constructed to serve the development. The line starts at an existing stub near the entrance of Light Farms to the northeast. The line will continue along the east side of the Dallas North Tollway (DNT). The line will cross underneath the DNT and along the north side of Frontier Parkway. The total length along the DNT is 5,685 linear feet. An additional twelve inch water line extension will extend along Frontier Parkway to the west side of the Creeks of Legacy boundary and along Legacy Dr for approximately 16,594 linear feet.

### Sanitary Sewer Improvements:

An existing thirty six inch Doe Branch sanitary sewer line is located north of the development. An eighteen inch gravity sanitary sewer line is proposed to connect into Doe Branch and then reduces to a fifteen inch gravity flow sewer line that runs along Frontier Parkway until it reaches the DNT. The proposed line is designed to carry the flow of the development along with the future commercial tracts that will be located between the development and the DNT. The sanitary sewer line has also factored approximately 500 acres of commercial tracts located east of the DNT. This line benefits the entire development along with the surrounding future areas.

### Storm Drainage Improvements

The site drains in two directions. Approximately half of the property drains north towards the Doe Branch Creek, while the remaining half drains to the existing creek located on the south side of the development. Enclosed storm drainage in the northern portion (East of Legacy Drive) drains into Doe Branch Creek, while the southern portion drains into the stream south of the property. The west portion of the PID (Stonegate/Wu) drains into the Doe Branch Creek using enclosed storm drains and open channels. Drainage improvements of each builder shall consist of underground reinforced concrete storm sewer pipes, inlets, and rock riprap protection at outfalls.

**Table III-A-1**  
**Original Estimated Major Improvement Costs**

Authorized Improvements	Total Estimated Major Improvement Costs
Road improvements including right-of-way	\$6,665,000
Water distribution system improvements	\$1,305,000
Sanitary sewer collection system improvements	\$1,415,000
Storm sewer collection system improvements	\$2,665,000
Soft costs including PID creation, City, professional and miscellaneous soft costs	\$1,250,000
Total – Estimated Major Improvement Costs	\$13,300,000

The costs shown in Table III-A-1 are current estimates and may be revised in Annual Service Plan Updates.

According to the Developer, additional Major Improvements (the “Additional Major Improvements”) are being constructed within the PID. The Additional Major Improvements descriptions are presented below as provided by the project engineer. The costs of the Additional Major Improvements are shown in Table III-A-2. The costs shown in Table III-A-2 are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

#### Road Improvements:

The northern two lanes of Frontier Parkway (25’ wide paving section) will be extended from Doe Creek Branch (Collector Road) to Legacy Drive, a distance of approximately 2,200 linear feet. This section will include a bridge over a drainage area. The Creeks of Legacy development will extend the eastern two lanes of Legacy Drive (25’ wide paving section) from Frontier Parkway north to Clear Creek Parkway (Collector Road), with a full intersection at Clear Creek Parkway. Legacy Drive’s western two lanes will be constructed from the intersection with Clear Creek Parkway north for approximately 700 linear feet. Clear Creek Parkway (45’ wide paving section) will be extended from its intersection with Legacy Drive eastward approximately 700 linear feet, connecting with the existing roadway.

#### Water Distribution System Improvements:

Approximately 5,500 linear feet of twelve inch water line will be constructed adjacent to Frontier Parkway from Doe Creek Branch to Legacy Drive, and then north along Legacy Drive to a point

north of Clear Creek Parkway.

Sanitary Sewer Improvements:

An eight inch sanitary sewer line will be extended from the intersection of Legacy Drive and Clear Creek Parkway west for approximately 160’.

Storm Drainage Improvements

Drainage improvements along the right-of-ways and paving sections shall consist of underground reinforced concrete storm sewer pipes, storm inlets, storm outlets, gabion structures, deepening of an existing detention pond, and rock riprap protection at outfalls.

**Table III-A-2**  
**Estimated Additional Major Improvement Costs**

<b>Authorized Improvements</b>	<b>Total Estimated Additional Major Improvement Costs</b>
Road improvements including right-of-way	\$1,330,604
Water distribution system improvements	\$434,916
Sanitary sewer collection system improvements	\$19,932
Storm sewer collection system improvements	\$1,660,560
Soft costs including PID creation, City, professional and miscellaneous soft costs	\$861,022
Total – Estimated Additional Major Improvement Costs	\$4,307,034

**C. Description of Estimated Costs of Phase #1 Improvements**

The Phase #1 Improvements descriptions are presented below as provided by the project engineer. The costs of the Phase #1 Improvements are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Road Improvements:

All on-site areas will be served by 31-foot wide, concrete streets within 50’ right-of-ways. On-site roads will include 4’ sidewalks within 9.5’ parkways.

Water Distribution System Improvements:

A network of eight inch water lines will be installed within the road right-of-way to serve the development. The on-site water lines will be connected to water mains along Collector A and Collector B.

Sanitary Sewer Improvements:

A network of eight (8) inch sanitary sewer line will be installed within the road right-of-way to

serve the development. The on-site sanitary lines will connect to sanitary sewer main lines along Collector A, Collector B, Frontier Parkway and Legacy Drive. The sanitary sewer main lines connect to an existing regional sewer line along Doe Branch located northwest of the Phase #1 area.

### Storm Drainage Improvements

The site drains in two directions. Approximately half of the property drains north towards the Doe Branch Creek, while the remaining half drains to the existing creek located on the south side of the development. Enclosed storm drainage in the northern portion (East of Legacy Drive) drains into Doe Branch Creek, while the southern portion drains into the stream south of the property. Drainage improvements of each builder shall consist of underground reinforced concrete storm sewer pipes, inlets, detention ponds and rock riprap protection at outfalls.

**Table III-B**  
**Estimated Phase #1 Improvement Costs**

<b>Authorized Improvements</b>	<b>Total Estimated Phase #1 Improvement Costs</b>
Road improvements	\$2,665,000
Water distribution system improvements	\$790,000
Sanitary sewer collection system improvements	\$1,090,000
Storm sewer collection system improvements	\$1,475,000
Soft costs including PID creation, City, professional and miscellaneous soft costs	\$2,508,639
Subtotal – Estimated Phase #1 Improvement Costs	\$8,528,639
Add: Proportional share of estimated Major Improvement Costs <sup>1</sup>	\$5,736,361
Proportional share of Additional Major Improvement Costs <sup>1</sup>	\$1,857,647
<b>Total Estimated Phase #1 Improvement Costs</b>	<b>\$16,122,647</b>

<sup>1</sup> See Section V(C) for allocation of Major Improvement costs to Phase #1.

Additional details of the Phase #1 Improvements are shown in Appendix B attached to this Service and Assessment Plan. The method of cost allocation is explained in Section V (C).

### **D. Description of Estimated Costs of Phase #2 Improvements**

The Phase #2 Improvements that benefit only Phase #2 are described below. The costs of the Phase #2 Improvements are shown in Table III-C. The costs shown in Table III-C are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

#### Road Improvements:

All on-site areas will be served by 31-foot wide, concrete streets within 50' right-of-ways. On-site roads will include 4' sidewalks within 9.5' parkways.

#### Water Distribution System Improvements:



A network of eight inch (8) water lines will be installed within the road right-of-way to serve the development. The on-site water lines will be connected to water mains along Collector A and Collector B.

#### Sanitary Sewer Improvements:

A network of eight inch sanitary sewer line will be installed within the road right-of-way to serve the development. The on-site sanitary lines will connect to sanitary sewer main lines along Collector A, Collector B, Frontier Parkway and Legacy Drive. The sanitary sewer main lines connect to an existing regional sewer line along Doe Branch located northwest of the Phase #1 area.

#### Storm Drainage Improvements

The site drains in two directions. Approximately half of the property drains north towards the Doe Branch Creek, while the remaining half drains to the existing creek located on the south side of the development. Enclosed storm drainage in the northern portion (East of Legacy Drive) drains into Doe Branch Creek, while the southern portion drains into the stream south of the property. Drainage improvements of each builder shall consist of underground reinforced concrete storm sewer pipes, inlets, and rock riprap protection at outfalls.

**Table III-C**  
**Estimated Phase #2 Improvement Costs**

Authorized Improvements	Total Estimated Phase #2 Improvement Costs
Road improvements	\$3,101,987
Water distribution system improvements	\$1,109,646
Sanitary sewer collection system improvements	\$809,669
Storm sewer collection system improvements	\$630,512
Soft costs including PID creation, City, professional and miscellaneous soft costs	\$1,363,027
Total Estimated Phase #2 Improvement Costs	\$7,014,841

The costs shown in Tables III-A-1, III-A-2, III-B and III-C are estimates and may be revised in Annual Service Plan Updates. The detailed costs of the Authorized Improvements are shown in Appendix B to this Service and Assessment Plan. Savings from one line item may be applied to a cost increase in another line item. These savings may be applied only to increases in costs of the Authorized Improvements (i.e., the improvements for the benefit of property within the PID).

#### **E. Future Phase Authorized Improvements**

As Phases are developed, it is anticipated that additional Phased PID Bonds will be issued to finance Authorized Improvements for each Future Phase. As Phased PID Bonds are issued for each Future Phase, this Service and Assessment Plan will be updated to identify the specific Authorized Improvements financed by such Phased PID Bonds that benefit each Phase (e.g., a Table III-D will be added to show the estimated costs for Phase 3 Authorized Improvements, etc.).

## **Section IV SERVICE PLAN**

### **A. Sources and Uses of Funds**

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. It is anticipated that it will take approximately 12 months to construct the Major Improvements to be financed with the Phases #2 - 3 Major Improvement Bonds and approximately 12 months for the Phase #1 Improvements to be constructed. At some point after all or a portion of the Major Improvements and Phase #1 Improvements are constructed, Phase #2 will begin development. After Phase #2 is developed, it is anticipated that phase #3 will begin development, and so on, with each Future Phase to be subsequently developed corresponding to the Service and Assessment Plan to be updated with that development.

The estimated Actual Costs for Major Improvements and Phase #1 Improvements plus costs related to the issuance of the Bonds, in one or more series, for the Major Improvements and Phase #1 Improvements and payment of expenses incurred in the establishment, administration and operation of the PID is \$24,413,055 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

Table IV-A summarizes the sources and uses of funds required to construct the Major Improvements to be financed with the Phases #2 - 3 Major Improvement Bonds and Phase #1 Improvements, establish the PID, and issue the Phase #1 PID Bonds and Phases #2 – 3 Major Improvement Bonds. The sources and uses of funds shown in Table IV-A shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

Table IV-B summarizes the sources and uses of funds required to construct the Phase #2 Improvements to be financed with the Phase #2 Assessment Revenues. The sources and uses of funds shown in Table IV-B shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

As Future Phases are developed in connection with the issuance of Phased PID Bonds, this Service and Assessment Plan will be amended (e.g. Table IV-B-2 will be amended to add phase #3, etc.).

Bonds to finance the Major Improvements and Phase #1 Improvements were issued starting in 2014. Table IV-A shows the sources and uses of the Bonds.

**Table IV-A**  
**Estimated Sources and Uses**

<b>Sources of Funds</b>	<b>Phase #1A Bonds</b>	<b>Phase #1 Reimbursement Agreement</b>	<b>Phases #2-3A Major Improvement Bonds</b>	<b>Total</b>
Estimated Bond par amount	\$8,750,000	\$3,750,000	\$6,575,000	\$19,075,000
Other funding sources	\$542,012	\$4,280,000	\$516,043	\$5,338,055
<b>Total Sources</b>	<b>\$9,292,012</b>	<b>\$8,030,000</b>	<b>\$7,091,043</b>	<b>\$24,413,055</b>
<b>Uses of Funds</b>				
<i><u>Major Improvements</u></i>				
Road improvements	\$1,673,669	\$1,200,981	\$2,571,523	\$5,446,172
Water distribution system improvements	\$327,703	\$235,151	\$503,501	\$1,066,355
Sanitary sewer improvements	\$355,325	\$254,972	\$545,942	\$1,156,239
Storm drainage improvements	\$669,216	\$480,212	\$1,028,223	\$2,177,652
Other soft and miscellaneous costs	\$313,891	\$225,240	\$482,281	\$1,021,413
<b>Subtotal</b>	<b>\$3,339,804</b>	<b>\$2,396,556</b>	<b>\$5,131,470</b>	<b>\$10,867,831</b>
<i><u>Phase I Improvements</u></i>				
Road improvements	\$1,161,501	\$1,503,499	\$0	\$2,665,000
Water distribution system improvements	\$344,310	\$445,690	\$0	\$790,000
Sanitary sewer improvements	\$475,061	\$614,939	\$0	\$1,090,000
Storm drainage improvements	\$642,857	\$832,143	\$0	\$1,475,000
Other soft and miscellaneous costs	\$1,093,354	\$1,415,285	\$0	\$2,508,639
<b>Subtotal</b>	<b>\$3,717,083</b>	<b>\$4,811,556</b>	<b>\$0</b>	<b>\$8,528,639</b>
Estimated Bond issue costs	\$2,235,125	\$821,887	\$1,959,573	\$5,016,585
<b>Total Uses</b>	<b>\$9,292,012</b>	<b>\$8,030,000</b>	<b>\$7,091,043</b>	<b>\$24,413,055</b>

Notes: The information provided is based on the final bond cash flows. Phase #1 Improvements include the Authorized Improvements listed under this heading plus the estimated \$5.736 million pro rata share of the Major Improvements allocated to Phase #1. The Phase #1 Reimbursement Agreement will finance the remaining Phase #1 Improvements after a portion of such improvements are financed through the Bonds issued in 2014.

The costs of Phases #2 Improvements are anticipated to be financed through a reimbursement agreement (the "Phase #2 Reimbursement Agreement"). The City may elect to issue one or more series of Bonds (the "Phase #2 Bonds") secured by the Phase #2 Assessments to finance the costs of the Phase #2 Improvements, including paying any amounts owed for the Phase #2 Improvements under the Phase #2 Reimbursement Agreement. It is anticipated that in 2018 or 2019 after some or all of the Phase #2 Improvements are constructed, the City may consider issuing such Phase #2 Bonds and pay obligations under the Phase #2 Reimbursement Agreement and/or reimburse the Developer for the remaining portion of the costs of Phase #2 Improvements.

Table IV-B shows the sources and uses of the Phase #2 Reimbursement Agreement obligation for Phase #2 Improvements.

**Table IV-B**  
**Estimated Sources and Uses – Phase #2 Improvements**

Sources of Funds	Phase #2 Reimbursement Agreement
Phase #2 Assessments	\$6,875,000
Other funding sources	\$139,841
<b>Total Sources</b>	<b>\$7,041,841</b>
<b>Uses of Funds</b>	
<u>Phase#2 Improvements</u>	
Road improvements	\$3,101,987
Water distribution system improvements	\$1,109,646
Sanitary sewer improvements	\$809,669
Storm drainage improvements	\$630,512
Other soft and miscellaneous costs	\$1,363,027
<b>Total Uses</b>	<b>\$7,041,841</b>

The Phase #1 Bonds shown in Table IV-A are anticipated to be issued in two series. The first series of Phase #1 Bonds (“Phase #1A Bonds”) were issued in 2014 and will be used to pay and/or reimburse the Developer for a portion of the costs of Phase #1 Improvements. The remaining costs of Phase #1 Improvements were financed through a Reimbursement Agreement dated as of June 18, 2014 (the “Phase #1 Reimbursement Agreement”), which is anticipated to be replaced by the second series of Phase #1 Bonds (“Phase #1B Bonds”). The Phase #1B Bonds are anticipated to be issued in 2018 or 2019 after some or all of the Phase #1 Improvements are constructed and will be used to pay replace the Phase #1 Reimbursement Agreement and/or reimburse the Developer for the remaining portion of the costs of Phase #1 Improvements.

The Phases #2 - 3 Major Improvement Bonds shown in Table IV-A were issued in 2014. The Phases #2 - 3 Major Improvement Bonds issued in 2014 were used to pay and/or reimburse the Developer for a portion of the costs of Phases #2 - 3 Major Improvements. The remaining costs of Phases #2 - 3 Major Improvements will be financed through future Bonds, which may be issued separately or combined with improvement costs for Future Phases.

As Future Phases are developed, it is anticipated that additional Phased PID Bonds will be issued for each new future phase improvements. Phase #2 Bonds will be issued to finance the Authorized Improvements required for Phase #2 (and/or to replace any Reimbursement Agreement for Phase #2) and phase #3 bonds will be issued to finance the Authorized Improvements required for phase #3 (and/or to replace any Reimbursement Agreement for phase #3) as each future phase is developed. Each Future Phased PID Bond may also be issued in one or more series of Bonds. The projected chronology of the Bonds is presented below.

**Series 2014 - Phase #1A Bonds** to finance (i) the pro-rata costs of the Major Improvements allocable to Phase #1 and, (ii) a portion of the Authorized Improvements that benefit

only Phase #1. It is likely that this and the subsequent 'A' financings for each phase will only be able to fund a part of the internal public infrastructure (to maintain a prudent VtL) and the balance will be funded by a subsequent 'B' financing for each phase once the development within each phase is substantially complete as is contemplated with the issuance of the Phase #1B Bonds.

**Phases #2-3 Major Improvement Bonds** to finance the pro-rata costs of the Major Improvements allocable to Phases #2-3 Major Improvement Area that benefit only Phases #2-3 Major Improvement Area. It is possible the balance will be funded by a subsequent 'B' financing for the Phases #2-3 Major Improvements once the development within Phases #2-3 Major Improvement Area is commenced.

**Series 2018-19 Phase #1B Bonds** to refinance the Phase #1 Reimbursement Agreement and/or to reimburse the Developer for the remaining costs of the Phase #1 Improvements, if any.

**Series 2018-19 Phase #2 Bonds** to finance a part of the internal subdivision Authorized Improvements within Phase #2. It is possible that this and the subsequent 'A' financings for each phase will only be able to fund a part of the internal public infrastructure (to maintain a prudent VtL) and the balance of the Phase #2 Improvements may be funded by a subsequent 'B' financing once the development within Phases #2 is commenced.

**Series 2021-22 Phase #3 Bonds** to finance a part of the internal subdivision Authorized Improvements within phase #3. It is possible that this financings for each phase will only be able to fund a part of the internal public infrastructure (to maintain a prudent VtL) and the balance of the applicable Authorized Improvements for the Phase may be funded by a subsequent 'B' financing once the development within Phases #3 is commenced.

The annual projected costs and annual projected indebtedness is shown by Table IV-C. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

**Table IV-C**  
**Annual Projected Costs and Annual Projected Indebtedness**

<b>Year</b>	<b>Annual Projected Cost</b>	<b>Annual Projected Indebtedness</b>	<b>Sources other than PID Bonds</b>
2014	\$16,383,055	\$15,325,000	\$1,058,055
2015	\$0	\$0	\$0
2016	\$0	\$0	\$0
2017	\$8,030,000	\$3,750,000	\$4,280,000
2018	\$11,321,875 <sup>1</sup>	\$6,875,000	\$4,446,875 <sup>2</sup>
<b>Total</b>	<b>\$35,734,930</b>	<b>\$25,950,000</b>	<b>\$10,084,930</b>

1 – The total costs shown include the estimated costs of the Additional Major Improvements and Phase #2 Improvements. 2 – The amount represents the total cost of \$11,321,875 less the amount financed through the Phase #2 Reimbursement Agreement.

The annual projected costs shown in Table IV-C are the annual expenditures relating to the Major Improvements shown in Table III-A, the Phase #1 Improvements shown in Table III-B, the Phase #2 Improvements shown in Table III-C and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-A. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer. As Future Phases are developed, in association with issuing Phased PID Bonds, this Table IV-C will be updated to identify the Authorized Improvements to be financed by each new series of the Phased PID Bonds and the projected indebtedness resulting from each additional series of the Phased PID Bonds.

## **Section V**

### **ASSESSMENT PLAN**

#### **A. Introduction**

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the initial Phase #1A Bonds and the Phases #2 – 3 Major Improvement Bonds issued in 2014 and the Phase #1B Bonds to be issued, subsequent financings are to be issued over the upcoming decade as the two subsequent phases (Phases #2 and #3) of the development are gradually constructed.

The purpose of this gradual issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

Additionally, phased issuance of debt will maintain a prudent value to lien ("VtL") ratio within the financing program. In order to maintain a prudent VtL, the initial issuance of bonds for a specific set of Authorized Improvements may not fund the entire desired level of public infrastructure because the property value is not high enough to support the entire debt load at the VtL chosen for the development. In that case, the Developer will need to fund the additional infrastructure costs with cash at closing. This cash investment by the Developer for certain Authorized Improvements can be reimbursed by a subsequent parity lien bond financing, secured by the same special assessments, once the assessed property is partially or fully developed and the value has increased sufficiently to permit the issuance of the additional bonds in a prudent fashion. For example, the Phase #1A Bonds to be issued to finance a portion of the Phase #1 Improvements, including the pro-rata costs of the Major Improvements allocable to Phase #1 Assessed Property, followed by a second parity lien issuance of bonds (the Phase #1B Bonds) demonstrates this analysis.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Major Improvements and Phase #1 Improvements shall be allocated as described below:

1. The Major Improvement and Phase #1 Improvement costs shall be allocated on the basis of the relative value of Parcels once such property is developed, and that such

method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken in to consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home process provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the improvements.
3. The Assessed Property is classified into different Lot Types as described in Appendix D based on the type and size of proposed development on each Parcel.
4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.
5. The Major Improvement costs are proportionally allocated to the Phases #2 – 3 Major Improvement Assessed Property and the Phase #1 Assessed Property based on the ratio of total Equivalent Units estimated for the Phases #2 - 3 Major Improvement Assessed Property and the Phase #1 Assessed Property.
6. The Phases #2 - 3 Major Improvement Assessed Property's proportional share of the costs for the Major Improvements is allocated to each Parcel within the Phases #2 – 3 Major Improvement Assessed Property based on the total Equivalent Units estimated for each Parcel.
7. The Phase #1 Improvement costs (including Phase #1 Assessed Property's proportional share of the costs of the Major Improvements) are allocated to each Parcel within the Phase #1 Assessed Property based on the total Equivalent Units estimated for each Parcel.
8. The Phase #2 Improvement costs are allocated to each Parcel within the Phase #2 Assessed Property based on the total Equivalent Units estimated for each Parcel.

Table V-A provides the estimated allocation of costs of the Authorized Improvements constituting Major Improvements and Phase #1 Improvements.

At this time it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Phases will receive from internal subdivision Authorized Improvements that will benefit each individual phase and that are to be financed with Phased PID Bonds. Therefore, at this time Parcels will only be assessed for the special benefits conferred upon the Parcel because of the Major Improvements and Phase #1 Improvements.

In connection with the issuance of Phased PID Bonds and/or execution of related reimbursement agreements, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Phase receives from the specific Authorized Improvements funded with those Phased PID Bonds issued with respect to that Future Phase. Prior to assessing Parcels located within Future Phases in connection with issuance of Phased PID Bonds, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Major Improvements, Phase #1 Improvements and Phase #2 Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the



Phase #1 Assessed Property, the Phase #2 Assessed Property and Phases #2 – 3 Major Improvement Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Major Improvements, Phase #1 Improvements and Phase #2 Improvements to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

As Future Phases are developed, in connection with the issuance of Phased PID Bonds this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Phase.

## **B. Special Benefit**

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the Act. These improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The public improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as “the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The special assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the public improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve; (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Assessments result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;
3. The Authorized Improvements are required for the highest and best use of the property;
4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,
6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

### **C. Allocation of Costs to Assessed Property**

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the estimated Major Improvement costs must be allocated throughout all Assessed Property in the District. Table V-A summarizes the allocation of estimated costs for each Major Improvement. The costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Phase #1 is projected to contain 427 residential units. As shown in Appendix D, the total

Equivalent Units for Phase #1 is calculated as 374.80. The Phases #2 – 3 Major Improvement Area is projected to contain 594 residential units resulting in a total of 494.19 Equivalent Units as shown in Appendix D. The Total projected Equivalent Units in the PID is, therefore, calculated to be 868.99 (i.e.,  $374.80 + 494.19 = 868.99$ ). As a result, 43.13 percent of the estimated costs of Major Improvements (i.e.  $374.80 \div 868.99 = 43.13\%$ ) are allocated to the Phase #1 Assessed Property and 56.87 percent of the estimated costs Major Improvements (i.e.,  $494.19 \div 868.99 = 56.87\%$ ) are allocated to the Phases #2 - 3 Major Improvement Assessed Property. The Phases #2 – 3 Major Improvement Bonds will fund the proportionate share of the estimated costs of the Major Improvement allocated to the Phases #2 – 3 Major Improvement Area; and, Phase #1 Bonds will fund Phase #1's proportionate share of the estimated costs of the Major Improvements.

**Table V-A**  
**Allocation of Major Improvement Costs**

<b>Major Improvement Estimated Costs</b>	
<b>Authorized Improvement</b>	<b>Estimated Costs</b>
Road Improvements	\$6,665,000
Water Improvements	\$1,305,000
Sanitary Sewer Improvements	\$1,415,000
Storm Drainage Improvements	\$2,665,000
Other soft and miscellaneous costs	\$1,250,000
<b>Total Major Improvements</b>	<b>\$13,300,000</b>
<b>Phase #1</b>	
Projected total Equivalent Units <sup>1</sup>	374.80
% of total Equivalent units	43.13%
Proportionate Share of Costs <sup>2</sup>	\$5,736,361
<b>Phases #2 - 3</b>	
Projected total Equivalent Units	494.19
% of total Equivalent units	56.87%
Proportionate Share of Costs	\$7,563,639
Notes: (1) See Appendix D for the detailed calculation of Equivalent Units. (2) Any Additional Major Improvements shall be allocated to Phase #1 using the same percentage calculated above (i.e. \$1,857,647 (43.13%) of the \$4,307,034 total cost of Additional Major Improvements shown in Table III-A-2 are allocable to Phase #1).	

#### **D. Assessment Methodology**

The Actual Costs may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

*1. Assessment Methodology for the Major Improvements for Phases #2 – 3 Major Improvement Area*

For purpose of this Service and Assessment Plan, the City Council determined that the portion of Actual Costs of the Major Improvement costs to be allocated to Phases #2 - 3 Major Improvement Area shall be allocated to the Phases #2 - 3 Major Improvement Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units as calculated and shown in Appendix D using the types, number and average home value of Lots anticipated to be developed on each Parcel. Having taken into consideration the matters described under Sections V (A) and (B) above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the Lot Types. These classifications (from Lot Type 1 (70 Ft Lots) representing the highest residential value to Lot Type 3 (50 Ft Lot) representing the lowest value. Assessments are allocated to each land use class on the basis of the average value for each Lot Type. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each Lot Type, setting the Equivalent Unit factor for Lot Type 1 (70 Ft Lots) to 1.0.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within the Phases #2 - 3 Major Improvement Area is shown on the Phases #2 – 3 Major Improvement Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

*2. Assessment Methodology for Phase #1*

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #1 Improvements, including and the portion of the Major Improvements to be financed with the Phase #1 Bonds, shall be allocated to the Phase #1 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units as calculated and shown in Appendix D using the types and number of lots anticipated to be developed on each Parcel within Phase #1. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

Based on the estimates of the costs of the Phase #1 Improvements and the portion of the Major

Improvements that benefit Phase #1 provided by Peloton Land Solutions, as set forth in Table III-B, the City Council has determined that the benefit of the Phase #1 Improvements to Phase #1 Assessed Property is at least equal to the Assessments levied on the Phase #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach is that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

Appendix E shows the detailed calculation of the Assessment per Equivalent Unit and the Assessment for each Lot type.

### *3. Assessment Methodology for Phase #2*

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #2 Improvements shall be allocated to the Phase #2 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units as calculated and shown in Appendix D using the types and number of lots anticipated to be developed on each Parcel within Phase #2. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

Based on the estimates of the costs of the Phase #2 Improvements and the portion of the Phase #2 Improvements that benefit Phase #2 provided by the project engineer, as set forth in Table III-C, the City Council has determined that the benefit of the Phase #2 Improvements to Phase #2 Assessed Property is at least equal to the Assessments levied on the Phase #2 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach is that each final residential Lot within a recorded subdivision plat with similar values will have

the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Appendix E shows the detailed calculation of the Assessment per Equivalent Unit and the Assessment for each Lot type.

#### *4. Assessment Methodology for Future Phases*

When any given Future Phase is developed, and Phased PID Bonds for that Future Phase are to be issued, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within that Phase.

### **E. Assessments**

The Assessments for the Phase #1 Bonds and the Phases #2 – 3 Major Improvement Bonds were levied on each Parcel according to the Phases #2 – 3 Major Improvement Assessment Roll and the Phase #1 Assessment Roll, attached hereto as Appendix F and Appendix G, respectively. The Annual Installments for the Phases #2 – 3 Major Improvement Bonds and the Phase #1 Bonds are being collected at the time and in the amounts shown on the Phases #2 – 3 Major Improvement Assessment Roll and the Phase #1 Assessment Roll, respectively, subject to any revisions made during an Annual Service Plan Update.

The Assessments for the Phase #2 Reimbursement Agreement will be levied on each Parcel according to the Phase #2 Assessment Roll, attached hereto as Appendix H. The Annual Installments for the Phase #2 Reimbursement Agreement will be collected at the time and in the amounts shown on the Phase #2 Assessment Roll, respectively, subject to any revisions made during an Annual Service Plan Update.

### **F. Administrative Expenses**

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

### **G. Prepayment Reserve**

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with up to 0.20% allocated to fund the associated interest charged between the date of prepayment of an Assessment and the date on which Bonds are prepaid and up to 0.30% allocated to fund a delinquency reserve account as described below. The prepayment reserve shall be funded until it reaches 1.50% of the outstanding Bonds as stipulated in the Bond documents. Once the prepayment reserve is funded in full, any additional interest collected shall be allocated to fund delinquent payments as described in H below.

#### **H. Delinquency Reserve**

The City has allocated up to 0.30% of the interest rate component of the Annual Installments to offset any possible delinquent payments. The additional reserve shall be funded up to 4% of the outstanding Bonds, but in no event will the annual collection, together with the Prepayment reserve, be more than 0.50% of the outstanding Bonds. The City may allocate up to 0.50% of the interest rate component of the Annual Installments to pay for Administrative Expenses, improvement costs, any other use that benefits the Assessed Property or reduce the Assessments, as determined by the City Council.

#### **I. TIRZ Credit**

Pursuant to the TIRZ Ordinance, the City has agreed to use TIRZ Revenues (the 47.63% of the property tax increment collected and deposited into the TIRZ No. 2 tax increment fund) generated from each Parcel to offset a portion of such Parcel's PID assessments (the "TIRZ Credit"). The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Credit applicable to the Parcel. The TIRZ Credit applicable to each Parcel shall be calculated as described under Section VI (B) of this Service and Assessment Plan.

## **Section VI**

### **TERMS OF THE ASSESSMENTS**

#### **A. Amount of Assessments and Annual Installments for Parcels Located within Phases #2 – 3 Major Improvement Area**

The Assessment and Annual Installments for each Assessed Property located within Phases #2 – 3 Major Improvement Area are shown on the Phases #2 – 3 Major Improvement Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phases #2 – 3 Major Improvement Bonds, to fund the prepayment reserve and delinquency reserve described in Section V, to cover Administrative Expenses of Phases #2 – 3 Major Improvement Area.

#### **B. Amount of Assessments and Annual Installments for Parcels Located Within Phase #1**

The Assessment and Annual Installments for each Assessed Property located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Bonds, to fund the prepayment reserve and delinquency reserve described in Section V, and to cover Administrative Expenses of Phase #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Credit applicable to the Parcel. The TIRZ Credit for each Parcel shall be calculated using the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the TIRZ Credit amount for a Parcel
- B = the total TIRZ Revenues collected for the preceding year
- C = the total Equivalent Unit of the Parcel
- D = the total Equivalent Units of all Parcels

The TIRZ Revenues collected in any given year shall be used to calculate the TIRZ Credit in the following year (i.e., TIRZ Revenues collected in 2015 shall be used to calculate the TIRZ Credit applicable to Annual Installments to be collected in 2016). TIRZ Credits shall be calculated for those Parcels that are subject to Assessments by the PID. The total TIRZ Revenues collected from all Parcels in each Phase shall be used to calculate the TIRZ Credit applicable to each Parcel within the Phase based on the above formula. The total TIRZ increment amount generated by all Phase #1 Assessed Property will be divided by the total Equivalent Units in Phase #1 to determine the TIRZ credit applicable to each Phase #1 Assessed Property. The total TIRZ increment amount generated by all Phases #2 - 3 Major Improvement Assessed Property will be divided by the total Equivalent Units in Phases #2 - 3 Major Improvement Assessed Property to determine the TIRZ credit applicable to each Phases #2 - 3 Major Improvement Assessed



Property. The Equivalent Units to be used for the calculation of the TIRZ Credit shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

This method of allocating the TIRZ Revenues to all Parcels in a Phase would result in equal amount of TIRZ Credits applied to similar Parcels, However, it may result in lower amounts applied as TIRZ Credit for Parcels that generate higher than average TIRZ Revenues. The TIRZ Revenues can be applied proportionally to calculate the TIRZ Credits for each Parcel generating the TIRZ Revenues if the TIRZ Credit is calculated separately for each Parcel and such TIRZ Credit is directly applied on a Parcel-by-Parcel basis.

Accordingly, the TIRZ Credit calculation methodology described in the Service and Assessment Plan has been updated herein as follows as approved by the City Council as part of the Annual Service Plan Update for 2016-17.

The TIRZ Revenues attributable to each Parcel of Assessed Property collected in any given year shall be used to calculate the Parcel's TIRZ Credit for such Parcel (and/or new Parcels subdivided from such Parcel) in the following year (i.e., TIRZ Revenues collected in 2017 shall be used to calculate the TIRZ Credit applicable to Annual Installments to be collected in 2018). The TIRZ Credit shall be calculated for those Parcels that are subject to Assessments in the PID and have generated TIRZ Revenues.

#### **C. Amount of Assessments and Annual Installments for Parcels Located Within Phase #2**

The Assessment and Annual Installments for each Assessed Property located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Reimbursement Agreement and to cover Administrative Expenses of Phase #2. The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Credit applicable to the Parcel. The TIRZ Credit for each Parcel shall be calculated in the same manner as shown for Phase #1 above.

#### **D. Amount of Assessments and Annual Installments for Parcels Located Within Future Phases**

As Future Phases are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Phases (e.g., an Appendix will be added as the Assessment Roll for phase #3, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

#### **E. Reallocation of Assessments**

##### **1. Subdivision**

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

## **2. Consolidation**

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

## **F. Mandatory Prepayment of Assessments**

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. The payments required above shall be treated the same as any Assessment that is due and owing under the Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the Act.

## **G. Reduction of Assessments**

1. If after all Authorized Improvements to be funded with a series of Bonds have been

completed and Actual Costs for such Authorized Improvements are less than the Actual Costs used to calculate the Assessments securing such series of Bonds, resulting in excess Bond proceeds being available to redeem Bonds of such series, then the Assessment securing such series of Bonds for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds shall applied to redeem Bonds of such series. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds being available to redeem Bonds, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds, including interest on the Bonds and Collection Costs, and such excess Bond proceeds shall be applied to redeem Bonds. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on Equivalent Units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds, including interest on the Bonds and Collection Costs. The Principal Portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced Principal Portion of the Bonds is equal to the outstanding principal amount of the Bonds.

## **H. Payment of Assessments**

### **1. Payment in Full**

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the

partial payment is made.

## **2. Payment in Annual Installments**

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Prepayment Reserve and Delinquency Reserve. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds.

Each Assessment on the Phase #1 Assessed Property and Phases #2-3 Major Improvement Assessed Property shall be paid with interest of no more than the lesser of (i) the actual interest rate paid on the Bonds and (ii) 9.79 percent per annum. The Phases #2 - 3 Major Improvement Assessment Roll sets forth for each year the Annual Installment for each Parcel based on Bond interest rates of 6.75%, 7.25% and 7.625% for the Phases #2 - 3 Bonds due in 2024, 2032 and 2040, respectively, and additional interest at the rate of 0.5% for administrative expenses, Prepayment Reserve and Delinquency Reserve.

The Phase #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on Bond interest rates of 6.375%, 6.625% and 7.00% for the Phases #1A Bonds due in 2028, 2032 and 2040, respectively, Phase #1 Reimbursement Agreement interest rates of 7.79% for years 1 through 5 and 6.79% for years 6 through 31 and additional interest at the rate of 0.5% for administrative expenses, Prepayment Reserve and Delinquency Reserve.

Each Assessment for Phase #2 under the Phase #2 Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during the 30-days prior to the date of Phase #2 Assessment levy was 4.35%. The City has determined that the Assessments shall bear interest at the rate of 8.05% per annum for years 1 through 5 and 6.35% per annum following the fifth Annual Installment, which rate is less than the initial maximum allowable rate of interest of 9.35% and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 6.35%.

The principal and interest component of the Annual Installments may not exceed the amounts shown on the Assessment Rolls. The Assessment Rolls, updated with the actual interest rates on the Bonds and the Phase #1 Reimbursement Agreement and, the estimated interest rates on the Phase #2 Reimbursement Agreement are shown as Appendix F, Appendix G and Appendix H. The Annual Installments shall be reduced to equal the actual costs of repaying the Bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

**F. Collection of Annual Installments**

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

## **Section VII THE ASSESSMENT ROLL**

### **A. Major Improvement Area Assessment Roll**

Each Parcel within Phases #2 - 3 Major Improvement Area has been evaluated by the City Council (based on the concept plan, developable area, proposed Homeowner Association Property and Public Property, the Major Improvements, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the Assessed Property within each Parcel.

Phases #2 – 3 Major Improvement Assessed Property will be assessed for the special benefits conferred upon the property as a result of the Major Improvements. Table IV-A summarizes the \$7,091,043 in special benefit received by Phases #2 - 3 Major Improvement Area from a portion of the Major Improvements, the pro rata costs of the PID formation, and issuance costs for the proposed Phases #2 – 3 Major Improvement Bonds. The total amount of Phases #2 – 3 Major Improvement Bonds is \$6,575,000, which is less than the benefit received by Phases #2 – 3 Major Improvement Assessed Property, and as such the total Assessment for all Assessed Property within Phases #2 - 3 Major Improvement Area is \$6,575,000 plus annual Administrative Expenses. The Assessment for each Parcel of Assessed Property within the Phases #2 - 3 Major Improvement Area is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phases #2 – 3 Major Improvement Assessment Roll is attached hereto as Appendix F.

### **B. Phase #1 Assessment Roll**

Phase #1 Assessed Property will be assessed for the special benefits conferred upon the property as a result of the Phase #1 Improvements that benefit Phase #1, which include a proportionate share of the Major Improvements allocable to Phase #1. Table IV-A summarizes the \$17,322,012 in special benefit received by Phase #1 Assessed Property from the Phase #1 Improvements that benefit Phase #1, including the proportionate share of the Major Improvements allocable to Phase #1, the pro rata costs of the PID formation, and Bond issuance costs. The total amount of Phase #1 Bonds and the Phase #1 Reimbursement Agreement is \$12,500,000, which is less than the benefit received by Phase #1 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #1 is \$12,500,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within Phase #1 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #1 Assessment Roll is attached hereto as Appendix G.

### **C. Phase #2 Assessment Roll**

Phase #2 Assessed Property will be assessed for the special benefits conferred upon the property as a result of the Phase #2 Improvements that benefit Phase #2. Table IV-B summarizes the \$7,041,841 in special benefit received by Phase #2 Assessed Property from the Phase #2 Improvements that benefit Phase #2 and miscellaneous PID related costs. The amount of Phase #2 Reimbursement Agreement is \$6,875,000, which is less than the benefit received by Phase #2 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #2 is \$6,875,000 plus annual Administrative Expenses and other authorized charges. The Assessment

for each Parcel of Assessed Property within Phase #2 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #2 Assessment Roll is attached hereto as Appendix H.

#### **D. Future Phase Assessment Roll**

As Future Phases are developed, this Service and Assessment Plan will be updated to determine the Assessment for each Parcel located within Future Phases (e.g., an Appendix will be added as the Assessment Roll for phase #3, etc.).

#### **E. Annual Assessment Roll Updates**

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Phases #2 – 3 Major Improvement Assessment Roll, Phase #1 Assessment Roll and Phase #2 Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of this Service and Assessment Plan.

Once Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

## **Section VIII MISCELLANEOUS PROVISIONS**

### **A. Administrative Review**

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

### **B. Termination of Assessments**

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

### **C. Amendments**

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:



(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan.

**D. Administration and Interpretation of Provisions**

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act, and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

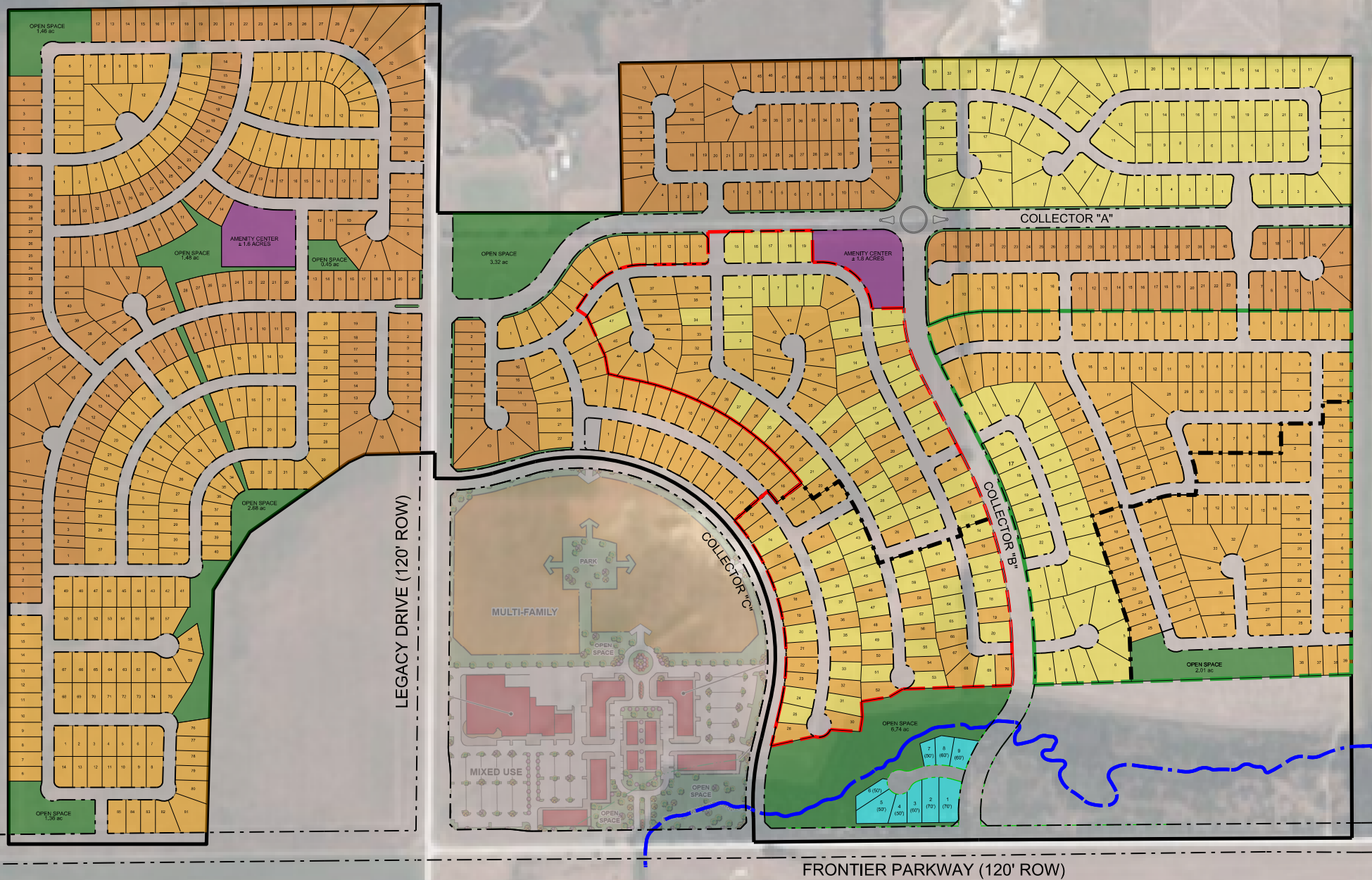
**E. Severability**

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

## **Appendix A**

### **The PID MAP**



### LEGEND

STONEGATE/WU AND FRONTIER TOTALS  
(± 303 ACRES)

- 343 LOTS @ 50's (33%)
- 495 LOTS @ 60's (49%)
- 183 LOTS @ 70's (18%)
- OPEN SPACE (± 28 ACRES)

1021 TOTAL LOTS

CREEKS OF LEGACY TOTALS  
(EAST OF LEGACY)

- 140 LOTS @ 50's (23%)
- 299 LOTS @ 60's (48%)
- 183 LOTS @ 70's (29%)
- OPEN SPACE (± 21 ACRES)

622 TOTAL LOTS

LENNAR  
(50 ACRES)

- LENNAR BOUNDARY
- 157 LOTS @ 60's (84%)
- 31 LOTS @ 70's (16%)

188 TOTAL LOTS

FIRST TEXAS  
(42 ACRES)

- FIRST TEXAS BOUNDARY
- 85 LOTS @ 60's (54%)
- 72 LOTS @ 70's (46%)

157 TOTAL LOTS

CADG  
(79 ACRES)

CADG BOUNDARY

- 140 LOTS @ 50's (50%)
- 57 LOTS @ 60's (21%)
- 80 LOTS @ 70's (29%)

277 TOTAL LOTS

- OPEN SPACE
- AMENITY CENTER
- MODEL HOME

### PHASE 1 LEGEND

--- PHASE LINES

LENNAR  
(31 ACRES)

- 84 LOTS @ 60's (73%)
- 31 LOTS @ 70's (27%)

115 TOTAL LOTS

FIRST TEXAS  
(24 ACRES)

- 52 LOTS @ 60's (57%)
- 39 LOTS @ 70's (43%)

91 TOTAL LOTS

CADG  
(63 ACRES)

- 124 LOTS @ 50's (58%)
- 8 LOTS @ 60's (4%)
- 80 LOTS @ 70's (38%)

212 TOTAL LOTS

MODEL HOMES  
(2 ACRES)

- 4 LOTS @ 50's (44%)
- 3 LOTS @ 60's (33%)
- 2 LOTS @ 70's (22%)

9 TOTAL LOTS

- PD LOT TYPE 1 (50's)
- PD LOT TYPE 2 (60's)
- PD LOT TYPE 3 (70's)



Remainder  
Trustees Deed  
Royce G. Allen  
Vol. 2097, Pg. 310  
R.P.R.D.C.T.

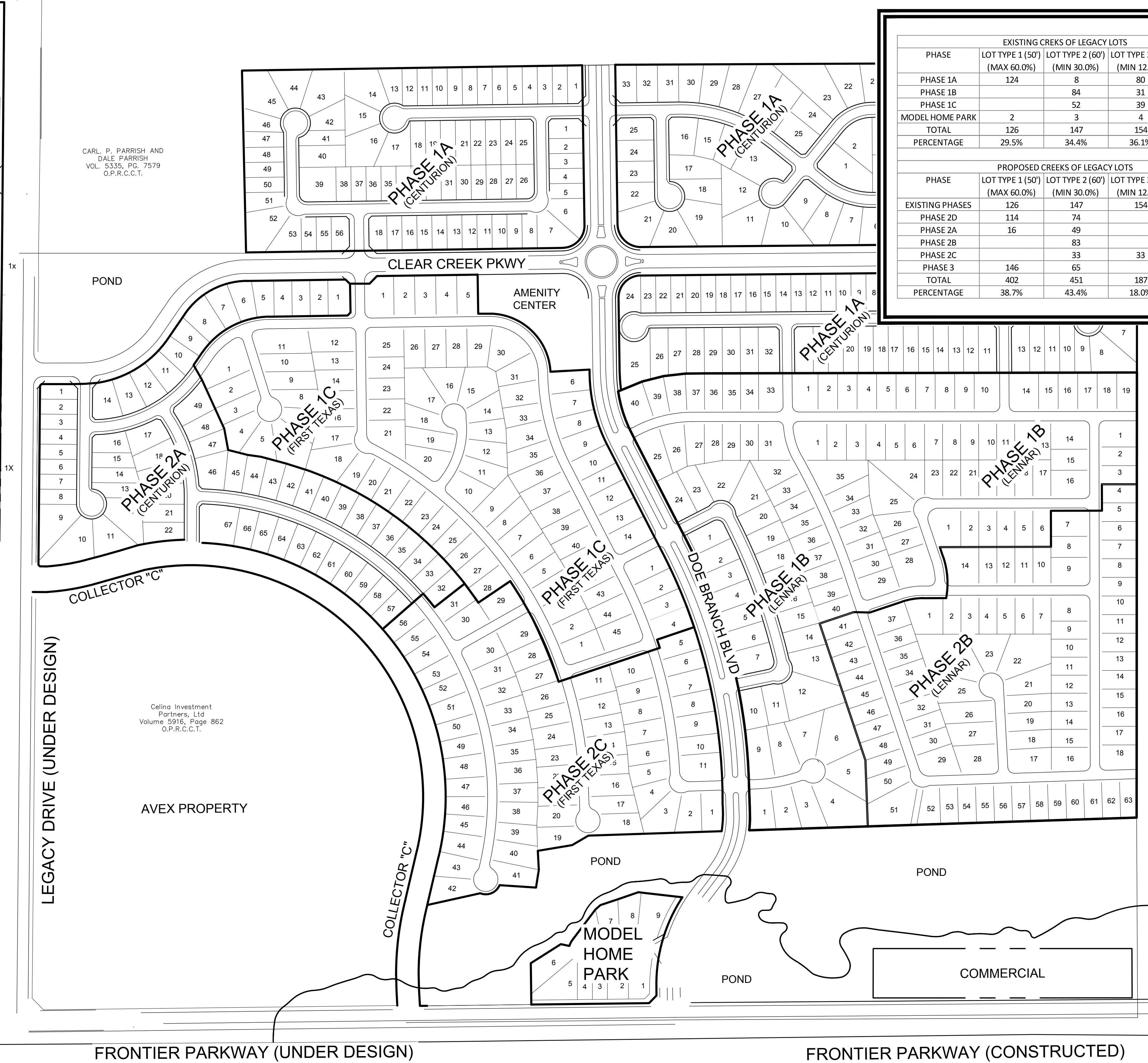
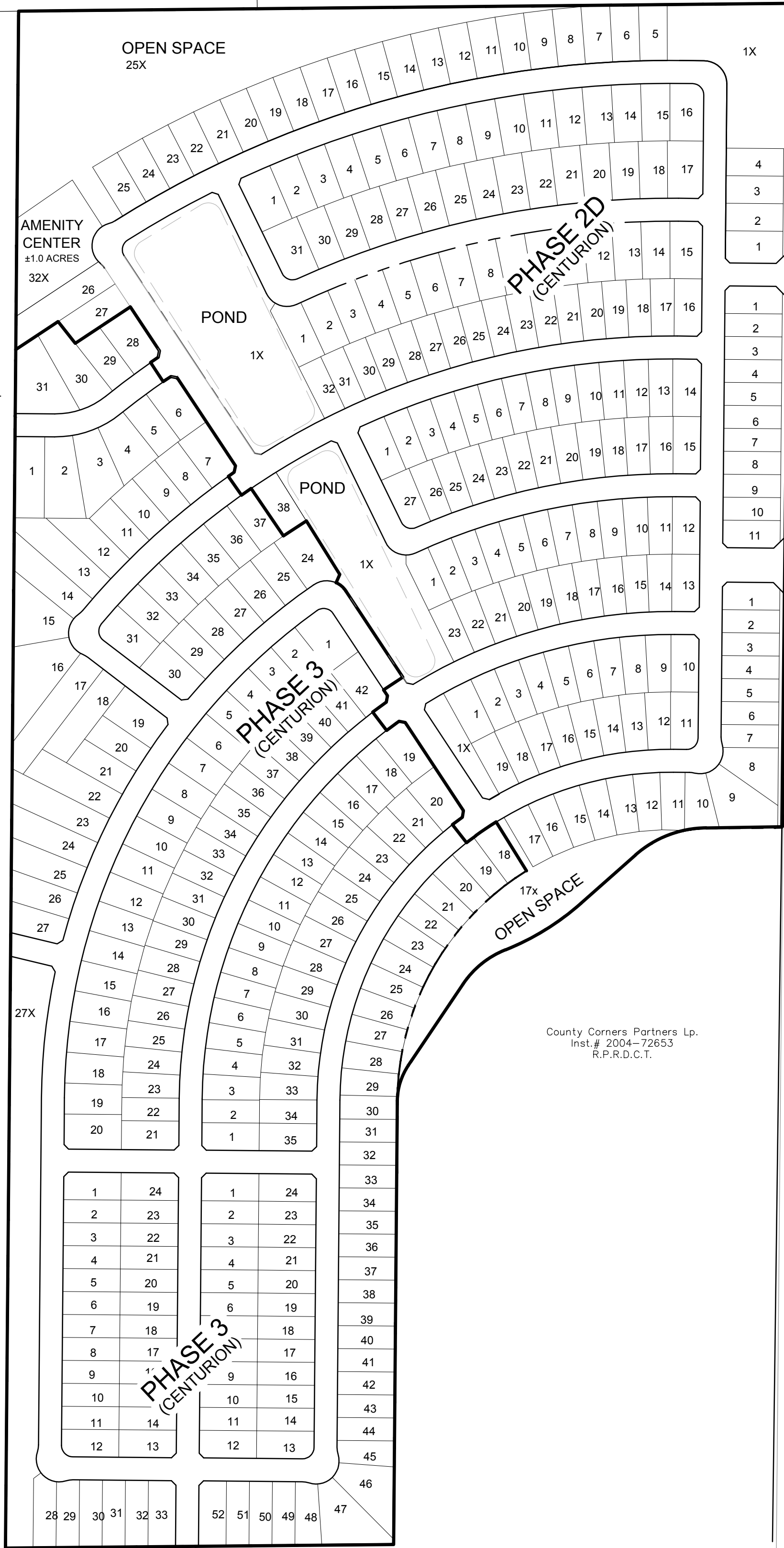
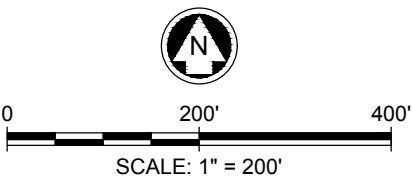
Sangoni Properties II, L.P.  
Inst. # 2007-65515  
R.P.R.D.C.T.

Merritt/Thornton Farm Partnership L.P.  
Inst. # 99-096579  
R.P.R.D.C.T.

County Corners Partners Lp.  
Inst. # 2004-72653  
R.P.R.D.C.T.

Celina Investment  
Partners, Ltd  
Volume 5916, Page 862  
O.P.R.C.C.T.

CARL P. PARRISH AND  
DALE PARRISH  
VOL. 5335, PG. 7579  
O.P.R.C.C.T.



EXISTING CREKS OF LEGACY LOTS					
PHASE	LOT TYPE 1 (50') (MAX 60.0%)	LOT TYPE 2 (60') (MIN 30.0%)	LOT TYPE 3 (70') (MIN 12.0%)	TOTAL	ACRES
PHASE 1A	124	8	80	212	52.9
PHASE 1B		84	31	115	30.3
PHASE 1C		52	39	91	25.4
MODEL HOME PARK	2	3	4	9	2.8
TOTAL	126	147	154	427	111.4
PERCENTAGE	29.5%	34.4%	36.1%	100.0%	

PROPOSED CREKS OF LEGACY LOTS					
PHASE	LOT TYPE 1 (50') (MAX 60.0%)	LOT TYPE 2 (60') (MIN 30.0%)	LOT TYPE 3 (70') (MIN 12.0%)	TOTAL	ACRES
EXISTING PHASES	126	147	154	427	111.4
PHASE 2D	114	74		188	54.2
PHASE 2A	16	49		65	15.5
PHASE 2B		83		83	19.7
PHASE 2C		33	33	66	16.6
PHASE 3	146	65		211	48.2
TOTAL	402	451	187	1040	265.6
PERCENTAGE	38.7%	43.4%	18.0%	100.0%	

## Exhibit

Creeks of Legacy Master Concept Plan  
Celina, Texas

January 2018



10875 JOHN W. ELLIOTT DR.  
SUITE 400  
FRISCO, TX 75033  
PHONE: 469-213-1800  
TX FIRM NO. 12207

**Appendix B**

**ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS**

**Appendix B**  
**Estimated Authorized Improvement Costs**

<b>Authorized Improvements</b>	<b>Estimated Major Improvement Costs</b>	<b>Estimated Phase #1 Improvement Costs</b>	<b>Estimated Future Phase Improvement Costs (for information purposes only)</b>
<b>Roadway Improvements</b>			
Frontier Parkway (Collector B to DNT)	\$779,846	\$0	\$0
Frontier (Collector B to Legacy), Legacy and Frontier (Legacy to Stonegate)	\$2,255,562	\$0	\$0
Collector A and Collector B	\$2,029,592	\$0	\$0
Phase 1 on-site roadways	\$0	\$2,665,000	\$0
Future phase on-site roadways	\$0	\$0	\$2,585,000
Estimated right-of-way costs	\$1,600,000	\$0	\$0
Subtotal: Roadway improvements	\$6,665,000	\$2,665,000	\$2,585,000
<b>Water distribution system improvements</b>			
Water improvements along DNT and DNT to Collector B	\$547,210	\$0	\$0
Water improvements along Frontier (Collector B to Legacy), Legacy and Frontier (Legacy to Stonegate)	\$400,300	\$0	\$0
Water improvements along Collector and Collector B	\$357,490	\$0	\$0
Phase 1 on-site water improvements	\$0	\$790,000	\$0
Future phase on-site water improvements	\$0	\$0	\$765,000
Subtotal: Water improvements	\$1,305,000	\$790,000	\$765,000
<b>Sewer collection system improvements</b>			
Sewer system improvements along Legacy and Frontier (Legacy to Collector B)	\$689,949	\$0	\$0
Sewer system improvements along Frontier (Collector B to DNT)	\$316,424	\$0	\$0
Sewer system improvements along Collector A and	\$408,627	\$0	\$0
Phase 1 on-site sewer system improvements	\$0	\$1,090,000	\$0
Future phase on-site sewer system improvements	\$0	\$0	\$1,055,000
Subtotal: Sewer system improvements	\$1,415,000	\$1,090,000	\$1,055,000

**Appendix B**  
**Estimated Authorized Improvement Costs**

<b>Authorized Improvements</b>	<b>Estimated Major Improvement Costs</b>	<b>Estimated Phase #1 Improvement Costs</b>	<b>Estimated Future Phase Improvement Costs (for information purposes only)</b>
Drainage collection system improvements			
Drainage system improvements along Frontier (DNT to	\$451,980	\$0	\$0
Drainage improvements along Frontier (Collector B to			
Legacy), Legacy and Frontier (Legacy to Stonegate)	\$969,629	\$0	\$0
Drainage system improvements along Collector A and			
Collector B	\$1,243,391	\$0	\$0
Phase 1 on-site drainage system improvements	\$0	\$1,475,000	\$0
Future phase on-site drainage system improvements	\$0	\$0	\$1,430,000
Subtotal: Drainage system improvements	\$2,665,000	\$1,475,000	\$1,430,000
<b>Subtotal:estimated improvement costs</b>	<b>\$12,050,000</b>	<b>\$6,020,000</b>	<b>\$5,835,000</b>
Other costs			
Engineering	\$731,500	\$421,400	\$408,450
Contingency and other soft costs	\$518,500	\$2,087,239	\$816,550
Subtotal: Other costs	\$1,250,000	\$2,508,639	\$1,225,000
<b>Grand total improvements + soft costs</b>	<b>\$13,300,000</b>	<b>\$8,528,639</b>	<b>\$7,060,000</b>
Estimated Major Improvement costs allocated to Phase 1	(\$5,736,361)	\$5,736,361	
Total estimated improvement costs to be funded	\$7,563,639	\$14,265,000	\$7,060,000
Estimated bond issuance costs <sup>1</sup>	\$1,962,404	\$3,057,012	
<b>Grand Total Estimated Project Costs</b>	<b>\$9,526,043</b>	<b>\$17,322,012</b>	

1 - The estimated bond issuance costs for Major Improvements includes amounts (rounded) only for the Series 2014 Phases #2-3 Major Improvement Bonds.

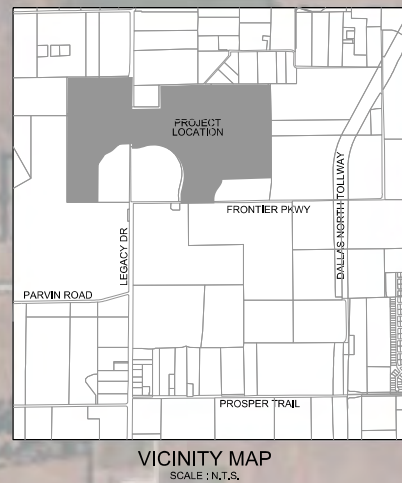
## **Appendix C**

### **DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS**

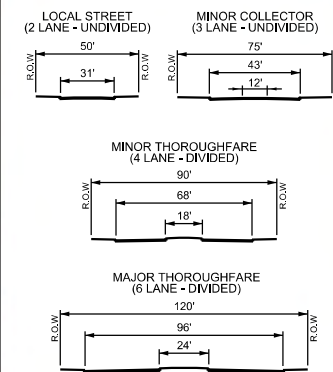


# LEGEND

- OFFSITE SANITARY SEWER
- DOE BRANCH (EXISTING GRAVITY FLOW)
- FRONTIER PARKWAY 120' ROW 1-37' B-B (DNT TO COLLECTOR B)
- FRONTIER PARKWAY 120' ROW 1-37' B-B (LEGACY TO COLLECTOR B)
- FRONTIER PARKWAY 120' ROW 1-37' B-B (LEGACY TO STONEGATE)
- LEGACY DRIVE 120' ROW 2-37' B-B (NORTH PROPERTY BOUNDARY TO FRONTIER)
- COLLECTOR "B" 90' ROW 2-25' B-B (NORTH BOUNDARY TO FRONTIER)
- COLLECTOR "A" 75' ROW 43' B-B (WEST - MIDDLE OF TRAFFIC CIRCLE TO EAST BNDRY)
- COLLECTOR "A" 75' ROW 43' B-B (EAST - MIDDLE OF TRAFFIC CIRCLE TO LEGACY DR)
- PH 1 PHASE 1 ITEMS
- PH 2 FUTURE PHASE ITEMS



VICINITY MAP  
SCALE: N.T.S.



LENGTH - 3,430 FT  
PH 2: PAV/GRAD/DRAIN \$1,818,399  
PH 2: WATER \$219,586  
PH 1: SEWER \$550,946

LENGTH - 2,073 FT  
PH 1: PAV/GRAD/DRAIN \$818,937  
PH 1: WATER \$99,693  
PH 1: SEWER \$132,760

LENGTH - 1,785 FT  
PH 1: PAV/GRAD/DRAIN \$716,796  
PH 1: WATER \$89,981  
PH 1: SEWER \$110,470

LENGTH - 3,313 FT  
PH 1: PAV/GRAD/DRAIN \$2,125,273  
PH 1: WATER \$206,884  
PH 1: SEWER \$208,255

WATER LINE  
LENGTH - 5,683 FT  
PH 1: \$420,270

LENGTH - 2,190 FT  
PH 2: PAV/GRAD/DRAIN \$1,172,812  
PH 2: WATER \$125,084  
PH 1: SEWER \$221,796

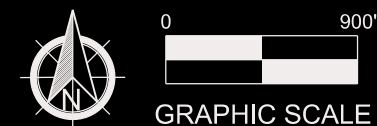
LENGTH - 3,571 FT  
PH 1: PAV/GRAD/DRAIN \$1,379,645  
PH 1: WATER \$192,605  
PH 2: SEWER \$354,395

LENGTH - 1,720 FT  
PH 2: PAV/GRAD/DRAIN \$621,004  
PH 2: WATER \$103,666

	PHASE 1	PHASE 2	TOTAL TIF
OFFSITE WATER	\$1,009,433	\$448,336	\$1,457,769
OFFSITE SEWER	\$1,224,227	\$354,395	\$1,578,622
FRONTIER PARKWAY (COLLECTOR B TO DNT)	\$1,379,645	\$0	\$1,379,645
FRONTIER PARKWAY (COLLECTOR B TO LEGACY)	\$0	\$1,172,812	\$1,172,812
FRONTIER PARKWAY (LEGACY TO STONEGATE)	\$0	\$621,004	\$621,004
LEGACY DRIVE (FRONTIER TO N PROP. BOUNDARY)	\$0	\$1,818,399	\$1,818,399
COLLECTOR B TOTAL	\$2,125,273	\$0	\$2,125,273
COLLECTOR A (MIDDLE OF TRAFFIC CIRCLE TO LEGACY)	\$0	\$0	\$0
COLLECTOR A (MIDDLE OF TRAFFIC TO EAST BOUNDARY)	\$818,937	\$0	\$818,937
	\$716,796	\$0	\$719,796
	\$7,274,311	\$4,414,946	\$11,689,257

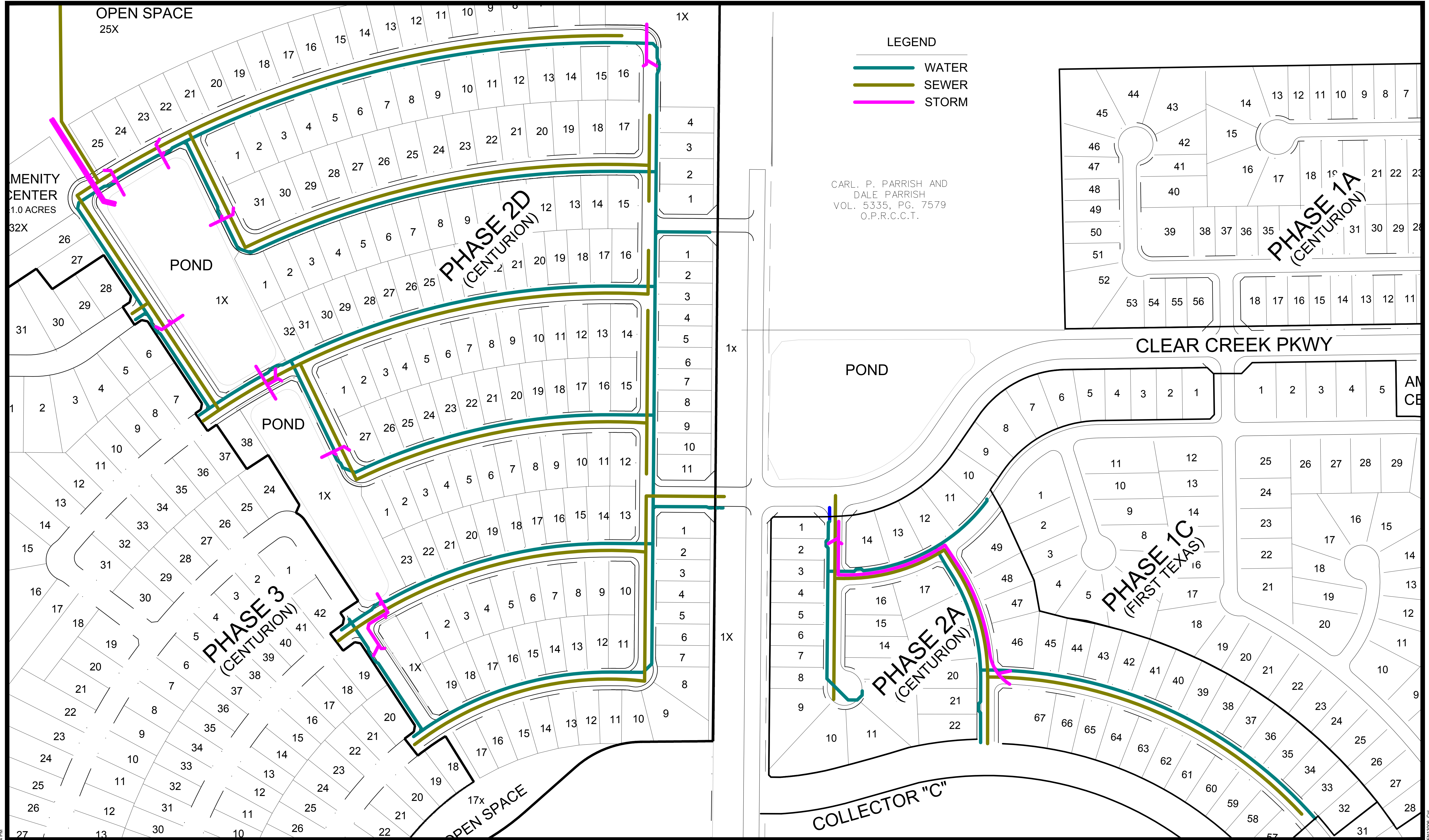
## CREEKS OF LEGACY - MAJOR IMPROVEMENTS (MI)

APRIL 7, 2014



GRAPHIC SCALE





## **Appendix D**

### **LOT TYPES AND EQUIVALENT UNITS**

## Appendix D

### Lot Types and Equivalent Units

For purposes of allocating the Assessments, the Assessed Property has been classified in one of three Lot Types. The following table shows the proposed residential Lot Types within the PID.

**Table D-1**  
**Proposed Development within the PID**

<b>Lot Type</b>	<b>Description</b>	<b>Proposed Development</b>
<b><u>Residential</u></b>		
Lot Type 1	70 Ft Lots	183 units
Lot Type 2	60 Ft Lots	495 units
Lot Type 3	50 Ft Lots	343 units
<b>Total</b>		<b>1,021 units</b>

Table D-2 below shows the proposed residential Lot Types within Phase #1.

**Table D-2**  
**Proposed Development – Phase #1**

<b>Type</b>	<b>Description</b>	<b>Proposed Development</b>
<b><u>Residential</u></b>		
Lot Type 1	70 Ft Lots	152 units
Lot Type 2	60 Ft Lots	147 units
Lot Type 3	50 Ft Lots	128 units
<b>Total</b>		<b>427 units</b>

Table D-3-A below shows the proposed residential Lot Types within Phases #2 – 3 Major Improvement Area.

**Table D-3-A**  
**Proposed Development - Phases #2 – 3 Major Improvement Area**

<b>Type</b>	<b>Description</b>	<b>Proposed Development</b>
<b><u>Residential</u></b>		
Lot Type 1	70 Ft Lots	31 units
Lot Type 2	60 Ft Lots	348 units
Lot Type 3	50 Ft Lots	215 units
<b>Total</b>		<b>594 units</b>

Table D-3-B below shows the proposed residential Lot Types within Phase #2.



**Table D-3-B**  
**Proposed Development - Phase #2**

<b>Type</b>	<b>Description</b>	<b>Proposed Development</b>
<b><u>Residential</u></b>		
Lot Type 1	70 Ft Lots	33 units
Lot Type 2	60 Ft Lots	239 units
Lot Type 3	50 Ft Lots	130 units
<b><i>Total</i></b>		<b>402 units</b>

As explained under Section IV-D, For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Major Improvements to be financed with the Phases #2 – 3 Major Improvement Bonds shall be allocated to the Phases #2 - 3 Major Improvement Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Phases #2 - 3 Major Improvement Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 70 Ft, 60 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications (from Lot Type 1 (70 Ft Lots) representing the highest value to Lot Type 3 (50 Ft Lot) representing the lowest value for residential lots are set forth in Table D-4 below. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (70 Ft Lots) to 1.0.

**Table D-4**  
**Equivalent Unit Factors**

<b>Lot Type</b>	<b>Estimated Average Unit Value</b>	<b>Equivalent Unit Factor</b>
Lot Type 1 (70' Lot)	\$405,000	1.00 per dwelling unit
Lot Type 2 (60' Lot)	\$355,000	0.88 per dwelling unit
Lot Type 5 (50' Lot)	\$295,000	0.73 per dwelling unit

The total estimated Equivalent Units for Phase #1 are shown in Table D-5 below as calculated based on the Equivalent Unit factors shown above, estimated Lot Types and number of units estimated to be built within Phase 1.

**Table D-5**  
**Estimated Equivalent Units - Phase #1**

<b>Lot Type</b>	<b>Planned No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (70' Lot)	152	1.00	152.00
Lot Type 2 (60' Lot)	147	0.88	129.36
Lot Type 3 (50' Lot)	128	0.73	93.44
<b>Total Equivalent Units</b>	<b>427</b>		<b>374.80</b>

The total estimated Equivalent Units for Phases #2 - 3 Major Improvement Area are shown in Table D-6 below as calculated based on the Equivalent Unit factors shown in Table D-4, estimated Lot Types and number of units estimated to be built within Phases #2 – 3 Major Improvement Area.

**Table D-6**  
**Estimated Equivalent Units - Phases #2 -3 Major Improvement Area**

<b>Lot Type</b>	<b>Planned No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (70' Lot)	31	1.00	31.00
Lot Type 2 (60' Lot)	348	0.88	306.24
Lot Type 3 (50' Lot)	217	0.73	156.95
<b>Total Equivalent Units</b>	<b>594</b>		<b>494.19</b>

The total estimated Equivalent Units for Phase #2 are shown in Table D-7 below as calculated based on the Equivalent Unit factors shown in Table D-4, estimated Lot Types and number of units estimated to be built within Phase #2.

**Table D-7**  
**Estimated Equivalent Units - Phases #2**

<b>Lot Type</b>	<b>Planned No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (70' Lot)	33	1.00	33.00
Lot Type 2 (60' Lot)	239	0.88	210.32
Lot Type 3 (50' Lot)	130	0.73	94.90
<b>Total Equivalent Units</b>	<b>402</b>		<b>338.22</b>

**Appendix E**

**ALLOCATION OF ASSESSMENTS**

## Appendix E

### Allocation of Assessments

#### *A) Allocation of Assessments to Lot Types in Phases #2 – 3 Major Improvement Area*

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phases #2 – 3 Major Improvement Bonds, which represents the total Assessment to be allocated to all Parcels in the Phases #2 – 3 Major Improvement Assessed Property, is \$6,575,000. As shown in Appendix D, there are a total of 494.19 estimated Equivalent Units in Phases #2 - 3, resulting in an Assessment per Equivalent Unit of \$13,304.60.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$13,304.60 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (70 Ft Lot) dwelling unit is \$13,304.60 (i.e.  $\$13,304.60 \times 1.00$ ). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is \$11,708.05 (i.e.  $\$13,304.60 \times 0.88$ ). Table E-1 sets forth the Assessment per dwelling unit for each of the three Lot Types in Phases #2 – 3 Major Improvement Area.

**Table E-1**  
**Assessment per Unit - Phases #2 – 3 Major Improvement Area**

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
<b><u>Residential</u></b>					
Lot Type 1	31	\$13,304.60	1.00	\$13,304.60 per dwelling unit	\$412,443
Lot Type 2	348	\$13,304.60	0.88	\$11,708.05 per dwelling unit	\$4,074,401
Lot Type 3	215	\$13,304.60	0.73	\$9,712.36 per dwelling unit	\$2,088,157
<b>Total</b>	<b>594</b>				<b>\$6,575,000</b>

#### *B) Allocation of Assessments to Lot Types in Phase #1*

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Bonds, which represents the total Assessment to be allocated on all Parcels within Phase #1, is \$12,500,000. As shown in Appendix D, there are a total of 374.80 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$33,351.12.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$33,351.12 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (70 Ft Lot) dwelling unit is \$33,351.12 (i.e.  $\$33,351.12 \times 1.00$ ). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is \$29,348.99 (i.e.  $\$33,351.12 \times 0.88$ ). Table E-2 sets forth the Assessment per dwelling unit for each of the two Lot Types in Phase #1.



**Table E-2**  
**Assessment per Unit - Phase #1**

<b>Type</b>	<b>Planned No. of Units</b>	<b>Assessment per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Assessment per Unit</b>		<b>Total Assessments</b>
<b>Residential</b>						
Lot Type 2	152	\$33,351.12	1.00	\$33,351.12	per dwelling unit	\$5,069,370
Lot Type 2	147	\$33,351.12	0.88	\$29,348.99	per dwelling unit	\$4,314,301
Lot Type 3	128	\$33,351.12	0.73	\$24,346.32	per dwelling unit	\$3,116,329
<b>Total</b>	<b>427</b>					<b>\$12,500,000</b>

*C) Allocation of Assessments to Lot Types in Phase #2*

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #2 Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Phase #2, is \$6,875,000. As shown in Appendix D, there are a total of 338.22 estimated Equivalent Units in Phase #2, resulting in an Assessment per Equivalent Unit of \$20,327.01.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$20,327.01 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (70 Ft Lot) dwelling unit is \$20,327.01 (i.e.  $\$20,327.01 \times 1.00$ ). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is \$17,887.77 (i.e.  $\$20,327.01 \times 0.88$ ). Table E-2 sets forth the Assessment per dwelling unit for each of the two Lot Types in Phase #2.

**Table E-2**  
**Assessment per Unit - Phase #2**

<b>Type</b>	<b>Planned No. of Units</b>	<b>Assessment per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Assessment per Unit</b>		<b>Total Assessments</b>
<b>Residential</b>						
Lot Type 2	33	\$20,327.01	1.00	\$20,327.01	per dwelling unit	\$670,791
Lot Type 2	239	\$20,327.01	0.88	\$17,887.77	per dwelling unit	\$4,275,176
Lot Type 3	130	\$20,327.01	0.73	\$14,838.71	per dwelling unit	\$1,929,033
<b>Total</b>	<b>402</b>					<b>\$6,875,000</b>

**Appendix F**

**ASSESSMENT ROLL –Phases #2-3 Assessed Property**

**Appendix F**  
**Assessment Roll - Phases #2 - 3 Assessed Property**

Parcel	All Parcels
Total Assessment	\$6,575,000
Total Equivalent Units	494.19

Year	Principal and Interest <sup>1</sup>	Administrative Expenses <sup>2</sup>	Total Annual Installment
1	\$80,760	\$13,150	\$93,910
2	\$484,563	\$46,288	\$530,851
3	\$484,563	\$46,556	\$531,119
4	\$484,563	\$46,830	\$531,392
5	\$609,563	\$47,109	\$656,671
6	\$601,125	\$46,769	\$647,894
7	\$617,688	\$46,434	\$664,122
8	\$607,563	\$45,980	\$653,543
9	\$597,438	\$45,532	\$642,970
10	\$612,313	\$45,090	\$657,403
11	\$600,500	\$44,530	\$645,030
12	\$613,688	\$43,975	\$657,663
13	\$599,188	\$43,302	\$642,490
14	\$609,688	\$42,636	\$652,323
15	\$618,375	\$41,851	\$660,226
16	\$600,250	\$40,948	\$641,198
17	\$607,125	\$40,052	\$647,177
18	\$612,188	\$39,038	\$651,226
19	\$615,438	\$37,906	\$653,344
20	\$591,875	\$36,657	\$628,532
21	\$592,094	\$35,415	\$627,509
22	\$615,406	\$34,056	\$649,462
23	\$609,906	\$32,455	\$642,361
24	\$602,500	\$30,736	\$633,236
25	\$593,188	\$28,901	\$622,088
26	\$606,969	\$26,949	\$633,918
27	\$591,938	\$24,755	\$616,693
28	\$0	\$0	\$0
29	\$0	\$0	\$0
30	\$0	\$0	\$0
31	\$0	\$0	\$0
<b>Total</b>	<b>\$15,460,448</b>	<b>\$1,053,903</b>	<b>\$16,514,351</b>

1 - The principal and interest amounts are based on the Series 2014 Phases #2-3 MI Bonds final numbers.

2 - The Administrative Expenses shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves.

**Apepdix A-3**  
**Assessment Roll Summary - Phases #2-3**  
**2017-18**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Annual Assessment</b>	<b>Administrative Expenses</b>	<b>TIRZ Credit</b>	<b>Annual Installment</b>
2696827	14	12.32	\$163,913	\$16,015.76	\$479.50	\$0.00	\$16,495.26
2697055	34	26.92	\$358,160	\$34,995.48	\$1,047.73	(\$1,714.83)	\$34,328.39
52660	71	56.03	\$745,457	\$72,837.92	\$2,180.70	(\$12.76)	\$75,005.86
52644	24	19.92	\$265,028	\$25,895.62	\$775.29	(\$5.01)	\$26,665.90
75817	47	37.16	\$494,399	\$48,307.29	\$1,446.28	(\$5.88)	\$49,747.68
149097	10	7.30	\$97,124	\$9,489.86	\$284.12	\$0.00	\$9,773.98
149098	3	2.19	\$29,137	\$2,846.96	\$85.24	\$0.00	\$2,932.19
530240	244	199.27	\$2,651,208	\$259,047.17	\$7,755.63	(\$3.36)	\$266,799.44
2719497	83	73.04	\$971,768	\$94,950.60	\$2,842.73	(\$5,305.51)	\$92,487.82
2718259	64	60.04	\$798,808	\$78,050.85	\$2,336.77	(\$3,842.66)	\$76,544.96
<b>Total</b>	<b>594</b>	<b>494.19</b>	<b>\$6,575,000</b>	<b>\$642,437.50</b>	<b>\$19,233.98</b>	<b>(\$10,890.00)</b>	<b>\$650,781.48</b>

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phases #2-3**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2017 TIRZ Increments</b>	<b>TIRZ Credit</b>
2696827	\$ 46.01	\$ 902.59	\$ -	\$ -
2697055	\$ 3,600.31	\$ -	\$ 3,600.31	\$ 1,714.83
2-52660	\$ 26.80	\$ -	\$ 26.80	\$ 12.76
2-52644	\$ 10.51	\$ -	\$ 10.51	\$ 5.01
2-75817	\$ 12.35	\$ -	\$ 12.35	\$ 5.88
2-149097	\$ -	\$ -	\$ -	\$ -
2-149098	\$ -	\$ -	\$ -	\$ -
2-530240	\$ 95.45	\$ 88.40	\$ 7.05	\$ 3.36
2719497	\$ 11,139.01	\$ -	\$ 11,139.01	\$ 5,305.51
2718259	\$ 8,067.72	\$ -	\$ 8,067.72	\$ 3,842.66
<b>Total</b>	<b>\$ 22,998.16</b>	<b>\$ 990.99</b>	<b>\$ 22,863.75</b>	<b>\$ 10,890.00</b>

**Appendix G**

**ASSESSMENT ROLL – Phase #1 Assessed Property**

**Appendix G**  
**Assessment Roll - Phase 1 Assessed Property**

Parcel	All Parcels
Total Assessment	\$12,500,000
Total Equivalent Units	374.80

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Principal	Interest <sup>2</sup>	Administrative Expenses <sup>3</sup>	Total Annual Installment
1	\$0	\$98,156	\$0	\$34,740	\$35,000	\$167,896
2	\$0	\$588,938	\$0	\$292,125	\$79,100	\$960,163
3	\$150,000	\$588,938	\$0	\$292,125	\$79,454	\$1,110,516
4	\$150,000	\$579,375	\$0	\$292,125	\$81,456	\$1,102,956
5	\$175,000	\$569,813	\$0	\$292,125	\$91,000	\$1,127,938
6	\$175,000	\$558,656	\$0	\$254,625	\$90,425	\$1,078,706
7	\$200,000	\$547,500	\$0	\$254,625	\$89,853	\$1,091,978
8	\$200,000	\$534,750	\$0	\$254,625	\$89,159	\$1,078,534
9	\$225,000	\$522,000	\$0	\$254,625	\$88,468	\$1,090,093
10	\$225,000	\$507,656	\$0	\$254,625	\$87,655	\$1,074,937
11	\$250,000	\$493,313	\$0	\$254,625	\$86,846	\$1,084,783
12	\$250,000	\$477,375	\$0	\$254,625	\$85,914	\$1,067,914
13	\$275,000	\$461,438	\$0	\$254,625	\$84,986	\$1,076,048
14	\$300,000	\$443,906	\$0	\$254,625	\$83,936	\$1,082,467
15	\$325,000	\$424,781	\$0	\$254,625	\$82,764	\$1,087,170
16	\$325,000	\$404,063	\$25,000	\$254,625	\$81,470	\$1,090,158
17	\$350,000	\$382,531	\$25,000	\$252,928	\$80,055	\$1,090,514
18	\$375,000	\$359,344	\$25,000	\$251,230	\$78,518	\$1,089,092
19	\$400,000	\$334,500	\$25,000	\$249,533	\$76,859	\$1,085,892
20	\$425,000	\$308,000	\$25,000	\$247,835	\$75,079	\$1,080,914
21	\$450,000	\$278,250	\$25,000	\$246,138	\$73,177	\$1,072,565
22	\$500,000	\$246,750	\$25,000	\$244,440	\$71,154	\$1,087,344
23	\$525,000	\$211,750	\$25,000	\$242,743	\$69,009	\$1,073,502
24	\$550,000	\$175,000	\$50,000	\$241,045	\$66,618	\$1,082,663
25	\$600,000	\$136,500	\$25,000	\$237,650	\$64,106	\$1,063,256
26	\$650,000	\$94,500	\$25,000	\$235,953	\$61,347	\$1,066,799
27	\$700,000	\$49,000	\$25,000	\$234,255	\$58,341	\$1,066,596
28	\$0	\$0	\$775,000	\$232,558	\$55,090	\$1,062,647
29	\$0	\$0	\$825,000	\$179,935	\$51,592	\$1,056,527
30	\$0	\$0	\$875,000	\$123,918	\$47,848	\$1,046,765
31	\$0	\$0	\$950,000	\$64,505	\$43,733	\$1,058,238
<b>Total</b>	<b>\$8,750,000</b>	<b>\$10,376,781</b>	<b>\$3,750,000</b>	<b>\$7,288,778</b>	<b>\$2,290,011</b>	<b>\$32,455,570</b>

1 - The principal and interest amounts are based on the Series 2014 Phase #1A Bonds final numbers.

2 - The interest amounts are calculated at the Phase #1 Reimbursement Agreement interest rate of 7.79 % for years 1 through 5 and 6.79% for years 6 through 31.

3 - The Administrative Expenses shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves.

**Appendix A-2**  
**Assessment Roll Summary - Phase #1**  
**2017-18**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Lot Type</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Annual Assessment</b>	<b>Administrative Expenses</b>	<b>TIRZ Credit</b>	<b>Annual Installment</b>
2733232	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$154.40)	\$2,005.97
2733234	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733235	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$154.40)	\$2,005.97
2733236	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733237	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$201.60)	\$2,757.82
2733238	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733239	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733240	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$154.40)	\$2,005.97
2733241	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2733242	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2733244	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2733245	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2733246	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2733247	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2733248	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2733249	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2733250	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2733251	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733252	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733253	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733254	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$185.86)	\$1,974.51
2733255	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$185.86)	\$1,974.51
2733256	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$178.00)	\$1,982.37
2733257	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$193.73)	\$1,966.64
2733258	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733259	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733260	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733261	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733262	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733263	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733264	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733265	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733266	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733267	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733268	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733269	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733270	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733271	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733272	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733273	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733274	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733275	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83



**Appendix A-2**  
**Assessment Roll Summary - Phase #1**  
**2017-18**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Lot Type</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Annual Assessment</b>	<b>Administrative Expenses</b>	<b>TIRZ Credit</b>	<b>Annual Installment</b>
2733276	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733277	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733278	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733279	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733280	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733281	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733282	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733283	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733284	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733285	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733286	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733287	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733288	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733289	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733290	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733291	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733292	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733293	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733294	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733295	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733296	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733297	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$154.40)	\$2,005.97
2733298	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$201.60)	\$2,402.69
2733299	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$170.14)	\$2,434.15
2733300	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$170.14)	\$2,434.15
2733301	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$170.14)	\$2,434.15
2733302	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$170.14)	\$2,434.15
2733303	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$170.14)	\$2,434.15
2733304	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$170.14)	\$2,434.15
2733305	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$178.00)	\$2,426.28
2733306	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733307	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733308	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$178.00)	\$2,781.41
2733309	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$201.60)	\$2,757.82
2733310	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733311	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733312	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733313	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733314	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$209.46)	\$2,749.95
2733315	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$178.00)	\$2,781.41
2733316	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733317	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14

**Appendix A-2**  
**Assessment Roll Summary - Phase #1**  
**2017-18**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Lot Type</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Annual Assessment</b>	<b>Administrative Expenses</b>	<b>TIRZ Credit</b>	<b>Annual Installment</b>
2733318	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733319	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733320	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733321	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733322	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733323	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733324	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733325	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733326	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$185.86)	\$2,773.55
2733327	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$217.32)	\$2,742.09
2733328	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733329	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733330	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$178.00)	\$2,781.41
2733331	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$193.73)	\$2,765.68
2733332	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$178.00)	\$2,781.41
2733333	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733334	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733335	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733336	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733337	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733338	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$185.86)	\$2,773.55
2733339	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733340	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733341	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733342	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733343	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733344	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733345	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733346	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733347	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733348	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733349	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733350	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733351	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733352	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733353	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733354	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733355	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733356	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733357	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733358	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733359	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14

**Appendix A-2**  
**Assessment Roll Summary - Phase #1**  
**2017-18**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Lot Type</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Annual Assessment</b>	<b>Administrative Expenses</b>	<b>TIRZ Credit</b>	<b>Annual Installment</b>
2733360	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733361	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733362	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733363	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733364	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$178.00)	\$2,781.41
2733365	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$193.73)	\$2,765.68
2733366	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733367	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$193.73)	\$2,765.68
2733368	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$217.32)	\$2,742.09
2733369	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$193.73)	\$2,765.68
2733370	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$193.73)	\$2,765.68
2733371	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733372	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733373	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$185.86)	\$2,773.55
2733374	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$185.86)	\$2,773.55
2733375	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733376	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$209.46)	\$2,749.95
2733377	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$185.86)	\$2,773.55
2733378	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$201.60)	\$2,757.82
2733379	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733380	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733381	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2733382	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$170.14)	\$2,789.28
2733383	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733384	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733385	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733386	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733387	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733388	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$185.86)	\$1,974.51
2733389	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733390	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733391	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733392	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733393	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733394	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733395	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733396	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733397	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733398	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733399	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733400	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733401	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83

**Appendix A-2**  
**Assessment Roll Summary - Phase #1**  
**2017-18**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Lot Type</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Annual Assessment</b>	<b>Administrative Expenses</b>	<b>TIRZ Credit</b>	<b>Annual Installment</b>
2733402	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733403	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733404	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733405	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733406	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733407	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733408	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733409	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733410	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733411	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733412	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$193.73)	\$1,966.64
2733413	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733414	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$193.73)	\$1,966.64
2733415	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733416	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733417	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733418	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733419	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733420	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733421	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733422	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733423	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733424	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733425	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733426	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733427	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733428	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733429	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733430	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733431	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733432	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733433	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733434	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$154.40)	\$2,005.97
2733435	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733436	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733437	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733438	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733439	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733440	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$154.40)	\$2,005.97
2733441	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$201.60)	\$1,958.77
2733442	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$170.14)	\$1,990.23
2733443	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$201.60)	\$1,958.77

**Appendix A-2**  
**Assessment Roll Summary - Phase #1**  
**2017-18**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Lot Type</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Annual Assessment</b>	<b>Administrative Expenses</b>	<b>TIRZ Credit</b>	<b>Annual Installment</b>
2733444	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$154.40)	\$2,005.97
2733445	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733446	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733447	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733448	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2733449	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$154.40)	\$2,005.97
2733450	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$201.60)	\$1,958.77
2733451	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2733452	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733453	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2733454	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$146.54)	\$2,013.83
2726852	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2726853	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.27)	\$2,797.14
2726854	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$138.68)	\$2,021.69
2726855	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$122.95)	\$2,037.42
2726856	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$178.00)	\$1,982.37
2726857	1	3	0.73	\$23,762.01	\$2,101.94	\$58.43	(\$162.27)	\$1,998.10
2726858	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$154.40)	\$2,449.88
2726859	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$154.40)	\$2,449.88
2726860	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$178.00)	\$2,426.28
2726861	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2726862	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2726865	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726866	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$204.67)	\$2,754.74
2726867	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$185.25)	\$2,419.03
2726868	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$204.67)	\$2,399.61
2726869	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$204.67)	\$2,399.61
2726870	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$204.67)	\$2,399.61
2726871	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$194.96)	\$2,409.33
2726872	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$185.25)	\$2,419.03
2726873	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2726874	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2726875	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2726876	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2726877	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2726878	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$204.67)	\$2,754.74
2726879	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$204.67)	\$2,754.74
2726880	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$233.79)	\$2,725.62
2726881	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$224.08)	\$2,735.33
2726882	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$233.79)	\$2,725.62
2726883	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$214.37)	\$2,745.04
2726884	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$204.67)	\$2,754.74

**Appendix A-2**  
**Assessment Roll Summary - Phase #1**  
**2017-18**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Lot Type</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Annual Assessment</b>	<b>Administrative Expenses</b>	<b>TIRZ Credit</b>	<b>Annual Installment</b>
2726885	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$204.67)	\$2,754.74
2726886	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726887	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726888	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$243.50)	\$2,715.92
2726889	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$214.37)	\$2,745.04
2726890	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726891	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726892	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726893	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726894	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726895	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726896	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726897	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$214.37)	\$2,745.04
2726898	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$224.08)	\$2,735.33
2726899	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726900	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$204.67)	\$2,754.74
2726901	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$204.67)	\$2,399.61
2726902	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$194.96)	\$2,409.33
2726903	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726904	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726905	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726906	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726907	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$204.67)	\$2,399.61
2726908	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$194.96)	\$2,409.33
2726909	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726910	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726911	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726912	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726913	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726914	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726915	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726916	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726917	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726918	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726919	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726920	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726921	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$194.96)	\$2,764.46
2726922	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$204.67)	\$2,754.74
2726923	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726924	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726925	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726926	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74

**Appendix A-2**  
**Assessment Roll Summary - Phase #1**  
**2017-18**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Lot Type</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Annual Assessment</b>	<b>Administrative Expenses</b>	<b>TIRZ Credit</b>	<b>Annual Installment</b>
2726927	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726928	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726929	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726930	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726931	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726932	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726933	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726934	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726935	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726936	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726937	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726938	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726939	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726940	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726941	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726942	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$204.67)	\$2,399.61
2726943	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$185.25)	\$2,419.03
2726944	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$204.67)	\$2,399.61
2726945	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726946	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726947	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726948	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726949	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726950	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726951	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726952	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$214.37)	\$2,389.91
2726953	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$224.08)	\$2,380.20
2726954	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$194.96)	\$2,409.33
2726955	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$185.25)	\$2,419.03
2726956	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$194.96)	\$2,409.33
2726957	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$185.25)	\$2,419.03
2726958	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726959	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726960	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726961	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726962	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$194.96)	\$2,409.33
2726963	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$214.37)	\$2,389.91
2726964	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726965	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726966	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726967	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726968	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$185.25)	\$2,419.03

**Appendix A-2**  
**Assessment Roll Summary - Phase #1**  
**2017-18**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Lot Type</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Annual Assessment</b>	<b>Administrative Expenses</b>	<b>TIRZ Credit</b>	<b>Annual Installment</b>
2726969	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726970	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726971	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726972	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726973	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726974	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726975	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726976	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726977	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$194.96)	\$2,409.33
2726978	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726979	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726980	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726981	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726982	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726983	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$175.54)	\$2,428.74
2726984	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$194.96)	\$2,409.33
2732817	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732818	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732819	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732820	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732821	0	N/A	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2732931	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732932	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732933	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732934	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732935	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732936	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732937	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732938	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732939	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732940	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732941	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732942	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732943	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732944	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732945	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732946	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732947	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732948	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732949	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732950	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732951	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67



**Appendix A-2**  
**Assessment Roll Summary - Phase #1**  
**2017-18**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Lot Type</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Annual Assessment</b>	<b>Administrative Expenses</b>	<b>TIRZ Credit</b>	<b>Annual Installment</b>
2732952	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732953	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732954	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732955	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732956	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732957	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732958	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732959	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732960	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732961	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732962	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732963	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732964	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732965	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732966	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732967	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732968	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732969	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732970	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732971	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732972	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732973	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732974	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732975	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732976	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732977	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732978	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732979	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732980	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732981	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732982	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732983	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732984	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732985	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732986	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732987	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732988	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732989	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732990	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2732991	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732992	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732993	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80

**Appendix A-2**  
**Assessment Roll Summary - Phase #1**  
**2017-18**

<b>Parcel</b>	<b>Estimated No. of units</b>	<b>Lot Type</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Annual Assessment</b>	<b>Administrative Expenses</b>	<b>TIRZ Credit</b>	<b>Annual Installment</b>
2732994	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732995	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732996	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732997	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732998	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2732999	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2733000	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2733001	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2733002	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2733003	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2733004	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2733005	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2733006	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2733007	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2733008	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2733009	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2733010	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2733011	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2733012	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2733013	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2733014	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2733017	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2733018	1	2	0.88	\$28,644.61	\$2,533.84	\$70.44	(\$162.61)	\$2,441.67
2733019	1	1	1.00	\$32,550.69	\$2,879.37	\$80.04	(\$162.61)	\$2,796.80
2697055	0		0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>427</b>		<b>374.80</b>	<b>\$12,200,000</b>	<b>\$1,079,187.50</b>	<b>\$30,000.00</b>	<b>(\$72,153.51)</b>	<b>\$1,037,033.99</b>

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2726852	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2726853	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2726854	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2726855	\$ 297.22	\$ 39.09	\$ 258.13	\$ 122.95
2726856	\$ 412.80	\$ 39.09	\$ 373.71	\$ 178.00
2726857	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2726858	\$ 363.26	\$ 39.09	\$ 324.17	\$ 154.40
2726859	\$ 363.26	\$ 39.09	\$ 324.17	\$ 154.40
2726860	\$ 412.80	\$ 39.09	\$ 373.71	\$ 178.00
2726861	\$ 6.45	\$ -	\$ 6.45	\$ -
2726862	\$ 6.45	\$ -	\$ 6.45	\$ -
2726865	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726866	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726867	\$ 428.02	\$ 39.09	\$ 388.93	\$ 185.25
2726868	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726869	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726870	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726871	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726872	\$ 428.02	\$ 39.09	\$ 388.93	\$ 185.25
2726873	\$ 6.45	\$ -	\$ 6.45	\$ -
2726874	\$ 6.45	\$ -	\$ 6.45	\$ -
2726875	\$ 6.45	\$ -	\$ 6.45	\$ -
2726876	\$ 6.45	\$ -	\$ 6.45	\$ -
2726877	\$ 6.45	\$ -	\$ 6.45	\$ -
2726878	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726879	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726880	\$ 529.93	\$ 39.09	\$ 490.84	\$ 233.79
2726881	\$ 509.55	\$ 39.09	\$ 470.46	\$ 224.08
2726882	\$ 529.93	\$ 39.09	\$ 490.84	\$ 233.79
2726883	\$ 489.17	\$ 39.09	\$ 450.08	\$ 214.37
2726884	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726885	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726886	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726887	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726888	\$ 550.31	\$ 39.09	\$ 511.22	\$ 243.50
2726889	\$ 489.17	\$ 39.09	\$ 450.08	\$ 214.37

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2726890	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726891	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726892	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726893	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726894	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726895	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726896	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726897	\$ 489.17	\$ 39.09	\$ 450.08	\$ 214.37
2726898	\$ 509.55	\$ 39.09	\$ 470.46	\$ 224.08
2726899	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726900	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726901	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726902	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726903	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726904	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726905	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726906	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726907	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726908	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726909	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726910	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726911	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726912	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726913	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726914	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726915	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726916	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726917	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726918	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726919	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726920	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726921	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726922	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726923	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726924	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726925	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726926	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2726927	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726928	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726929	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726930	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726931	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726932	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726933	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726934	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726935	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726936	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726937	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726938	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726939	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726940	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726941	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726942	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726943	\$ 428.02	\$ 39.09	\$ 388.93	\$ 185.25
2726944	\$ 468.79	\$ 39.09	\$ 429.70	\$ 204.67
2726945	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726946	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726947	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726948	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726949	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726950	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726951	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726952	\$ 489.17	\$ 39.09	\$ 450.08	\$ 214.37
2726953	\$ 509.55	\$ 39.09	\$ 470.46	\$ 224.08
2726954	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726955	\$ 428.02	\$ 39.09	\$ 388.93	\$ 185.25
2726956	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726957	\$ 428.02	\$ 39.09	\$ 388.93	\$ 185.25
2726958	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726959	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726960	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726961	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726962	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726963	\$ 489.17	\$ 39.09	\$ 450.08	\$ 214.37

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2726964	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726965	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726966	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726967	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726968	\$ 428.02	\$ 39.09	\$ 388.93	\$ 185.25
2726969	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726970	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726971	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726972	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726973	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726974	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726975	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726976	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726977	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2726978	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726979	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726980	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726981	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726982	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726983	\$ 407.64	\$ 39.09	\$ 368.55	\$ 175.54
2726984	\$ 448.40	\$ 39.09	\$ 409.31	\$ 194.96
2732817	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732818	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732819	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732820	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732821	\$ 6.45	\$ -	\$ 6.45	\$ -
2732931	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732932	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732933	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732934	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732935	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732936	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732937	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732938	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732939	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732940	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732941	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2732942	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732943	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732944	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732945	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732946	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732947	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732948	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732949	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732950	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732951	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732952	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732953	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732954	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732955	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732956	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732957	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732958	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732959	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732960	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732961	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732962	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732963	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732964	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732965	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732966	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732967	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732968	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732969	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732970	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732971	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732972	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732973	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732974	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732975	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732976	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732977	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732978	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2732979	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732980	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732981	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732982	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732983	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732984	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732985	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732986	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732987	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732988	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732989	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732990	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732991	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732992	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732993	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732994	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732995	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732996	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732997	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732998	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2732999	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733000	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733001	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733002	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733003	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733004	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733005	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733006	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733007	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733008	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733009	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733010	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733011	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733012	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733013	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733014	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733017	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61



**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2733018	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733019	\$ 380.49	\$ 39.09	\$ 341.40	\$ 162.61
2733232	\$ 363.26	\$ 39.09	\$ 324.17	\$ 154.40
2733234	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733235	\$ 363.26	\$ 39.09	\$ 324.17	\$ 154.40
2733236	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733237	\$ 462.34	\$ 39.09	\$ 423.25	\$ 201.60
2733238	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733239	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733240	\$ 363.26	\$ 39.09	\$ 324.17	\$ 154.40
2733241	\$ 6.45	\$ -	\$ 6.45	\$ -
2733242	\$ 6.45	\$ -	\$ 6.45	\$ -
2733244	\$ 6.45	\$ -	\$ 6.45	\$ -
2733245	\$ 6.45	\$ -	\$ 6.45	\$ -
2733246	\$ 6.45	\$ -	\$ 6.45	\$ -
2733247	\$ 6.45	\$ -	\$ 6.45	\$ -
2733248	\$ 6.45	\$ -	\$ 6.45	\$ -
2733249	\$ 6.45	\$ -	\$ 6.45	\$ -
2733250	\$ 6.45	\$ -	\$ 6.45	\$ -
2733251	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733252	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733253	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733254	\$ 429.31	\$ 39.09	\$ 390.22	\$ 185.86
2733255	\$ 429.31	\$ 39.09	\$ 390.22	\$ 185.86
2733256	\$ 412.80	\$ 39.09	\$ 373.71	\$ 178.00
2733257	\$ 445.82	\$ 39.09	\$ 406.73	\$ 193.73
2733258	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733259	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733260	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733261	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733262	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733263	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733264	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733265	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733266	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733267	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733268	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2733269	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733270	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733271	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733272	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733273	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733274	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733275	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733276	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733277	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733278	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733279	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733280	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733281	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733282	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733283	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733284	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733285	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733286	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733287	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733288	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733289	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733290	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733291	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733292	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733293	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733294	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733295	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733296	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733297	\$ 363.26	\$ 39.09	\$ 324.17	\$ 154.40
2733298	\$ 462.34	\$ 39.09	\$ 423.25	\$ 201.60
2733299	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733300	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733301	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733302	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733303	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733304	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733305	\$ 412.80	\$ 39.09	\$ 373.71	\$ 178.00

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2733306	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733307	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733308	\$ 412.80	\$ 39.09	\$ 373.71	\$ 178.00
2733309	\$ 462.34	\$ 39.09	\$ 423.25	\$ 201.60
2733310	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733311	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733312	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733313	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733314	\$ 478.85	\$ 39.09	\$ 439.76	\$ 209.46
2733315	\$ 412.80	\$ 39.09	\$ 373.71	\$ 178.00
2733316	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733317	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733318	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733319	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733320	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733321	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733322	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733323	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733324	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733325	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733326	\$ 429.31	\$ 39.09	\$ 390.22	\$ 185.86
2733327	\$ 495.36	\$ 39.09	\$ 456.27	\$ 217.32
2733328	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733329	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733330	\$ 412.80	\$ 39.09	\$ 373.71	\$ 178.00
2733331	\$ 445.82	\$ 39.09	\$ 406.74	\$ 193.73
2733332	\$ 412.80	\$ 39.09	\$ 373.71	\$ 178.00
2733333	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733334	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733335	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733336	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733337	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733338	\$ 429.31	\$ 39.09	\$ 390.22	\$ 185.86
2733339	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733340	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733341	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733342	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2733343	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733344	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733345	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733346	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733347	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733348	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733349	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733350	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733351	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733352	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733353	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733354	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733355	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733356	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733357	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733358	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733359	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733360	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733361	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733362	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733363	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733364	\$ 412.80	\$ 39.09	\$ 373.71	\$ 178.00
2733365	\$ 445.82	\$ 39.09	\$ 406.73	\$ 193.73
2733366	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733367	\$ 445.82	\$ 39.09	\$ 406.73	\$ 193.73
2733368	\$ 495.36	\$ 39.09	\$ 456.27	\$ 217.32
2733369	\$ 445.82	\$ 39.09	\$ 406.73	\$ 193.73
2733370	\$ 445.82	\$ 39.09	\$ 406.73	\$ 193.73
2733371	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733372	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733373	\$ 429.31	\$ 39.09	\$ 390.22	\$ 185.86
2733374	\$ 429.31	\$ 39.09	\$ 390.22	\$ 185.86
2733375	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733376	\$ 478.85	\$ 39.09	\$ 439.76	\$ 209.46
2733377	\$ 429.31	\$ 39.09	\$ 390.22	\$ 185.86
2733378	\$ 462.34	\$ 39.09	\$ 423.25	\$ 201.60
2733379	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2733380	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733381	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733382	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733383	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733384	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733385	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733386	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733387	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733388	\$ 429.31	\$ 39.09	\$ 390.22	\$ 185.86
2733389	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733390	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733391	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733392	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733393	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733394	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733395	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733396	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733397	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733398	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733399	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733400	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733401	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733402	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733403	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733404	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733405	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733406	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733407	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733408	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733409	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733410	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733411	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733412	\$ 445.82	\$ 39.09	\$ 406.73	\$ 193.73
2733413	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733414	\$ 445.82	\$ 39.09	\$ 406.73	\$ 193.73
2733415	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733416	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2733417	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733418	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733419	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733420	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733421	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733422	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733423	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733424	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733425	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733426	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733427	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733428	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733429	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733430	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733431	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733432	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733433	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733434	\$ 363.26	\$ 39.09	\$ 324.17	\$ 154.40
2733435	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733436	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733437	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733438	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733439	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733440	\$ 363.26	\$ 39.09	\$ 324.17	\$ 154.40
2733441	\$ 462.34	\$ 39.09	\$ 423.25	\$ 201.60
2733442	\$ 396.29	\$ 39.09	\$ 357.20	\$ 170.14
2733443	\$ 462.34	\$ 39.09	\$ 423.25	\$ 201.60
2733444	\$ 363.26	\$ 39.09	\$ 324.17	\$ 154.40
2733445	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733446	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733447	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733448	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
2733449	\$ 363.26	\$ 39.09	\$ 324.17	\$ 154.40
2733450	\$ 462.34	\$ 39.09	\$ 423.25	\$ 201.60
2733451	\$ 379.78	\$ 39.09	\$ 340.69	\$ 162.27
2733452	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68
2733453	\$ 330.24	\$ 39.09	\$ 291.15	\$ 138.68

**Creeks of Legacy PID  
(TIRZ No. 2)  
TIRZ Credit Calculations - 2017  
Phase #1**

<b>Property ID (PIDN)</b>	<b>City Taxes (2016)</b>	<b>Base Year Taxes</b>	<b>2016-17 TIRZ Increments</b>	<b>2017-18 TIRZ Credit 47.63%</b>
2733454	\$ 346.75	\$ 39.09	\$ 307.66	\$ 146.54
<b>Total</b>	<b>\$ 168,287.04</b>	<b>\$ 16,689.87</b>	<b>\$ 151,597.18</b>	<b>\$ 72,153.51</b>

**Appendix H**

**ASSESSMENT ROLL – Phase #2 Assessed Property**



## Appendix H

### Assessment Roll - Phase 2 Assessed Property

Parcel	All Parcels
Total Assessment	\$6,875,000
Total Equivalent Units	338.22

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Administrative Expenses <sup>2</sup>	Total Annual Installment
1	\$0	\$553,438	\$35,000	\$588,438
2	\$0	\$553,438	\$35,350	\$588,788
3	\$0	\$553,438	\$35,704	\$589,141
4	\$0	\$553,438	\$36,061	\$589,498
5	\$0	\$553,438	\$30,000	\$583,438
6	\$122,000	\$436,563	\$30,300	\$588,863
7	\$129,000	\$428,816	\$30,603	\$588,419
8	\$137,000	\$420,624	\$30,909	\$588,533
9	\$146,000	\$411,925	\$31,218	\$589,143
10	\$155,000	\$402,654	\$31,530	\$589,184
11	\$164,000	\$392,811	\$31,846	\$588,657
12	\$175,000	\$382,397	\$32,164	\$589,561
13	\$185,000	\$371,285	\$32,486	\$588,770
14	\$197,000	\$359,537	\$32,811	\$589,348
15	\$209,000	\$347,028	\$33,139	\$589,166
16	\$222,000	\$333,756	\$33,470	\$589,226
17	\$236,000	\$319,659	\$33,805	\$589,464
18	\$251,000	\$304,673	\$34,143	\$589,816
19	\$266,000	\$288,735	\$34,484	\$589,219
20	\$283,000	\$271,844	\$34,829	\$589,673
21	\$300,000	\$253,873	\$35,177	\$589,050
22	\$319,000	\$234,823	\$35,529	\$589,352
23	\$339,000	\$214,567	\$35,884	\$589,451
24	\$360,000	\$193,040	\$36,243	\$589,283
25	\$382,000	\$170,180	\$36,606	\$588,786
26	\$406,000	\$145,923	\$36,972	\$588,895
27	\$431,000	\$120,142	\$37,341	\$588,483
28	\$458,000	\$92,774	\$37,715	\$588,488
29	\$486,000	\$63,691	\$38,092	\$587,783
30	\$517,000	\$32,830	\$38,473	\$588,302
31	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$6,875,000</b>	<b>\$9,761,332</b>	<b>\$1,027,883</b>	<b>\$17,664,214</b>

1 - The principal and interest are calculated for the Phase #2 Reimbursement Agreement.

The interest amounts are estimated at the Phase #2 Reimbursement Agreement interest rate of 8.05% for years 1 through 5 and 6.35% for years 6 through 30.

2 - The Administrative Expenses shown include the estimated district administration and assessment collection costs and will be updated each year in Annual Service Plan Updates.

## Appendix H

### Assessment Roll - Phase 2 Assessed Property

Parcel	Lot Type 1 (70' Lot)
Total Assessment	\$20,327
Total Equivalent Units	1.00

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Administrative Expenses <sup>3</sup>	Total Annual Installment
1	\$0	\$1,636	\$103	\$1,740
2	\$0	\$1,636	\$105	\$1,741
3	\$0	\$1,636	\$106	\$1,742
4	\$0	\$1,636	\$107	\$1,743
5	\$0	\$1,636	\$89	\$1,725
6	\$361	\$1,291	\$90	\$1,741
7	\$381	\$1,268	\$90	\$1,740
8	\$405	\$1,244	\$91	\$1,740
9	\$432	\$1,218	\$92	\$1,742
10	\$458	\$1,191	\$93	\$1,742
11	\$485	\$1,161	\$94	\$1,740
12	\$517	\$1,131	\$95	\$1,743
13	\$547	\$1,098	\$96	\$1,741
14	\$582	\$1,063	\$97	\$1,742
15	\$618	\$1,026	\$98	\$1,742
16	\$656	\$987	\$99	\$1,742
17	\$698	\$945	\$100	\$1,743
18	\$742	\$901	\$101	\$1,744
19	\$786	\$854	\$102	\$1,742
20	\$837	\$804	\$103	\$1,743
21	\$887	\$751	\$104	\$1,742
22	\$943	\$694	\$105	\$1,743
23	\$1,002	\$634	\$106	\$1,743
24	\$1,064	\$571	\$107	\$1,742
25	\$1,129	\$503	\$108	\$1,741
26	\$1,200	\$431	\$109	\$1,741
27	\$1,274	\$355	\$110	\$1,740
28	\$1,354	\$274	\$112	\$1,740
29	\$1,437	\$188	\$113	\$1,738
30	\$1,529	\$97	\$114	\$1,739
31	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$20,327</b>	<b>\$28,861</b>	<b>\$3,039</b>	<b>\$52,227</b>

1 - The principal and interest are calculated for the Phase #2 Reimbursement Agreement. The interest amounts are estimated at the Phase #2 Reimbursement Agreement interest rate for years 1 through 5 and 6.35% for years 6 through 30.

2 - The Administrative Expenses shown include the estimated district administration and collection costs and will be updated each year in Annual Service Plan Updates.

## Appendix H

### Assessment Roll - Phase 2 Assessed Property

Parcel	Lot Type 2 (60' Lot)
Total Assessment	\$17,888
Total Equivalent Units	0.88

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Administrative Expenses <sup>3</sup>	Total Annual Installment
1	\$0	\$1,440	\$91	\$1,531
2	\$0	\$1,440	\$92	\$1,532
3	\$0	\$1,440	\$93	\$1,533
4	\$0	\$1,440	\$94	\$1,534
5	\$0	\$1,440	\$78	\$1,518
6	\$317	\$1,136	\$79	\$1,532
7	\$336	\$1,116	\$80	\$1,531
8	\$356	\$1,094	\$80	\$1,531
9	\$380	\$1,072	\$81	\$1,533
10	\$403	\$1,048	\$82	\$1,533
11	\$427	\$1,022	\$83	\$1,532
12	\$455	\$995	\$84	\$1,534
13	\$481	\$966	\$85	\$1,532
14	\$513	\$935	\$85	\$1,533
15	\$544	\$903	\$86	\$1,533
16	\$578	\$868	\$87	\$1,533
17	\$614	\$832	\$88	\$1,534
18	\$653	\$793	\$89	\$1,535
19	\$692	\$751	\$90	\$1,533
20	\$736	\$707	\$91	\$1,534
21	\$781	\$661	\$92	\$1,533
22	\$830	\$611	\$92	\$1,533
23	\$882	\$558	\$93	\$1,534
24	\$937	\$502	\$94	\$1,533
25	\$994	\$443	\$95	\$1,532
26	\$1,056	\$380	\$96	\$1,532
27	\$1,121	\$313	\$97	\$1,531
28	\$1,192	\$241	\$98	\$1,531
29	\$1,265	\$166	\$99	\$1,529
30	\$1,345	\$85	\$100	\$1,531
31	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$17,888</b>	<b>\$25,398</b>	<b>\$2,674</b>	<b>\$45,960</b>

1 - The principal and interest are calculated for the Phase #2 Reimbursement Agreement. The interest amounts are estimated at the Phase #2 Reimbursement Agreement interest rate for years 1 through 5 and 6.35% for years 6 through 30.

2 - The Administrative Expenses shown include the estimated district administration and collection costs and will be updated each year in Annual Service Plan Updates.

**Appendix H**  
**Assessment Roll - Phase 2 Assessed Property**

Parcel	Lot Type 3 (50' Lot)
Total Assessment	\$14,839
Total Equivalent Units	0.73

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Administrative Expenses <sup>3</sup>	Total Annual Installment
1	\$0	\$1,195	\$76	\$1,270
2	\$0	\$1,195	\$76	\$1,271
3	\$0	\$1,195	\$77	\$1,272
4	\$0	\$1,195	\$78	\$1,272
5	\$0	\$1,195	\$65	\$1,259
6	\$263	\$942	\$65	\$1,271
7	\$278	\$926	\$66	\$1,270
8	\$296	\$908	\$67	\$1,270
9	\$315	\$889	\$67	\$1,272
10	\$335	\$869	\$68	\$1,272
11	\$354	\$848	\$69	\$1,271
12	\$378	\$825	\$69	\$1,272
13	\$399	\$801	\$70	\$1,271
14	\$425	\$776	\$71	\$1,272
15	\$451	\$749	\$72	\$1,272
16	\$479	\$720	\$72	\$1,272
17	\$509	\$690	\$73	\$1,272
18	\$542	\$658	\$74	\$1,273
19	\$574	\$623	\$74	\$1,272
20	\$611	\$587	\$75	\$1,273
21	\$648	\$548	\$76	\$1,271
22	\$689	\$507	\$77	\$1,272
23	\$732	\$463	\$77	\$1,272
24	\$777	\$417	\$78	\$1,272
25	\$824	\$367	\$79	\$1,271
26	\$876	\$315	\$80	\$1,271
27	\$930	\$259	\$81	\$1,270
28	\$989	\$200	\$81	\$1,270
29	\$1,049	\$137	\$82	\$1,269
30	\$1,116	\$71	\$83	\$1,270
31	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$14,839</b>	<b>\$21,068</b>	<b>\$2,219</b>	<b>\$38,126</b>

1 - The principal and interest are calculated for the Phase #2 Reimbursement Agreement. The interest amounts are estimated at the Phase #2 Reimbursement Agreement interest rate for years 1 through 5 and 6.35% for years 6 through 30.

2 - The Administrative Expenses shown include the estimated district administration and collection costs and will be updated each year in Annual Service Plan Updates.