



KEYSER MARSTON ASSOCIATES

**WEST SACRAMENTO ENHANCED INFRASTRUCTURE  
FINANCING DISTRICT NO. 1  
INFRASTRUCTURE FINANCING PLAN**

*Prepared for:*

**The City of West Sacramento**

*Prepared by:*

**Keyser Marston Associates, Inc.**

**June 2017**

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## I. INTRODUCTION

This Infrastructure Financing Plan (IFP) for the West Sacramento Enhanced Infrastructure Financing District No. 1 (EIFD No.1) has been prepared in accordance with California Government Code sections 53398.50 - 53398.88 (EIFD Law). EIFD No.1 will be an important tool for the City of West Sacramento (City) to continue its efforts to transition many areas of the City from heavy industrial use to mixed-use areas that celebrate the City's waterfront location, to enhance the City's transportation network, and enhance the quality of public facilities for residents, businesses and visitors.

EIFD No.1 is comprised of fourteen subareas, encompassing approximately 4,144 acres, representing 25% of the entire City of West Sacramento. EIFD No.1 will be funded from property tax increment, a portion of existing Redevelopment Property Tax Trust Fund (RPTTF) revenues and, potentially, incremental property tax in-lieu of motor vehicle license fee (VLF)<sup>1</sup> revenues that are generated by growth within EIFD No.1 and allocated to the City. EIFD No.1 does not impose any new tax on property owners and the City of West Sacramento will be sole taxing agency that will participate in and contribute tax revenues to EIFD No.1.

As required by Government Code Section 53398.59 – 53398.74, this IFP contains the following information:

- a. A map and legal description of the proposed West Sacramento EIFD No.1 boundaries as presented in Exhibit A and Exhibit B, respectively.
- b. A description of the public facilities and other forms of development or financial assistance proposed within the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance from EIFD No.1, those to be financed with assistance from the proposed district, and those to be provided jointly.
- c. a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district.
- d. A financing section, containing all of the following:
  1. *A specification of the maximum portion of the incremental tax revenue of each affected taxing entity proposed to be committed to EIFD No.1 each year during which EIFD No.1 will receive incremental property tax revenue.* It is important to note that no taxing entity other than the City of West Sacramento will allocate tax increment revenues to EIFD No.1. ***The maximum portion of the City's property tax increment revenue allocation to be committed to the EIFD will be 100.0% throughout the duration of EIFD No.1.***

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<sup>1</sup> The City does not intend to deposit property tax in-lieu of motor vehicle license fee revenues into EIFD No.1, but retains the right to do so over the term of the EIFD.

2. *A projection of the amount of tax revenues expected to be received by EIFD No.1 in each year during which EIFD No.1 will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. **An annual projection of tax revenues to be allocated to EIFD No.1 is contained in Section IV of this IFP.** The inputs and assumptions used in this IFP are based on information available as of preparation of this IFP about recent historic, current, and anticipated trends. These projections are considered reasonable for planning purposes, but actual results may exceed or fall short of the values projected in this IFP.*
3. *A limit on the total number of dollars of tax revenue, including property tax in-lieu of VLF increment and RPPTF revenues, that may be allocated to EIFD No.1 pursuant to this IFP. **The maximum number of dollars of tax revenue that may be allocated to EIFD No.1 shall not exceed \$6.9 billion.***
4. *A plan for financing facilities to be assisted by EIFD No.1, including a description of any intention to incur debt. **The financing plan is presented in Section V of this IFP.** The PFA intends to issue bond debt secured by EIFD No.1 tax revenues if and when it is financially prudent to do so. Based on the tax revenue projections contained in this IFP, it is estimated that approximately \$535 million<sup>2</sup> of net bond proceeds will be raised over the duration of the EIFD. This projection is considered reasonable for planning purposes, but actual results may exceed or fall short of the values projected in this IFP.*
5. *A date on which EIFD No.1 will cease to exist, by which time all tax revenue allocation to EIFD No.1 will end. Pursuant to Government Code section 53398.63 et seq, the maximum duration of an EIFD is 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of section 53398.81, or the issuance of a loan to EIFD No.1 is approved by an affected taxing entity pursuant to section 53398.87. **The end date of EIFD No.1 will be the earlier of: (a) 45 years from the date on which the issuance of bonds is approved, or (b) 45 years from the date the City of West Sacramento approves loan from the City to EIFD No.1. The specific dates on which those actions may be taken for EIFD No.1 are not known at this time. However, EIFD No.1 will cease to exist by no later than Jun 30, 2116.** The financial projections prepared for this IFP are based on the assumption that the approval for the issuance of bonds will occur in FY 2019/20 and that the City will not provide a loan to EIFD No.1 prior to that date. The financial projections assume that EIFD No.1 will be formed in FY 2016/17, will begin receiving tax revenues in FY 2017/18 and will continue to receive revenues through 2064/65, which represents 45 years from the estimated date on which the issuance of bond debt is approved.*
6. *An analysis of the costs to the City of providing facilities and services to the area of EIFD No.1 while the area is being developed and after the area is developed. **An annual***

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<sup>2</sup> Expressed in current 2017 dollars.

**projection of service costs is presented in the fiscal impact analysis, which is provided as Appendix B to this IFP.** It is projected that upon build-out and stabilization, new development within EIFD No.1 would annually generate approximately \$40.8 million of additional municipal service costs to the City of West Sacramento.

7. *An analysis of the projected fiscal impact of EIFD and the associated development upon each affected taxing agency.* Affected taxing agencies are defined as any governmental taxing agency which levied or had levied on its behalf a property tax on all or a portion of the property located within the boundaries of EIFD No.1 in the fiscal year prior to the formation of EIFD No.1, but not including any county office of education, school district, or community college district. **No taxing entity other than the City of West Sacramento will allocate tax increment revenues to EIFD No.1. Given that all other taxing entities will not be impacted by the formation of EIFD No.1, this IFP includes an analysis of the fiscal impact of EIFD No.1 to only the City of West Sacramento, which is provided as Appendix B of this IFP.** It is projected that upon buildout of anticipated new development within EIFD No.1, the new development will generate a net fiscal surplus approximating \$1.1 million, assuming that 100% of property tax increment generated by properties within EIFD No.1 is allocated to EIFD No.1.
8. *A plan for financing any potential costs that may be incurred by reimbursing a developer of a Transit Priority Project Program that is located entirely within the boundaries of the district.* **While the City does intend to use EIFD No.1 revenues to reimburse developers for the cost of certain eligible facilities constructed by developers, the City does not contemplate reimbursing a developer for a project that is both located entirely within the boundaries of EIFD No.1 and qualifies for the Transit Priority Project Program, pursuant to Section 65470. Therefore, this IFP does not include a plan for financing costs that would be incurred through such a reimbursement arrangement.**
9. *A plan for replacing housing units that are proposed to be removed in the course of public works construction within the district or private development within the district that is subject to a written agreement with the district or that receives financial assistance from the district.* **It is not anticipated that any housing units will be removed as a result of any project identified in this IFP. Therefore, a replacement plan is not included in this IFP.** However, if any relocation of dwelling units is determined to be required in the future for a project financed by EIFD No.1, EIFD No.1 will comply with applicable relocation laws, including Government Code section 53398.56, the California Relocation Assistance Law, Government Code section 7260, et seq., and the implementing regulations set forth in California Code of Regulations, Title 25, Chapter 6, section 6000, et seq.
10. *The goals the district proposes to achieve for each project to be financed by the district.* **The district's goals for each project to be financed by EIFD No.1 are addressed in Section III of this IFP.**

## II. DESCRIPTION OF WEST SACRAMENTO EIFD NO.1

EIFD No.1 consists of fourteen (14) subareas, encompassing approximately 4,144 acres, or 25% of the entire City of West Sacramento. The subareas contain a diverse set of land uses from areas planned for riverfront mixed use development, to mostly built-out industrial and retail districts. Table 1 below, summarizes the existing conditions of the 14 subareas.

| <b>Subarea</b>            | <b>Acres</b> | <b>FY 2016/17<br/>Assessed Value<br/>(\$millions)</b> |
|---------------------------|--------------|---|
| Bridge District           | 190          | \$123   |
| Riverside                 | 336          | \$369   |
| Southport Industrial Park | 665          | \$293   |
| Stone Lock                | 226          | \$0   |
| Washington                | 350          | \$351   |
| The Rivers II             | 75           | \$14  |
| Pioneer Bluff             | 142          | \$54  |
| Seaway                    | 382          | \$0   |
| Iron Triangle             | 134          | \$54  |
| West End                  | 195          | \$62  |
| North of Port Industrial  | 240          | \$189   |
| Port North Terminal       | 172          | \$19  |
| Port of Sac. Indust. Park | 881          | \$575   |
| Riverpoint                | 157          | \$214   |
| Total, EIFD No.1          | 4,144        | \$2,317   |

A map of the boundaries of the proposed 14 subareas to EIFD No.1 is shown in Exhibit A.

### A. Anticipated Future Development in EIFD No.1 and Subareas

The subareas vary with respect to: 1) the perceived capacity for new development; 2) future land uses; and 3) the anticipated time frame for new development. The opportunities are summarized in Table 2 below. As shown, the subareas have been grouped into three categories, reflecting the anticipated timing for the commencement of new development. The first group includes subareas with known, anticipated near term development projects, which are scheduled to commence within the next 5 years. There are five (5) subareas within the “near term” development category, four (4) subareas within the “longer term” development category in which new development is not anticipated to start for another 10+ years, and four additional project areas for which there are not any identified specific development projects. Development opportunities within the “longer term” category are typically constrained by the need for new infrastructure or the removal of heavy industrial uses. For example, much of the Pioneer Bluff subarea will not be able to redevelop until large petroleum tanks are removed. With respect to the subareas without any identified specific development projects, there are infill opportunities in

these areas or the opportunity for significant conversion to new land uses over time. More detail on the subareas is provided in Appendix C.

| <b>Table 2: Summary of Identified New Development Opportunities within EIFD No.1</b> |                                    |   |                          |  |                    |
|--|------------------------------------|---|--------------------------|--|--------------------|
| <b>Subarea</b>   | <b>Estimated Development Acres</b> | <b>Primary Development Opportunity</b>                            | <b>Residential Units</b> | <b>Commercial/Industrial (000 of sf)</b> | <b>Hotel Rooms</b> |
| <b>Development to Commence in Near-Term – Estimate Full Absorption by 2033/34</b>    |                                    |   |                          |  |                    |
| <b>Bridge District</b>   | 190.0                              | Waterfront mixed use  | 4,010                    | 4,728                                    |                    |
| <b>Riverside</b>   | 8.2                                | Commercial  | 0                        | 90                                       | 192                |
| <b>Southport Industrial Park</b>   | 309.1                              | Industrial, business park and residential                         | 222                      | 5,939                                    | 0                  |
| <b>Stone Lock</b>  | 109.1                              | Waterfront mixed use  | 1,420                    | 106                                      | 0                  |
| <b>Washington</b>  | 33.0                               | Waterfront mixed use  | 2,385                    | 1,417                                    | 300                |
| <b>The Rivers II</b>   | 56.0                               | Residential   | 554                      | 0  | 0                  |
| <b>Development to Commence in Longer Term – Estimate Full Absorption by 2042/43</b>  |                                    |   |                          |  |                    |
| <b>Pioneer Bluff</b>   | 148.6                              | Waterfront mixed use  | 3,329                    | 2,582                                    | 0                  |
| <b>Seaway</b>  | 476.9                              | Water-oriented industrial/ commercial                             | 0                        | 5,771                                    | 0                  |
| <b>Iron Triangle</b>   | Unknown                            | Conversion of industrial to commercial and residential            | Unspecified              | Unspecified                              | Unspecified        |
| <b>West End</b>  | Unknown                            | Heavy industrial area. Minimal opportunities in near to mid-term. | 0                        | Unspecified                              | 0                  |
| <b>Infill / Unspecified / Built-Out Areas</b>  |                                    |   |                          |  |                    |
| <b>North of Port Industrial</b>  | 0                                  | Infill industrial/ business park                                  | 0                        | Unspecified                              | Unspecified        |
| <b>Port North Terminal</b>   | 0                                  | Infill industrial/ business park                                  | 0                        | Unspecified                              | 0                  |
| <b>Port of Sac. Indust. Park</b>   | 0                                  | Infill industrial/ business park                                  | 0                        | Unspecified                              | 0                  |
| <b>Riverpoint</b>  | 0                                  | Minor retail  | 0                        | Unspecified                              | 0                  |
| <b>Total, Primary New Development Area</b>   | <b>1,331</b>                       |   | <b>11,920</b>            | <b>20,633</b>                            | <b>492</b>         |

As shown in Table 2, a total of 11,920 new residential units, 20.6 million square feet of new commercial / industrial space, and 492 new hotel rooms are anticipated to be developed within EIFD No. 1. The breakdown of anticipated new development by land use and anticipated assessed values are provided in Table 3 below.

**Table 3 – Anticipated New Development by Land Use within EIFD No.1**

|                                  | <b>Anticipated New Units/ Sq. Ft..</b> | <b>Estimated Assessed Value (\$2017)</b> |
|----------------------------------|--|--|
| <b>Residential</b>               |  |  |
| Market rate apartments           | 6,101 units                            | \$225,000/unit                           |
| Affordable apartments            | 350 units                              | \$0/sf                                   |
| Market rate townhomes / duplexes | 4,981 units                            | \$400,000/unit                           |
| Single family detached homes     | 454 units                              | \$500,000/unit                           |
| Large single family homes        |  | \$550,000/unit                           |
| Luxury single family homes       | 34 units                               | \$1,100,000/unit                         |
| <b>Non Residential</b>           |  |  |
| Retail                           | 2,828,742 square feet                  | \$185 (\$500 for restaurant)             |
| Office                           | 4,816,332 square feet                  | \$250/sf                                 |
| General Commercial               | 959,155 square feet                    | \$200/sf                                 |
| Industrial / Warehouse           | 11,601,381 square feet                 | \$50/sf                                  |
| Hotel                            | 492 rooms                              | \$100,000 per room                       |

### III. DESCRIPTION OF THE PUBLIC FACILITIES AND PROJECTS PROPOSED TO BE CONSTRUCTED IN AREA OF EIFD NO.1

A list of the public facilities and projects that are proposed in the area of EIFD No.1 are provided in Exhibit C and summarized in Table 4 below. The list of improvements is derived from anticipated projects included in the General Plan 2035, current adopted and proposed Capital Improvement Plan (CIP) projects, master plans underway or pending, and projects that are consistent with the City Council's past direction. A schedule for the construction of the improvements has not yet been determined.

| <b>Table 4: List of City Public Facilities and Economic Development Projects Proposed to be Constructed in Area of EIFD No.1</b> |  |
|--|--|
| <b>Project Types</b>   | <b>Estimated Cost, Millions \$2017</b> |
| Transportation   | \$835.35                               |
| Parking  | \$75.00                                |
| Water  | \$30.15                                |
| Sewer  | \$22.65                                |
| Drainage   | \$5.0                                  |
| City buildings   | \$54.00                                |
| Park and Recreation  | \$153.55                               |
| Economic Development   | \$360.00                               |
| <b>Total Area Projects</b>   | <b>\$1,535.70</b>                      |

#### A. Facilities to be financed with assistance from EIFD No.1

It is anticipated that public infrastructure projects in the area of EIFD No.1 will be funded by multiple funding sources and/or mechanisms. These funding sources may include development impact fees, EIFD No.1 property tax increment, local Measure G, V, and K funds, special district funds, State and Federal grants and loans, and/or other funding sources.

As of the date of this IFP, it is anticipated that all of the improvements listed in Exhibit C and summarized in Table 4 may be assisted with funds from EIFD No.1. The total estimated cost of projects that could receive assistance from EIFD No.1 is \$1,535.7 million, expressed in current 2017 dollars. Given that the improvements will be undertaken in the future, the actual cost will be affected by inflation and will be higher than the estimates contained in Exhibit C.

The City will identify specific funding sources for each project over time, as projects are implemented. Given that future private development is in many cases dependent upon the completion of the target projects, there is a desire to complete the target projects as soon as funding is available.

## **B. Facilities to be Provided by the Private Sector**

There are no improvements that are anticipated at this time to be provided by the private sector.

## **C. Facilities to be Provided by Governmental Entities Without Assistance from EIFD No.1**

There are no public improvements in the area of EIFD No.1 that will be funded by governmental entities without financial assistance from EIFD No.1.

## **D. Facilities to be Provided Jointly by the Private sector and Governmental Entities**

There are no improvements that are anticipated at this time to be provided jointly by the private sector and governmental entities.

## **E. Communitywide Benefits of EIFD No. 1-funded Facilities**

Projects funded from EIFD No. 1 will be consistent with the City's adopted General Plan 2035 (GP 2035) which provides a vision for how the City will grow and change in the future. The expenditure of EIFD No. 1 revenues would provide community-wide benefits by funding implementation actions consistent with the principles outlined in the seven sections of that document, including land use, urban structure and design, housing, economic development, mobility, public facilities and services, parks and recreation, natural and cultural resources, safety, and a healthy community. In order to implement the GP 2035, it is anticipated that EIFD No. 1 expenditures will be used on projects that have community-wide benefit in implementation of:

- Master Plans
- Specific Plans
- Capital projects (including the City's 5-year Capital Improvement Plan budgets)
- Development Agreements
- Development projects

When budgeting EIFD No. 1 revenues, the City Council and the Public Financing Authority will find that expenditures of the revenues has a community-wide benefit, and consistency with the EIFD statutes.

## **F. Goals to be Achieved by EIFD No.1-funded Facilities**

In May 2012, the City Council adopted the Community Investment Action Plan which established goals for the strategic public investment in infrastructure and economic development designed to catalyze private investment to improve the local economy, create new revenue for the City, and to enhance residents' quality of life. EIFD No. 1 will incorporate the following goals, including:

1. Assisting with the infrastructure investment gap, by allocating tax increment to provide a stable source of financing for the City's Capital Improvement Plan (CIP), to strategic infrastructure projects, and to other eligible EIFD uses
2. Provide a stable source of revenue for capital investment
3. Leverage private investment
4. Support land assembly and environmental cleanup
5. Leverage outside funds, such as federal/state grants
6. Use in conjunction with other financing district revenues, such as the formation of Community Facility Districts and Benefit Assessment Districts
7. Support adaptive reuse and creative reuse of existing real estate assets
8. Induce private investment where it would otherwise not occur
9. Support projects with a community-wide or regional benefit

The City and the Authority shall adopt policies regarding the future use of EIFD revenues. These policies will be incorporated by reference in the IFP, and will be used to guide budgeting of EIFD revenues within the City's Capital Improvement Program (CIP) budgets. To the extent that EIFD revenues would be considered in order to assist other development, the City Council and Authority shall also establish policies for Development Assistance.

#### **IV. FINANCING SECTION**

The financing plan delineated in this Infrastructure Financing Plan is based on the best information available regarding the scope, timing, and value of future development. However, given the size of EIFD No.1, the anticipated long-term time horizon for new development in some of the subareas of EIFD No.1, and unplanned developments that may occur over time, actual values may be different than the projections contained herein.

EIFD No.1 will receive tax revenue that would otherwise be allocated to the City of West Sacramento. No other taxing entity is affected by or participating in EIFD No.1. It is anticipated that the following sources of revenues will be deposited into EIFD No.1 to fund the public facilities described in Section III of this IFP:

1. 100% of the City's share of incremental property tax increment generated by properties within EIFD No.1;
2. Net bond proceeds raised from the issuance of tax increment bonds secured solely by the tax revenue deposited into EIFD No.1; and
3. A portion of annual Redevelopment Property Tax Trust Fund (RPTTF) revenues received by the City after all preexisting legal commitments and statutory obligations are paid. In fiscal year 2015-16 the City received \$5.55 million of net RPTTF funds. It is expected that the City will receive ongoing distributions from the RPTTF in future years and the annual amount may increase as enforceable obligations are retired between now and June 30, 2037 when the last obligation will be repaid<sup>3</sup>. The City anticipates annually depositing \$2.25 million of RPTTF revenues into the EIFD. Net RPTTF revenues not deposited into the EIFD will continue to be deposited into the Measure G account. Measure G was approved by the voters and permits the RPTTF funds deposited into the Measure G account to be set-aside for capital improvements.

While not anticipated to be deposited into EIFD No.1, the City will retain the authority to deposit incremental property tax revenue allocated to the City in lieu of motor vehicle license fee revenues into EIFD No.1 pursuant to Section 53398.75 (e) (1) of the California Government Code.

##### **A. Maximum Portion of the Incremental Tax Revenue of the City to be Committed to EIFD No.1**

Property tax revenue is collected by the County Tax Collector through a 1.0% levy on the assessed value of all real property. The 1.0% property tax levy is collected and distributed to agencies within the City's geographic area, including the City, County, school districts, and special districts. The properties within EIFD No.1 are located within multiple different tax rate

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<sup>3</sup> Once all preexisting obligations of the former Redevelopment Agency are fully paid and retired, there will no longer be any distributions from the RPTTF.

areas (TRAs). Each tax rate area has a distinct distribution of the 1.0% property tax levy among the taxing entities that serve the properties within the tax rate area. Table 14 in Appendix A presents the property tax increment distribution of all tax rate areas within the boundaries of EIFD No.1 by subarea. The City of West Sacramento receives from 31.98% to 53.2% of the base 1% property tax levy within EIFD No.1, with an average share of 48%<sup>4</sup>.

| <b>Table 5 City Share of Base 1% Property Tax Levy within Each Subarea</b> |                                      |
|--|--------------------------------------|
| <b>EIFD No.1 Subarea</b>   | <b>City Share of 1% Property Tax</b> |
| Bridge District  | 49.0122%                             |
| Riverside  | 31.9766%                             |
| Southport Industrial Park  | 49.0122%                             |
| Stone Lock   | 49.0122%                             |
| Washington   | 50.3487% (average)                   |
| The Rivers II  | 44.5126%                             |
| Pioneer Bluff  | 49.0136% (average)                   |
| Seaway   | 49.0122%                             |
| West End   | 49.0122%                             |
| Riverpoint   | 31.9766%                             |
| Port North Terminal  | 49.0122%                             |
| Port of Sacramento Industrial Park   | 49.0122%                             |
| North of Port Industrial   | 49.0122%                             |
| Iron Triangle  | 49.0122%                             |
| <b>Average</b>   | <b>48%</b>                           |

EIFD No.1 is located within the boundaries of the Redevelopment Project Area of the former Redevelopment Agency. Property tax revenues generated by the properties within the Redevelopment Project area (including EIFD No.1 properties) will follow the flow of funds under the Redevelopment dissolution statutes until all of the Successor Agency’s obligations are retired. It is anticipated that the Successor Agency’s obligations will continue through 2036/37. As shown in Table 6 below, while the Successor Agency is in place (anticipated through FY 2036/37), EIFD No.1 will generate “AB1290 Pass Through payments” to the City and distributions from the RPTTF. Pass-through payments equal 10.2% of property tax increment and RPTTF distributions equal 30.5% of property tax increment. The City intends to deposit the revenues generated by the 10.2% pass-through payments into the City’s General Fund to be used to fund on-going municipal services, but reserves the authority to deposit the funds into EIFD No.1. The City intends to distribute the RPTTF residual funds equal to 30.5% of property tax increment into EIFD No.1.

<sup>4</sup> Existing property tax shares per the Auditor-Controller have been adjusted by Keyser Marston Associates, Inc. to reflect the expectation that, following dissolution of the Successor Agency, the ERAF shift will begin to be applied within tax rate areas that fall within the former redevelopment area (no ERAF shift is currently being applied).

| <b>Table 6</b>   |  |  |
|--|--|--|
| <b>Allocation of Incremental Property Tax Revenues Within Former Redevelopment Areas Through 2036-37 (when Successor Agency dissolves)</b> | <b>% of Incremental Property Tax Dollars</b> | <b>Notes</b>   |
| <b>Total Property Tax Deposited to the RPTTF</b>   | 100%   |  |
| <b>Less: Pass Throughs</b>   |  |  |
| County Admin Costs   | 1.57%  | based on actual for FY 2014-15   |
| County Pass Through Agreement  | 12.9%  | based on actual for FY 2014-15   |
| <b>AB 1290 Payments to City</b>  | <b>10.2%</b>                                 | <b>City eligible for Tier 1 only</b>   |
| AB 1290 Payments to Schools & others   | 13.4%  | Includes Tier 1 and Tier 2 payments  |
| Total  | 38.0%  |  |
| Less: ROPS Obligations   | 0.0%   | paid from existing increment   |
| Balance Available for all Taxing Agencies  | 62.0%  | Total RPTTF, less pass throughs  |
| <b>City Share of RPTTF "Residual" Distribution Available for Contribution to EIFD</b>  | <b>30.5%</b>                                 | <b>= 62% of property tax available for residual X 49.2% average City share</b> |

After the Successor Agency is dissolved, the City will receive its share of property tax increment in accordance with the distribution summarized in Table 5. The City intends to deposit 100% of the tax increment that it receives from the properties after the dissolution of the Successor Agency.

While the City does not intend to allocate 100% of available incremental tax revenue to EIFD No.1 while the Successor Agency exists, the City may elect to do so during any given year.

***Therefore, the maximum portion of incremental tax revenue of the City proposed to be committed to EIFD No.1 is 100% of the City's share of annual property tax increment from EIFD No.1 properties.***

**B. Projection of the amount of tax revenues expected to be received by EIFD No.1 in each year during which the district will receive tax revenue**

The incremental property tax revenues to be deposited into EIFD No.1 will be generated by the incremental assessed property value beginning the year after formation of EIFD No.1. Incremental assessed property value is the difference between the assessed value of properties within EIFD No.1 in any fiscal year, less the value contained in the assessment roll last equalized prior to the effective date of the ordinance adopting EIFD No.1. It is anticipated that the effective date of the ordinance adopting EIFD No.1 will occur prior to the FY 2017/18 assessment roll. Therefore, it is anticipated that the effective "base year" of EIFD No.1 will be Fiscal Year 2016/17 and that the first year that EIFD will collect property tax increment will be FY 2017/18. The assessed value of EIFD No.1 properties in base year FY 2016/17 totals \$2,316,771.

The projected annual incremental assessed value, 1.0% property tax increment, and total City tax revenues to be allocated to EIFD No.1 over the anticipated term of EIFD No.1 are summarized in Table 7 below. As shown, it is anticipated that a total of \$3.13 billion of tax increment (\$1.23 billion in 2017 dollars) will be allocated to EIFD No.1 and that a total of \$45 million of Measure G funds (\$34.5 million in 2017 dollars) will be allocated to EIFD No.1. The sum total of the two sources is \$3.17 billion (\$1.27 billion in 2017 dollars). Projections of incremental assessed values and tax increment by District are provided in Appendix A.

| Table 7: Projection of West Sacramento EIFD No.1 Tax Revenue (\$Thousands) |                      |                                   |   |             |                    |                              |                               |
|--|----------------------|-----------------------------------|---|-------------|--------------------|------------------------------|-------------------------------|
| Fiscal Year  | AV Increment         | Property Tax Increment at 1% Rate | City Share of Property Tax Increment Allocated to EIFD <sup>(1)</sup> |             |                    | Meas. G Funds <sup>(2)</sup> | Total Taxes Allocated to EIFD |
| FY 2016/17 base AV = \$2,316,771   |                      |                                   |   |             |                    |                              |                               |
| <i>Appendix A</i>  |                      |                                   |   |             |                    |                              |                               |
|  |                      |                                   | City Share  | % Allocated | Amount             |                              |                               |
| 2017-18  | \$62,512             | \$625                             | 31%   | 100%        | \$191              | \$2,250                      | \$2,441                       |
| 2018-19  | 184,521              | 1,845                             | 31%   | 100%        | 563                | 2,250                        | 2,813                         |
| 2019-20  | 355,255              | 3,553                             | 31%   | 100%        | 1,084              | 2,250                        | 3,334                         |
| 2020-21  | 825,125              | 8,251                             | 31%   | 100%        | 2,517              | 2,250                        | 4,767                         |
| 2021-22  | 1,231,927            | 12,319                            | 31%   | 100%        | 3,758              | 2,250                        | 6,008                         |
| 2022-23  | 1,681,606            | 16,816                            | 31%   | 100%        | 5,130              | 2,250                        | 7,380                         |
| 2023-24  | 2,472,565            | 24,726                            | 31%   | 100%        | 7,542              | 2,250                        | 9,792                         |
| 2024-25  | 3,071,143            | 30,711                            | 31%   | 100%        | 9,368              | 2,250                        | 11,618                        |
| 2025-26  | 3,841,767            | 38,418                            | 31%   | 100%        | 11,719             | 2,250                        | 13,969                        |
| 2026-27  | 4,724,107            | 47,241                            | 31%   | 100%        | 14,411             | 2,250                        | 16,661                        |
| 2027-28  | 5,572,263            | 55,723                            | 31%   | 100%        | 16,998             | 2,250                        | 19,248                        |
| 2020-29  | 6,371,694            | 63,717                            | 31%   | 100%        | 19,437             | 2,250                        | 21,687                        |
| 2029-30  | 7,287,398            | 72,874                            | 31%   | 100%        | 22,230             | 2,250                        | 24,480                        |
| 2030-31  | 8,126,339            | 81,263                            | 31%   | 100%        | 24,789             | 2,250                        | 27,039                        |
| 2031-32  | 8,827,478            | 88,275                            | 31%   | 100%        | 26,928             | 2,250                        | 29,178                        |
| 2032-33  | 9,523,245            | 95,232                            | 31%   | 100%        | 29,050             | 2,250                        | 31,300                        |
| 2033-34  | 10,277,593           | 102,776                           | 31%   | 100%        | 31,351             | 2,250                        | 33,601                        |
| 2034-35  | 11,052,768           | 110,528                           | 31%   | 100%        | 33,716             | 2,250                        | 35,966                        |
| 2035-36  | 11,669,465           | 116,695                           | 31%   | 100%        | 35,597             | 2,250                        | 37,847                        |
| 2036-37  | 12,219,016           | 122,190                           | 31%   | 100%        | 37,274             | 2,250                        | 39,524                        |
| 2037-38  | 12,792,578           | 127,926                           | 48%   | 100%        | 61,673             |                              | 61,673                        |
| 2038-39  | 13,415,434           | 134,154                           | 48%   | 100%        | 64,676             |                              | 64,676                        |
| 2039-40  | 14,065,862           | 140,659                           | 48%   | 100%        | 67,812             |                              | 67,812                        |
| 2040-41  | 14,745,133           | 147,451                           | 48%   | 100%        | 71,086             |                              | 71,086                        |
| 2041-42  | 15,454,582           | 154,546                           | 48%   | 100%        | 74,507             |                              | 74,507                        |
| 2042-43  | 16,151,050           | 161,511                           | 48%   | 100%        | 77,864             |                              | 77,864                        |
| 2043-44  | 16,604,248           | 166,042                           | 48%   | 100%        | 80,049             |                              | 80,049                        |
| 2044-45  | 17,068,761           | 170,688                           | 48%   | 100%        | 82,288             |                              | 82,288                        |
| 2045-46  | 17,544,876           | 175,449                           | 48%   | 100%        | 84,584             |                              | 84,584                        |
| 2046-47  | 18,032,889           | 180,329                           | 48%   | 100%        | 86,937             |                              | 86,937                        |
| 2047-48  | 18,533,102           | 185,331                           | 48%   | 100%        | 89,348             |                              | 89,348                        |
| 2048-49  | 19,045,827           | 190,458                           | 48%   | 100%        | 91,820             |                              | 91,820                        |
| 2049-50  | 19,571,381           | 195,714                           | 48%   | 100%        | 94,354             |                              | 94,354                        |
| 2050-51  | 20,110,093           | 201,101                           | 48%   | 100%        | 96,951             |                              | 96,951                        |
| 2051-52  | 20,662,297           | 206,623                           | 48%   | 100%        | 99,613             |                              | 99,613                        |
| 2052-53  | 21,228,338           | 212,283                           | 48%   | 100%        | 102,342            |                              | 102,342                       |
| 2053-54  | 21,808,569           | 218,086                           | 48%   | 100%        | 105,139            |                              | 105,139                       |
| 2054-55  | 22,403,353           | 224,034                           | 48%   | 100%        | 108,007            |                              | 108,007                       |
| 2055-56  | 23,013,061           | 230,131                           | 48%   | 100%        | 110,946            |                              | 110,946                       |
| 2056-57  | 23,638,074           | 236,381                           | 48%   | 100%        | 113,959            |                              | 113,959                       |
| 2057-58  | 24,278,785           | 242,788                           | 48%   | 100%        | 117,048            |                              | 117,048                       |
| 2058-59  | 24,935,595           | 249,356                           | 48%   | 100%        | 120,215            |                              | 120,215                       |
| 2059-60  | 25,608,917           | 256,089                           | 48%   | 100%        | 123,461            |                              | 123,461                       |
| 2060-61  | 26,299,172           | 262,992                           | 48%   | 100%        | 126,788            |                              | 126,788                       |
| 2061-62  | 27,006,795           | 270,068                           | 48%   | 100%        | 130,200            |                              | 130,200                       |
| 2062-63  | 27,732,231           | 277,322                           | 48%   | 100%        | 133,697            |                              | 133,697                       |
| 2063-64  | 28,475,938           | 284,759                           | 48%   | 100%        | 137,282            |                              | 137,282                       |
| 2064-65  | 29,238,384           | 292,384                           | 48%   | 100%        | 140,958            |                              | 140,958                       |
| <b>Total, Future</b>   | <b>\$688,843,113</b> | <b>\$6,888,432</b>                |   |             | <b>\$3,127,254</b> | <b>\$45,000</b>              | <b>\$3,172,254</b>            |
| <b>Total, 2017\$</b>   | <b>\$282,933,973</b> | <b>\$2,829,340</b>                |   |             | <b>\$1,234,145</b> | <b>\$34,479</b>              | <b>\$1,268,624</b>            |

<sup>1</sup> Represents "net available revenue" after meeting obligations of the former redevelopment agency that may be allocated to the EIFD per H&S 53398.75. Amounts exclude City pass-through payments under H&S33607.5. After 2036-37 when the Successor Agency is projected to be dissolved, amounts represent the City's share of regular property taxes.

<sup>2</sup> "Measure G" funds represent existing funds available to the City under Redevelopment dissolution (and which constitute existing "net available revenue" per H&S 53398.75(d)). Annual estimate is based upon current annual revenue available for infrastructure projects.

<sup>3</sup> Assumes 3% rate of inflation.

The amounts shown in Table 7 are based on the best information available regarding the scope, timing, and value of future development. However, given that much of the new development within EIFD No.1 will not occur for many years, and the amount of new development in several areas is not known at this time, the actual values may be different than the projections contained herein. In addition, it is not known when the issuance of tax increment bonds will be approved. For purposes of this analysis, it has been assumed that bonds would be approved in FY 2019/20, which results in a projected 45-year term for EIFD No.1 ending in FY 2064/65. The actual term will depend on if and when the issuance of bonds is approved by registered voters within EIFD No.1.

**C. Plan for Financing Facilities to be Assisted by the District**

The identified public facilities to be assisted by funds from EIFD No.1 will, in many cases, be financed through a combination of sources, including development impact fees, local Measure G, V, and K funds, federal and state grants, special district funds, annual EIFD No.1 tax increment, and bond proceeds secured by EIFD No.1. Given the long time horizon of EIFD No.1, it is likely that the types and magnitudes of available funding sources will change significantly over time. The combination of source(s) to be used for each specific facility will be determined over time as the projects are implemented.

The City and the Authority shall adopt policies regarding the future use of EIFD revenues. These policies will be incorporated by reference in the IFP, and will be used to guide budgeting of EIFD revenues within the City’s Capital Improvement Program (CIP) budgets. To the extent that EIFD revenues would be considered in order to assist other development, the City Council and Authority shall also establish policies for Development Assistance.

It is anticipated that EIFD No.1 will seek voter approval to issue bonds at some point in the future when there is sufficient tax increment flow to support a sizeable bond issue. Based on the tax increment projection, it is estimated that approximately \$43 million of net bonds could be issued in FY 2020/21, followed by a series of additional bond issues as available increment cumulates. As detailed in Appendix D of this IFP, it is estimated that a total of \$939 million of net bond proceeds (\$535 million in 2017 dollars) could be supported by the tax increment flow. Bond proceeds have been estimated using the following underwriting assumptions: 5% interest, 30-year term, 1.5X coverage, and a 10% cost of issuance, reserve fund and underwriter discount. As summarized in Table 8 below, it is estimated that the sum of EIFD No.1 revenues, including net annual increment, Measure G funds, and net bond proceeds will be sufficient to fund upwards of \$1.1 billion of public facilities, expressed in 2017 dollars.

| <b>Table 8: Projected Total Cumulative EIFD No.1 Funds for Facilities (\$2017 )</b> |                        |
|---|------------------------|
| Tax Increment after Debt Service and County Admin.                                  | \$515.5 million        |
| Net Bond Proceeds   | \$535.0 million        |
| Measure G Funds   | \$34.5 million         |
| <b>Total Projected EIFD No.1 Funds for Facilities</b>                               | <b>\$1,085 million</b> |

#### **D. Limit on the Total Number of Dollars of Taxes Allocated to EIFD No.1**

The limit on the total number of dollars of taxes that may be allocated to EIFD No.1 is based on the projections described in this IFP, with the following adjustments:

- The assumed annual increase in the assessed valuation of properties for which there are no specific development projections has been increased from 3% per year to 6% per year;
- the assumed date that voter approval will be secured for the issuance of bonds has been delayed 5 years from 2019/20 to 2024/25;
- It has been assumed that 100% of incremental property tax in-lieu of motor vehicle license fees are allocated to EIFD No.1; and
- It has been assumed that 100% of pass-through payments (which equal 10.2% of property tax increment until the Successor Agency is dissolved) are allocated to EIFD No.1.

Based on these adjustments, the total number of dollars of taxes that may be allocated to EIFD No.1 shall not exceed \$6.9 billion. The projections prepared in support of the limit are summarized in Appendix E.

#### **E. EIFD No.1 Termination Date**

Pursuant to Government Code section 53398.63 et seq, the maximum duration of West Sacramento EIFD No.1 is 45 years from the earlier of the date on which the issuance of bonds is approved pursuant to subdivision (a) of section 53398.81, or the issuance of a loan to EIFD No.1 is approved by an affected taxing entity pursuant to section 53398.87. The proposed termination date of EIFD No.1 will be the earlier of: (a) 45 years after a successful bond election, (b) 45 years after the approval of a loan to EIFD No.1 by the City of West Sacramento. The specific date on which EIFD No.1 will cease to exist is not known at this time.

The projections contained within this IFP assume that voter approval for the issuance of bonds is secured at the end of FY 1919/20 and that EIFD No.1 terminates at the end of FY 2064/65.

#### **F. Analysis of City Costs and Revenues to be Generated by EIFD No.1**

As required by Government Code section 53398.63(d), the annual fiscal impacts to the City to be generated by properties within EIFD No.1 have been evaluated. The fiscal analysis addresses only the impacts on the City of West Sacramento, as the City is the only participating taxing entity in EIFD No.1. The fiscal analysis addresses the marginal impacts of the new developments that have been included in the projection of incremental assessed value and tax increment. It does not include an assessment of the impacts of existing development or unspecified new developments that occur during the term of EIFD No.1. The key assumptions of

the fiscal analysis relative to property tax revenues to be allocated to the General Fund are as follows:

- Pass-through payments (10.2% of property tax increment) are allocated to the General Fund until the Successor Agency is dissolved (which is expected to occur in FY 37/38).
- The City’s other share of property tax increment is allocated to EIFD No.1 and not used to fund municipal services.
- Incremental property tax in-lieu of motor vehicle license revenues are allocated to the General Fund throughout the term of EIFD No.1; and
- \$2.25 million of annual “Measure G” funds are allocated to EIFD No.1 until the Successor Agency is dissolved. The remaining \$1.25 million of annual funds is used for administration costs, but are not included in the fiscal impact analysis as these are revenues from existing development.

A summary of the fiscal impact assessment is presented in Table 9 below with supporting detail provided in Appendix B.

| <b>Table 9 – Estimate of Fiscal Impacts of EIFD No.1 to City of West Sacramento</b> |   |   |   |
|---|---|---|---|
| <b><i>Impacts on Funds 101, 104, and 207</i></b>                                    | <b><i>Year 2030/31 (midpoint until build-out)</i></b> | <b><i>Year 2043/444 Buildout of anticipated new development</i></b> | <b><i>Cumulative Impacts – FY2017/2018 – FY 2064/65 – Projected Termination Date of EIFD No.1</i></b> |
| Revenues  | \$29.6 million  | \$40.8 million  | \$2.00 billion  |
| Expenditures  | \$19.9 million  | \$18.4 million  | \$1.85 billion  |
| <b>Net Fiscal Impact to the City of West Sacramento</b>                             | <b>\$9.7 million</b>                                  | <b>\$1.1 million</b>  | <b>\$142.9 million</b>  |

As summarized in Table 9 and detailed in Table 1 of Appendix B, it is projected that EIFD No.1 will generate an annual net fiscal surplus to the City of West Sacramento. Over the anticipated term of EIFD No.1, it is estimated that the annual tax revenues to be generated by new development are exceed the cost of providing municipal services by a cumulative total of \$142.9 million in future dollars or \$91.5 million in 2017 dollars. While new development will generate an annual surplus for most of the years of EIFD No.1, deficits are projected for the first year of the district (FY 2017/18), FY 2019/20 and the final four years of the term of the district. The projected deficit in the initial year is due to the assumed lag in the realization of property tax revenues and property tax in-lieu of motor vehicle license revenues. The deficit in FY 2019/20 is due to nuances relative to the specific type of new development anticipated to be absorbed that year and the deficits in the final years are due to the assumption that assessed value is assumed to increase at a slower rate than inflation.

## **V. DWELLING UNITS PROPOSED TO BE REMOVED AND REPLACEMENT HOUSING PLAN**

It is not anticipated that any dwelling units within the territory of EIFD No.1 will be removed or destroyed in the course of public works construction within the area of EIFD No.1 or private development within EIFD No.1 that is subject to a written agreement with the district or that is financed in whole or in part by the district. Therefore, a replacement housing plan and tenant relocation plan are not included in this IFP.

If, however, the relocation of dwelling units is determined to be required in the future, West Sacramento EIFD No.1 will comply with all applicable relocation laws, including Government Code section 53398.56, the California Relocation Assistance Law, Government Code section 7260, et seq., and the implementing regulations set forth in California Code of Regulations, Title 25, Chapter 6, section 6000, et seq.

**EXHIBIT A**

**MAP OF BOUNDARIES OF WEST SACRAMENTO EIFD No.1**





VICINITY MAP  
SCALE: 1" = 1200'

**LEGEND**

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EFD) No. 1A - THE RIVERS



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

ARVYS RANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP, SHOWING THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT NO. 1A - THE RIVERS, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ BY ITS RESOLUTION No. \_\_\_\_\_.

ARVYS RANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY  
COUNTY RECORDER  
COUNTY OF YOLO

**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

(EFD) No. 1A - THE RIVERS  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA



VICINITY MAP  
SCALE: 1" = 1200'

**LEGEND**

 ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 1B - RIVERPOINT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF  
WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
MRYSS RANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PREPARED BOUNDARIES  
OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1B, CITY OF  
WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS  
PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE  
REGULATIONS OF THE COUNTY OF YOLO, STATE OF CALIFORNIA,  
201\_\_\_\_, BY ITS RESOLUTION No. \_\_\_\_\_, AT THE HOUR OF \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M.,  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, IN THE OFFICE OF THE COUNTY RECORDER OF  
THE COUNTY OF YOLO, STATE OF CALIFORNIA.

\_\_\_\_\_  
FREDRICK GARDNER  
COUNTY RECORDER  
COUNTY OF YOLO



SCALE: 1" = 300'

PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 1B - RIVERPOINT  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA



VICINITY MAP  
SCALE: 1" = 1200'

**LEGEND**

 ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EFD) No. 1C - RIVERSIDE/CHP

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF  
WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
201\_\_.

KRYSS BANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES  
OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT NO. 1C, CITY OF  
WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA. WAS  
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE  
COUNTY OF YOLO, STATE OF CALIFORNIA AT A  
REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_,  
201\_\_ BY ITS RESOLUTION No. \_\_\_\_\_.

KRYSS BANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF  
THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDIE OAKLEY  
COUNTY RECORDER  
COUNTY OF YOLO



SCALE: 1" = 400'

PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EFD) No. 1C - RIVERSIDE/CHP  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA



**VICINITY MAP**  
SCALE: 1" = 1200'

**LEGEND**

- [ Dashed line ] ENHANCED INFRASTRUCTURE FINANCING DISTRICT
- [ Solid line ] (EIFD) No. 10 - WEST END

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
KRYSS BARKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 10, CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF SACRAMENTO AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ BY ITS RESOLUTION No. \_\_\_\_\_.

\_\_\_\_\_  
KRYSS BARKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

\_\_\_\_\_  
FREDERICK OAKLEY  
COUNTY RECORDER  
COUNTY OF YOLO



SCALE: 1" = 400'

**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 10 - WEST END  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA**



VICINITY MAP  
SCALE: 1" = 1200'

**LEGEND**

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 1E - IRON TRIANGLE

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF  
WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

KRYSS RANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES  
OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1E, CITY OF  
WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS  
CORRECTLY RECORDED AND INDEXED IN THE CITY OF WEST SACRAMENTO AT A  
REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_,  
BY ITS RESOLUTION No. \_\_\_\_\_.

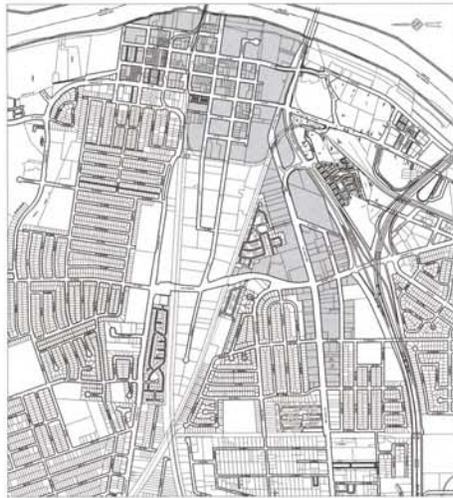
KRYSS RANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT THE HOUR OF \_\_\_\_\_ O'CLOCK, P.M.,  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF  
THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDERICK OAKLEY  
COUNTY RECORDER  
COUNTY OF YOLO



**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 1E - IRON TRIANGLE  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA**



VICINITY MAP  
SCALE: 1" = 1200'

LEGEND

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EFD) No. IF - WASHINGTON/DOWNTOWN

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

KRYSS RANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. IF, CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS PREPARED IN ACCORDANCE WITH THE CITY OF WEST SACRAMENTO AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ BY ITS RESOLUTION No. \_\_\_\_\_.

KRYSS RANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

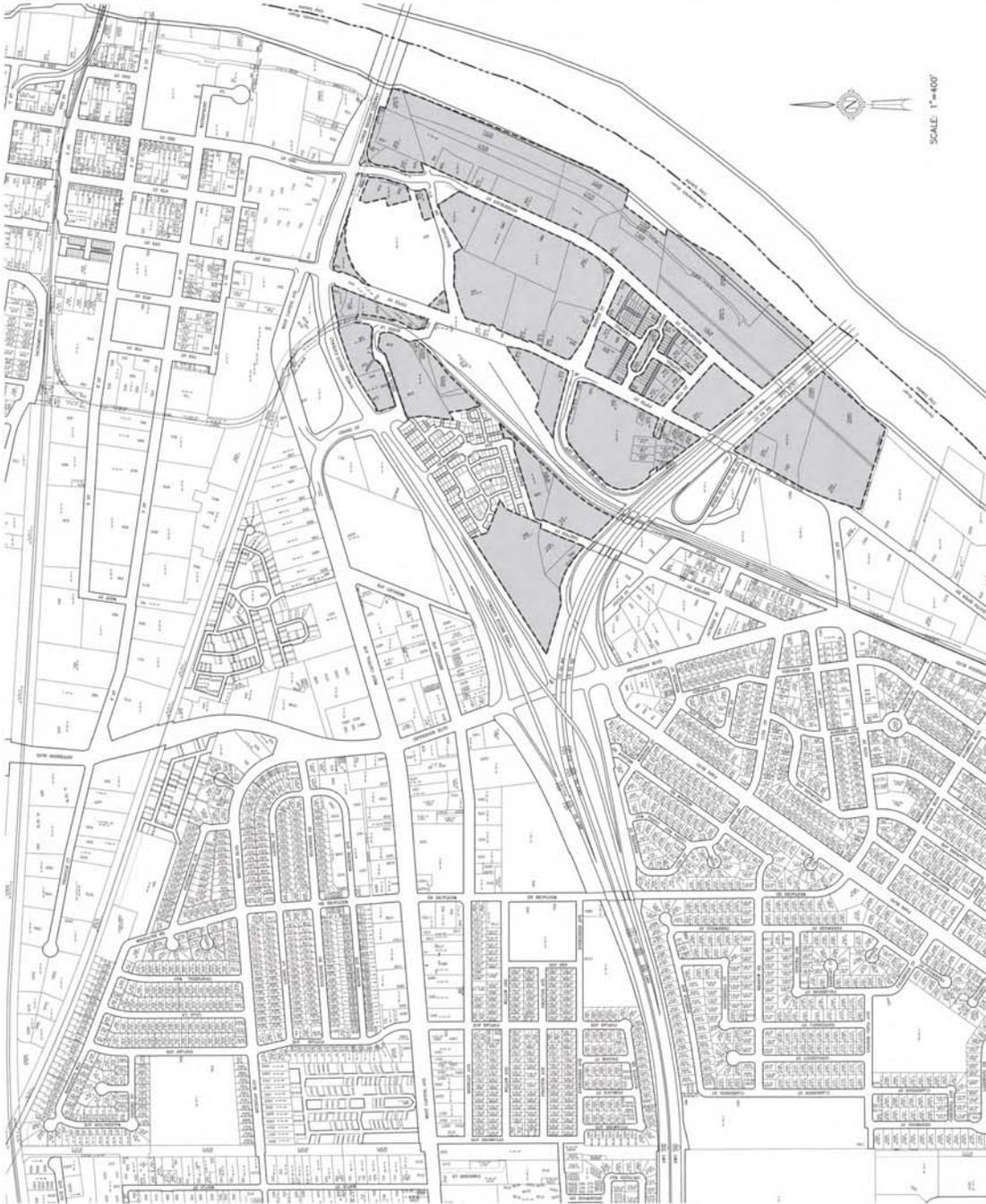
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDE OAKLEY  
COUNTY RECORDER  
COUNTY OF YOLO



SCALE: 1" = 400'

PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EFD) No. IF - WASHINGTON/DOWNTOWN  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA



PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
 (EFD) No. 10 - BRIDGE DISTRICT  
 CITY OF WEST SACRAMENTO,  
 COUNTY OF YOLO,  
 STATE OF CALIFORNIA

SHEET 1 OF 1



VICINITY MAP  
 SCALE: 1" = 1200'

**LEGEND**  
 ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
 (EFD) No. 10 - BRIDGE DISTRICT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF  
 WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

KRYSS BANNON  
 CITY CLERK  
 CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED BOUNDARIES  
 OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 10, CITY OF  
 WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS  
 FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER AT A  
 REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_,  
 BY ITS RESOLUTION No. \_\_\_\_\_.

KRYSS BANNON  
 CITY CLERK  
 CITY OF WEST SACRAMENTO

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AT THE HOUR OF \_\_\_\_\_ O'CLOCK  
 P.M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, IN THE OFFICE OF THE COUNTY RECORDER OF  
 THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDE OAKLEY  
 COUNTY RECORDER  
 COUNTY OF YOLO



VICINITY MAP  
SCALE: 1" = 1200'

**LEGEND**

 ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 1H - PIONEER BLUFF

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

KRYSS RANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1H, CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA. WAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_., BY ITS RESOLUTION No. \_\_\_\_\_.

KRYSS RANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDE OAKLEY  
COUNTY RECORDER  
COUNTY OF YOLO



SCALE: 1" = 400'

**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 1H - PIONEER BLUFF  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA**



**VICINITY MAP**  
SCALE: 1" = 1200'

**LEGEND**

- ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) No. 11 - NORTH OF FORT INDUSTRIAL

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

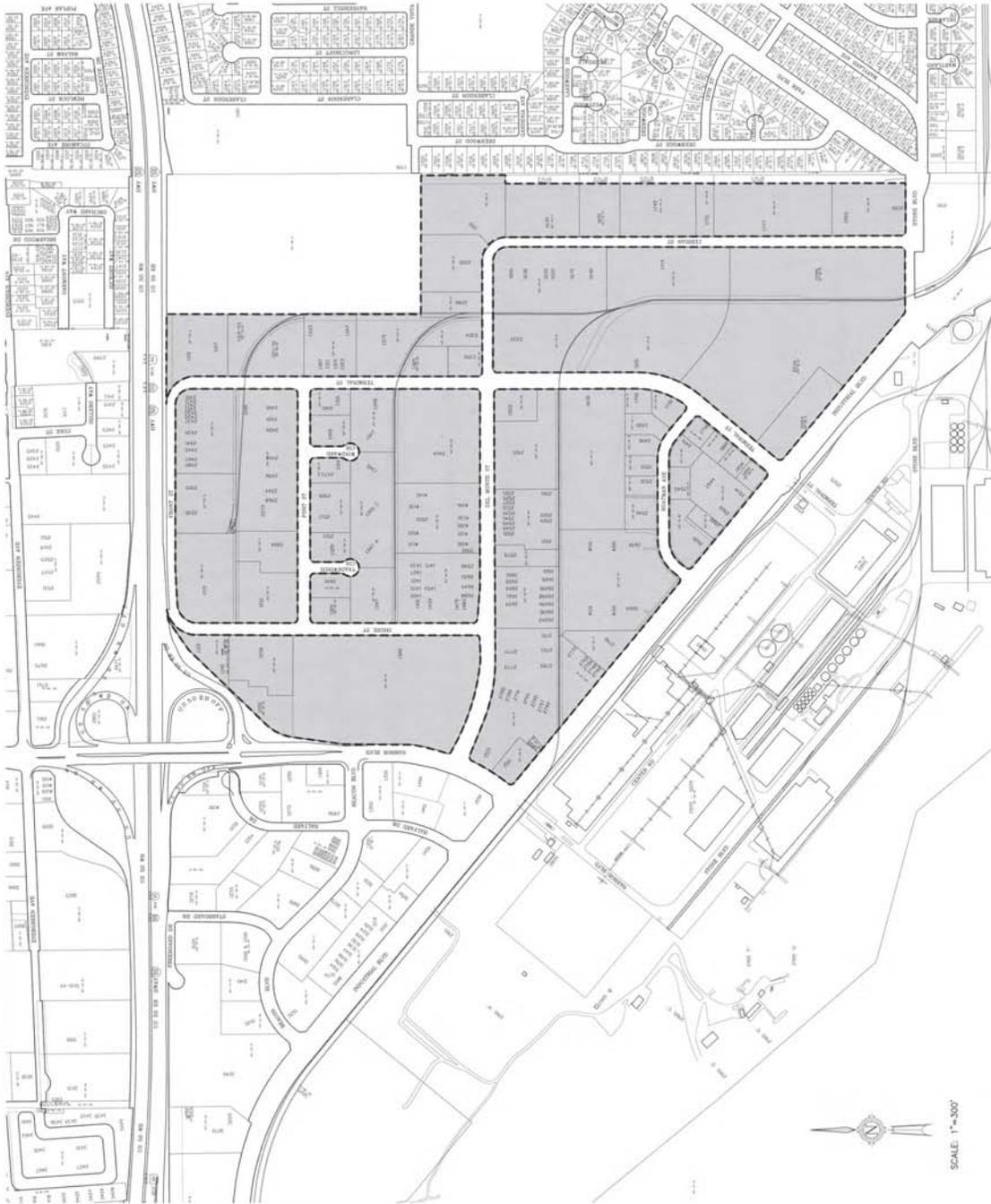
\_\_\_\_\_  
KRYSS BANNON  
CITY CLERK  
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWING THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 11, CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF WEST SACRAMENTO AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ BY ITS RESOLUTION No. \_\_\_\_\_.

\_\_\_\_\_  
KRYSS BANNON  
CITY CLERK  
CITY OF WEST SACRAMENTO

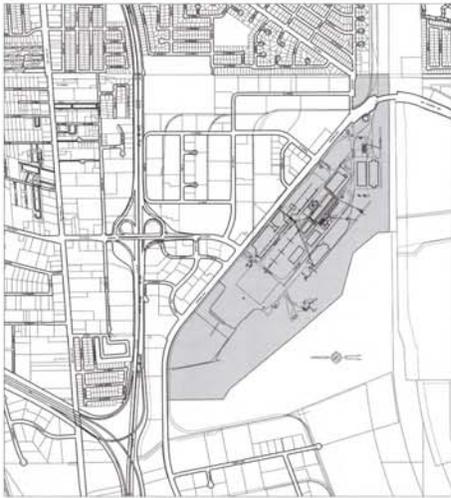
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

\_\_\_\_\_  
FREDDIE OAKLEY  
COUNTY RECORDER  
COUNTY OF YOLO



SCALE: 1" = 300'

**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 11 - NORTH OF FORT INDUSTRIAL  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA**



**VICINITY MAP**  
SCALE: 1" = 1200'

**LEGEND**

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EFD) No. 1J - PORT NORTH TERMINAL

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

KRYSS BARKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1A, CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF WEST SACRAMENTO AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ BY ITS RESOLUTION No. \_\_\_\_\_.

KRYSS BARKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDIE OAKLEY  
COUNTY RECORDER  
COUNTY OF YOLO

**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EFD) No. 1J - PORT NORTH TERMINAL  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA**



**VICINITY MAP**  
SCALE: 1" = 1500'

**LEGEND**

 ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 1K - PORT OF SACRAMENTO INDUSTRIAL PARK

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF  
WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_

\_\_\_\_\_  
KRYS S. RANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE REQUESTED BOUNDARIES  
OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1K, CITY OF  
WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS  
CORRECTLY PREPARED AND THAT THE CITY OF WEST SACRAMENTO AT A  
REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_,  
201\_\_, BY ITS RESOLUTION No. \_\_\_\_\_

\_\_\_\_\_  
KRYS S. RANKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF  
THE COUNTY OF YOLO, STATE OF CALIFORNIA.

\_\_\_\_\_  
FREDIE OAKLEY  
COUNTY RECORDER  
COUNTY OF YOLO



**PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 1K - PORT OF SACRAMENTO INDUSTRIAL PARK  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA**



VICINITY MAP  
SCALE: 1" = 1600'

**LEGEND**

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 1L - SOUTHPORT INDUSTRIAL PARK

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF  
WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
201\_\_.

KRYSS BARKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES  
OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1L, CITY OF  
WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS  
CORRECTLY FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF  
WEST SACRAMENTO AT A  
REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_,  
201\_\_ BY ITS RESOLUTION No. \_\_\_\_\_.

KRYSS BARKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

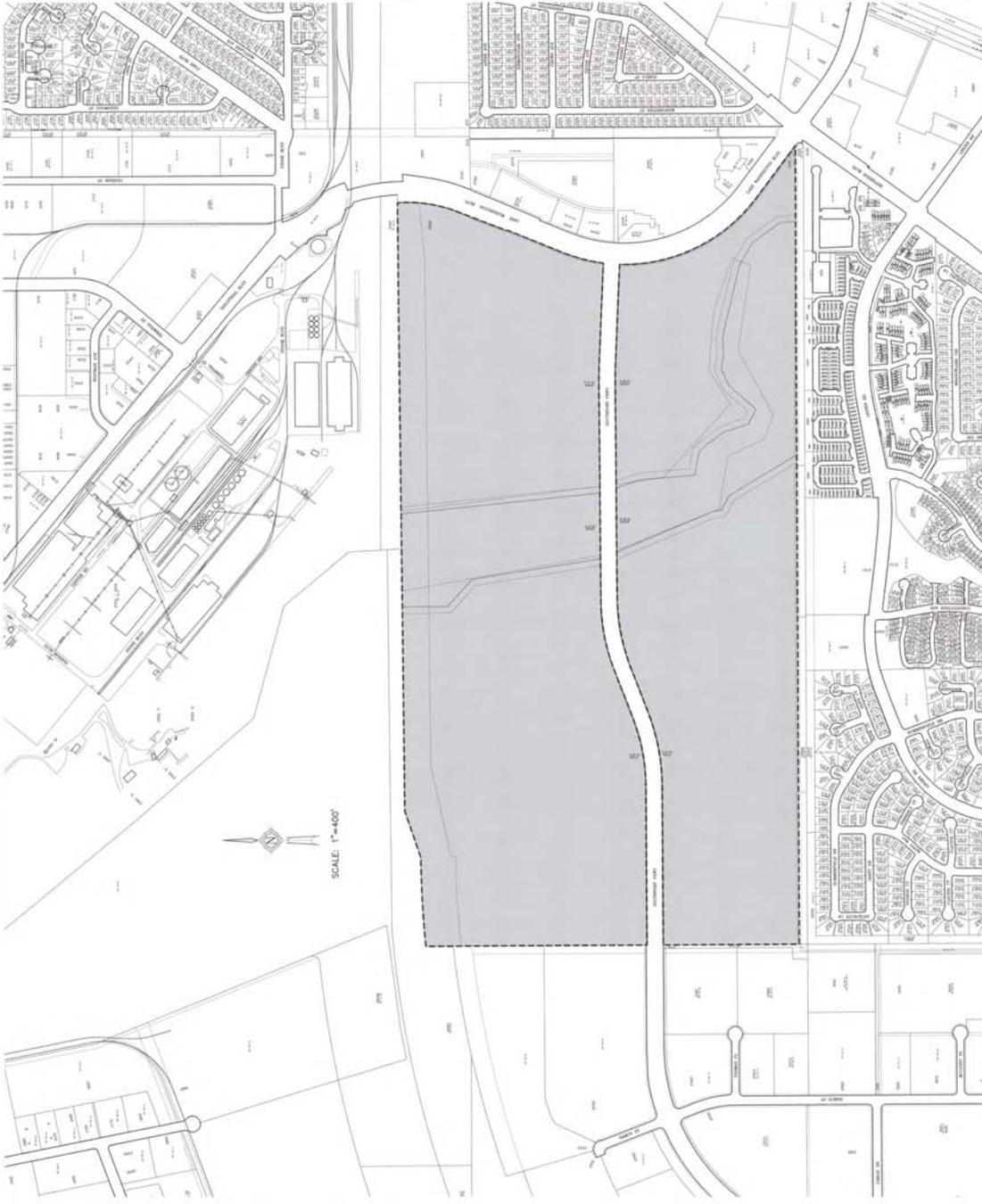
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF  
THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY  
COUNTY RECORDER  
COUNTY OF YOLO

PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 1L - SOUTHPORT INDUSTRIAL PARK  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA



VICINITY MAP  
SCALE 1" = 1600'



SCALE 1" = 400'

**LEGEND**

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 1M - SEAWAY

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

KRYSS BARKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

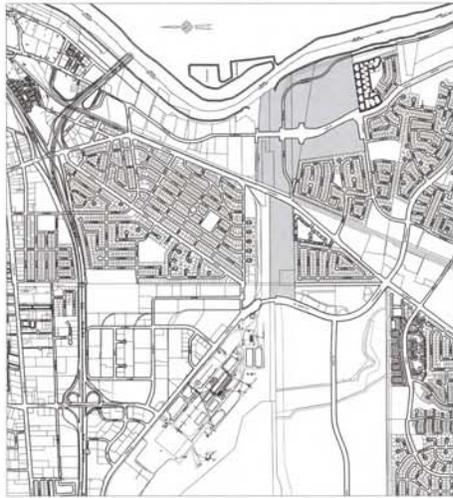
I HEREBY CERTIFY THAT THIS MAP SHOWING THE PROPOSED BOUNDARIES OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. 1M, CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS FILED IN THE OFFICE OF THE COUNTY RECORDER AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, BY ITS RESOLUTION No. \_\_\_\_\_.

KRYSS BARKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY  
COUNTY RECORDER  
COUNTY OF YOLO

PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. 1M - SEAWAY  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA



VICINITY MAP  
SCALE: 1" = 1800'

LEGEND

ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. IN - STONE LOCK

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF  
WEST SACRAMENTO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
201\_\_\_\_.

KRYSS BARKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

I HEREBY CERTIFY THAT THIS MAP SHOWS THE PROPOSED BOUNDARIES  
OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT No. IN, CITY OF  
WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS  
CORRECTLY PREPARED AND THAT THE CITY OF WEST SACRAMENTO AT A  
REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_,  
201\_\_\_\_, BY ITS RESOLUTION No. \_\_\_\_\_

KRYSS BARKIN  
CITY CLERK  
CITY OF WEST SACRAMENTO

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.,  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF  
THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY  
COUNTY RECORDER  
COUNTY OF YOLO



SCALE: 1" = 400'

PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
(EIFD) No. IN - STONE LOCK  
CITY OF WEST SACRAMENTO,  
COUNTY OF YOLO,  
STATE OF CALIFORNIA

**EXHIBIT B**

**LIST OF ASSESSOR PARCEL NUMBERS  
(LEGAL DESCRIPTION) OF WEST SACRAMENTO EIFD No.1**

## EIFD 1A – The Rivers

### APN NUMBERS

|                 |                 |                 |
|-----------------|-----------------|-----------------|
| 014-760-028-000 | 014-700-049-000 | 014-710-004-000 |
| 014-760-029-000 | 014-690-073-000 | 014-710-005-000 |
| 014-620-008-000 | 014-700-020-000 | 014-710-014-000 |
| 014-630-006-000 | 014-700-052-000 | 014-710-015-000 |
| 014-690-072-000 | 014-700-047-000 | 014-690-091-000 |
| 014-710-001-000 | 014-700-048-000 | 014-700-003-000 |
| 014-700-053-000 | 014-690-088-000 |                 |
| 014-690-090-000 | 014-710-064-000 |                 |
| 014-700-050-000 | 014-690-089-000 |                 |
| 014-700-051-000 | 014-700-021-000 |                 |
| 014-700-018-000 | 014-700-022-000 |                 |
| 014-700-019-000 | 014-700-023-000 |                 |
| 014-690-087-000 | 014-710-009-000 |                 |
| 014-690-077-000 | 014-710-013-000 |                 |
| 014-700-046-000 | 014-700-024-000 |                 |
| 014-690-086-000 | 014-710-012-000 |                 |
| 014-690-085-000 | 014-710-010-000 |                 |
| 014-690-078-000 | 014-700-026-000 |                 |
| 014-690-076-000 | 014-710-063-000 |                 |
| 014-690-084-000 | 014-710-008-000 |                 |
| 014-690-079-000 | 014-710-062-000 |                 |
| 014-690-075-000 | 014-710-006-000 |                 |
| 014-690-083-000 | 014-700-025-000 |                 |
| 014-690-080-000 | 014-710-007-000 |                 |
| 014-690-074-000 | 014-710-011-000 |                 |
| 014-690-082-000 | 014-710-002-000 |                 |
| 014-690-081-000 | 014-710-003-000 |                 |

## **EIFD 1B – Riverpoint**

### **APN NUMBERS**

014-793-066-000

014-793-029-000

014-793-056-000

014-793-063-000

014-792-004-000

014-792-003-000

014-792-006-000

014-792-002-000

014-793-069-000

014-793-042-000

014-793-055-000

014-792-005-000

014-793-001-000

014-792-007-000

014-793-074-000

014-793-088-000

014-793-073-000

014-793-013-000

014-793-054-000

014-793-071-000

014-793-041-000

014-793-087-000

014-793-038-000

014-793-068-000

014-793-031-000

014-793-072-000

014-793-077-000

014-793-086-000

014-793-052-000

014-793-075-000

014-793-053-000

014-980-001-000

## EIFD 1C – Riverside

### APN NUMBER

|                 |                 |
|-----------------|-----------------|
| 014-680-014-000 | 014-660-013-000 |
| 014-670-014-000 | 014-794-012-000 |
| 014-791-004-000 | 014-670-027-000 |
| 014-660-017-000 | 014-670-021-000 |
| 014-660-018-000 | 014-794-006-000 |
| 014-670-022-000 | 014-660-008-000 |
| 014-650-005-000 | 014-680-010-000 |
| 014-650-008-000 | 014-794-011-000 |
| 014-660-016-000 | 014-794-014-000 |
| 014-650-007-000 | 014-794-001-000 |
| 014-650-006-000 | 014-794-013-000 |
| 014-680-012-000 | 014-791-002-000 |
| 014-680-009-000 | 014-791-001-000 |
| 014-794-007-000 | 014-794-004-000 |
| 014-660-014-000 | 014-794-005-000 |
| 014-650-003-000 | 014-794-003-000 |
| 014-791-003-000 | 014-794-002-000 |
| 014-670-026-000 | 014-980-002-000 |
| 014-670-002-000 |                 |
| 014-794-009-000 |                 |
| 014-794-008-000 |                 |
| 014-794-010-000 |                 |
| 014-670-025-000 |                 |
| 014-680-008-000 |                 |
| 014-794-015-000 |                 |
| 014-660-009-000 |                 |

## EIFD 1D – West End

### APN NUMBER

|                 |                 |                 |
|-----------------|-----------------|-----------------|
| 008-020-022-000 | 008-030-043-000 | 008-020-024-000 |
| 008-020-030-000 | 008-030-033-000 | 067-010-024-000 |
| 008-051-001-000 | 008-030-044-000 | 008-030-064-000 |
| 067-060-008-000 | 008-030-032-000 | 067-010-028-000 |
| 067-060-006-000 | 067-060-001-000 |                 |
| 067-060-005-000 | 067-070-002-000 |                 |
| 008-020-029-000 | 067-060-002-000 |                 |
| 008-030-024-000 | 008-030-038-000 |                 |
| 008-020-028-000 | 008-030-039-000 |                 |
| 008-030-068-000 | 008-030-037-000 |                 |
| 008-030-065-000 | 008-030-040-000 |                 |
| 008-030-042-000 | 008-030-030-000 |                 |
| 067-070-001-000 | 008-030-058-000 |                 |
| 008-010-016-000 | 067-070-003-000 |                 |
| 008-030-028-000 | 008-030-055-000 |                 |
| 067-060-004-000 | 008-030-056-000 |                 |
| 067-060-003-000 | 008-030-045-000 |                 |
| 008-030-052-000 | 008-030-057-000 |                 |
| 008-010-026-000 | 008-010-019-000 |                 |
| 008-010-032-000 | 008-010-023-000 |                 |
| 008-010-031-000 | 008-010-027-000 |                 |
| 008-030-049-000 | 067-010-001-000 |                 |
| 067-060-007-000 | 067-010-038-000 |                 |
| 008-030-029-000 | 067-010-002-000 |                 |
| 008-030-041-000 | 008-010-033-000 |                 |
| 008-030-020-000 | 008-020-026-000 |                 |
| 008-030-031-000 | 067-010-026-000 |                 |

## EIFD 1E – Iron Triangle

### APN NUMBER

|                 |                 |
|-----------------|-----------------|
| 010-320-038-000 | 010-402-004-000 |
| 010-320-071-000 | 010-559-016-000 |
| 010-402-006-000 | 010-559-005-000 |
| 010-401-005-000 | 010-559-004-000 |
| 010-320-008-000 | 010-412-002-000 |
| 010-320-076-000 | 010-559-007-000 |
| 010-320-056-000 | 010-340-027-000 |
| 010-340-024-000 | 010-559-013-000 |
| 010-320-012-000 | 010-559-003-000 |
| 010-340-023-000 | 010-559-019-000 |
| 010-340-022-000 | 010-412-003-000 |
| 010-412-005-000 | 010-401-001-000 |
| 010-559-001-000 | 010-340-009-000 |
| 010-340-021-000 | 010-559-010-000 |
| 010-320-057-000 | 010-559-011-000 |
| 010-340-025-000 | 010-559-021-000 |
| 010-340-026-000 | 010-559-020-000 |
| 010-559-002-000 | 010-320-015-000 |
| 010-320-013-000 | 010-559-017-000 |
| 010-320-058-000 | 010-559-018-000 |
| 010-320-014-000 | 010-320-016-000 |
| 010-559-014-000 | 010-411-001-000 |
| 010-320-077-000 | 010-990-008-000 |
| 010-411-002-000 |                 |
| 010-411-003-000 |                 |
| 010-559-022-000 |                 |
| 010-990-028-000 |                 |

## EIFD 1F – Washington/Downtown

| <u>APN NUMBERS</u> |                 |                 |
|--------------------|-----------------|-----------------|
|                    | 010-451-011-000 | 067-300-005-000 |
| 067-320-005-000    | 008-150-061-000 | 067-310-034-000 |
| 010-441-003-000    | 010-422-037-000 | 067-310-020-000 |
| 010-421-018-000    | 067-310-075-000 | 008-150-033-000 |
| 010-473-040-000    | 010-422-030-000 | 067-310-015-000 |
| 010-422-028-000    | 010-473-005-000 | 008-150-028-000 |
| 067-290-002-000    | 067-310-012-000 | 010-493-008-000 |
| 010-191-018-000    | 067-310-067-000 | 008-150-031-000 |
| 008-140-082-000    | 008-150-029-000 | 010-463-001-000 |
| 008-150-093-000    | 008-990-006-000 | 010-102-005-000 |
| 067-330-017-000    | 067-330-001-000 | 067-290-004-000 |
| 010-462-001-000    | 010-464-004-000 | 008-473-021-000 |
| 010-461-001-000    | 010-102-010-000 | 008-473-018-000 |
| 010-422-013-000    | 010-451-012-000 | 008-473-027-000 |
| 010-372-002-000    | 008-150-094-000 | 067-300-009-000 |
| 067-320-002-000    | 008-140-086-000 | 067-310-068-000 |
| 010-103-001-000    | 010-372-001-000 | 067-320-004-000 |
| 008-140-087-000    | 010-473-039-000 | 008-473-022-000 |
| 008-140-075-000    | 008-150-066-000 | 010-473-008-000 |
| 010-452-008-000    | 067-270-004-000 | 010-103-002-000 |
| 008-140-089-000    | 008-473-025-000 | 010-422-032-000 |
| 010-431-014-000    | 008-221-030-000 | 067-270-005-000 |
| 010-474-022-000    | 010-102-008-000 | 067-270-046-000 |
| 010-192-003-000    | 010-990-019-000 | 010-493-001-000 |
| 067-320-007-000    | 010-451-010-000 | 008-140-095-000 |
| 010-473-019-000    | 067-270-002-000 | 010-373-011-000 |
| 010-421-019-000    | 008-150-025-000 | 008-221-034-000 |
| 010-990-022-000    | 008-150-011-000 | 067-270-003-000 |

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| 067-300-007-000 | 010-466-012-000 | 008-140-092-000 |
| 008-221-031-000 | 010-464-003-000 | 010-191-012-000 |
| 010-372-003-000 | 010-492-021-000 | 008-221-044-000 |
| 010-493-007-000 | 067-300-001-000 | 067-270-007-000 |
| 067-310-026-000 | 010-560-038-000 | 010-484-013-000 |
| 010-102-003-000 | 067-310-036-000 | 067-290-007-000 |
| 067-310-025-000 | 067-310-076-000 | 067-290-010-000 |
| 008-150-067-000 | 010-493-002-000 | 010-990-021-000 |
| 067-270-043-000 | 067-300-008-000 | 010-990-010-000 |
| 008-221-036-000 | 010-374-002-000 | 010-990-014-000 |
| 067-300-006-000 | 067-310-033-000 | 067-310-077-000 |
| 010-473-029-000 | 067-300-004-000 | 067-270-006-000 |
| 067-310-029-000 | 010-374-006-000 | 010-191-013-000 |
| 010-481-007-000 | 067-310-074-000 | 010-422-036-000 |
| 010-471-014-000 | 010-374-014-000 | 067-290-012-000 |
| 010-101-013-000 | 067-310-016-000 | 010-373-010-000 |
| 010-990-002-000 | 008-221-032-000 | 008-150-017-000 |
| 010-482-003-000 | 008-221-035-000 | 067-290-001-000 |
| 010-990-027-000 | 010-431-013-000 | 010-484-014-000 |
| 067-310-018-000 | 010-483-001-000 | 067-310-019-000 |
| 008-150-018-000 | 010-482-010-000 | 067-310-027-000 |
| 067-270-047-000 | 067-290-003-000 | 067-310-028-000 |
| 067-310-010-000 | 010-990-004-000 | 010-431-002-000 |
| 010-570-039-000 | 010-475-007-000 | 067-300-003-000 |
| 067-290-005-000 | 010-431-001-000 | 010-371-008-000 |
| 067-290-006-000 | 010-463-002-000 | 010-484-015-000 |
| 067-310-017-000 | 010-473-032-000 | 010-484-012-000 |
| 067-310-009-000 | 010-475-011-000 | 010-483-021-000 |
| 010-474-018-000 | 008-221-024-000 | 010-483-022-000 |

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| 010-481-006-000 | 067-270-011-000 | 010-191-005-000 |
| 010-481-002-000 | 010-493-006-000 | 010-191-017-000 |
| 010-481-001-000 | 010-431-010-000 | 010-463-005-000 |
| 010-371-003-000 | 008-221-043-000 | 010-463-004-000 |
| 010-471-002-000 | 010-422-020-000 | 010-495-002-000 |
| 010-471-016-000 | 008-473-024-000 | 010-191-004-000 |
| 010-471-003-000 | 010-422-019-000 | 010-465-005-000 |
| 010-101-012-000 | 008-221-015-000 | 010-495-025-000 |
| 010-101-004-000 | 067-300-002-000 | 010-191-011-000 |
| 010-101-005-000 | 010-495-005-000 | 010-102-004-000 |
| 010-482-011-000 | 008-221-033-000 | 010-452-003-000 |
| 010-371-006-000 | 010-432-004-000 | 010-452-004-000 |
| 008-221-039-000 | 010-432-005-000 | 010-466-003-000 |
| 067-310-030-000 | 010-432-003-000 | 010-466-007-000 |
| 010-560-037-000 | 010-422-029-000 | 010-466-008-000 |
| 067-310-013-000 | 010-560-084-000 | 010-466-009-000 |
| 010-466-010-000 | 010-560-076-000 | 010-466-006-000 |
| 008-221-038-000 | 010-590-021-000 | 010-475-002-000 |
| 010-465-013-000 | 010-492-006-000 | 010-475-001-000 |
| 010-465-010-000 | 010-482-004-000 | 010-580-001-000 |
| 010-495-014-000 | 010-483-019-000 | 010-482-009-000 |
| 010-481-009-000 | 010-471-012-000 | 010-495-012-000 |
| 067-310-031-000 | 010-371-002-000 | 010-475-010-000 |
| 010-481-008-000 | 010-373-007-000 | 010-422-031-000 |
| 008-473-023-000 | 067-310-032-000 | 010-191-006-000 |
| 010-102-002-000 | 008-221-025-000 | 010-483-010-000 |
| 010-465-004-000 | 010-373-004-000 | 008-140-093-000 |
| 010-475-012-000 | 010-990-013-000 | 010-374-012-000 |
| 010-990-023-000 | 010-495-022-000 | 010-466-002-000 |

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| 010-466-001-000 | 010-471-001-000 | 010-463-008-000 |
| 010-374-003-000 | 010-101-010-000 | 010-422-033-000 |
| 010-374-015-000 | 010-101-009-000 | 010-463-012-000 |
| 010-990-006-000 | 010-101-011-000 | 010-990-020-000 |
| 010-471-011-000 | 010-101-008-000 | 067-290-014-000 |
| 010-373-001-000 | 010-465-012-000 | 010-465-018-000 |
| 010-463-014-000 | 010-495-011-000 | 010-432-001-000 |
| 010-463-015-000 | 010-495-010-000 | 010-432-002-000 |
| 010-465-016-000 | 008-221-041-000 | 010-466-011-000 |
| 010-463-006-000 | 010-373-005-000 | 010-374-013-000 |
| 010-463-007-000 | 010-484-017-000 | 010-482-005-000 |
| 010-484-016-000 | 010-374-016-000 | 010-483-006-000 |
| 010-484-005-000 | 010-590-022-000 | 010-374-011-000 |
| 010-484-010-000 | 010-464-001-000 | 010-465-002-000 |
| 010-484-008-000 | 010-374-017-000 | 010-465-003-000 |
| 010-484-006-000 | 010-990-017-000 | 010-464-002-000 |
| 010-484-007-000 | 010-373-009-000 | 010-465-001-000 |
| 010-484-009-000 | 010-495-004-000 | 010-475-009-000 |
| 010-484-011-000 | 010-373-008-000 | 010-475-008-000 |
| 010-482-008-000 | 010-495-013-000 | 010-374-007-000 |
| 010-482-007-000 | 010-373-012-000 | 010-422-023-000 |
| 010-483-007-000 | 010-495-024-000 | 010-483-005-000 |
| 010-483-008-000 | 010-495-023-000 | 010-492-003-000 |
| 010-371-004-000 | 010-463-013-000 | 010-492-005-000 |
| 010-471-015-000 | 010-463-010-000 | 010-492-002-000 |
| 010-471-010-000 | 010-463-011-000 | 010-492-020-000 |
| 010-471-009-000 | 010-463-009-000 | 010-482-006-000 |
| 010-471-008-000 | 010-483-020-000 | 010-483-003-000 |
| 010-371-005-000 | 010-483-018-000 | 010-495-003-000 |

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| 010-484-001-000 | 010-475-004-000 | 010-495-027-000 |
| 010-374-010-000 | 010-475-005-000 | 010-484-020-000 |
| 067-330-002-000 | 010-475-003-000 | 010-590-013-000 |
| 010-483-002-000 | 010-492-017-000 | 010-560-035-000 |
| 010-465-008-000 | 010-483-015-000 | 010-560-009-000 |
| 010-465-009-000 | 010-374-009-000 | 010-374-008-000 |
| 010-465-017-000 | 010-492-015-000 | 010-560-004-000 |
| 010-484-019-000 | 010-990-011-000 | 010-483-004-000 |
| 010-465-006-000 | 010-570-020-000 | 010-483-014-000 |
| 010-580-018-000 | 010-560-033-000 | 010-560-031-000 |
| 010-483-013-000 | 010-481-005-000 | 010-590-020-000 |
| 010-371-007-000 | 067-310-073-000 | 010-371-009-000 |
| 010-495-026-000 | 010-374-004-000 | 010-560-005-000 |
| 010-495-020-000 | 010-570-019-000 | 010-374-001-000 |
| 010-495-021-000 | 010-483-017-000 | 010-560-011-000 |
| 067-310-069-000 | 010-560-034-000 | 010-560-028-000 |
| 010-374-005-000 | 010-560-002-000 | 010-495-028-000 |
| 010-475-006-000 | 010-570-038-000 | 010-560-058-000 |
| 010-373-006-000 | 010-560-001-000 | 010-560-040-000 |
| 010-471-013-000 | 010-483-016-000 | 010-560-021-000 |
| 010-482-002-000 | 010-373-003-000 | 010-590-039-000 |
| 010-482-001-000 | 010-484-018-000 | 010-560-015-000 |
| 010-483-011-000 | 010-560-027-000 | 010-590-023-000 |
| 010-483-009-000 | 010-373-002-000 | 010-560-003-000 |
| 010-483-012-000 | 010-560-010-000 | 010-560-025-000 |
| 010-471-005-000 | 010-560-036-000 | 010-560-008-000 |
| 010-471-006-000 | 010-560-006-000 | 010-560-007-000 |
| 010-471-007-000 | 010-560-039-000 | 010-560-013-000 |
| 010-471-004-000 | 010-560-059-000 | 010-560-016-000 |

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| 010-560-017-000 | 010-590-017-000 | 010-590-009-000 |
| 010-560-029-000 | 010-590-016-000 | 010-580-027-000 |
| 010-590-003-000 | 010-590-015-000 | 010-580-019-000 |
| 010-560-026-000 | 010-590-014-000 | 010-580-026-000 |
| 010-560-032-000 | 010-590-007-000 | 010-580-025-000 |
| 010-560-030-000 | 010-590-025-000 | 010-580-020-000 |
| 010-590-008-000 | 010-590-024-000 | 010-580-021-000 |
| 010-560-022-000 | 010-560-075-000 | 010-580-022-000 |
| 010-560-046-000 | 010-560-083-000 | 010-560-082-000 |
| 010-560-052-000 | 010-560-060-000 | 010-580-024-000 |
| 010-560-024-000 | 010-590-001-000 | 010-580-008-000 |
| 010-560-023-000 | 010-590-002-000 | 010-580-004-000 |
| 010-560-012-000 | 010-570-001-000 | 010-580-007-000 |
| 010-560-018-000 | 010-590-006-000 | 010-580-015-000 |
| 010-590-036-000 | 010-590-005-000 | 010-580-005-000 |
| 010-560-020-000 | 010-590-035-000 | 010-580-013-000 |
| 010-560-019-000 | 010-590-034-000 | 010-580-011-000 |
| 010-560-051-000 | 010-590-033-000 | 010-580-012-000 |
| 010-560-047-000 | 010-590-032-000 | 010-580-003-000 |
| 010-590-037-000 | 010-590-031-000 | 010-580-006-000 |
| 010-560-014-000 | 010-590-030-000 | 010-580-016-000 |
| 010-590-004-000 | 010-590-029-000 | 010-580-014-000 |
| 010-463-003-000 | 010-590-028-000 | 010-580-009-000 |
| 010-590-040-000 | 010-590-027-000 | 010-580-023-000 |
| 067-270-012-000 | 010-580-002-000 | 010-560-070-000 |
| 010-422-010-000 | 010-580-017-000 | 067-310-072-000 |
| 010-590-026-000 | 010-590-011-000 | 010-580-010-000 |
| 010-590-019-000 | 010-590-010-000 | 010-570-033-000 |
| 010-590-018-000 | 010-590-038-000 | 010-570-035-000 |

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| 010-570-030-000 | 010-570-031-000 |
| 010-570-021-000 | 010-570-034-000 |
| 010-570-037-000 | 010-570-003-000 |
| 010-570-026-000 | 010-422-034-000 |
| 010-570-023-000 | 010-422-035-000 |
| 010-570-004-000 | 010-560-079-000 |
| 010-570-015-000 | 010-560-081-000 |
| 010-570-007-000 | 010-560-080-000 |
| 010-570-025-000 | 010-560-072-000 |
| 010-570-013-000 | 010-560-073-000 |
| 010-570-028-000 | 010-560-071-000 |
| 010-570-002-000 | 010-560-078-000 |
| 010-570-010-000 | 010-560-074-000 |
| 010-570-016-000 | 910-001-509-000 |
| 010-570-011-000 | 910-004-624-000 |
| 010-570-029-000 | 910-004-623-000 |
| 010-570-006-000 | 910-004-625-000 |
| 010-570-008-000 | 910-004-622-000 |
| 010-570-017-000 | 010-590-012-000 |
| 010-570-012-000 | 010-484-002-000 |
| 010-570-032-000 | 010-590-041-000 |
| 010-570-009-000 | 010-990-012-000 |
| 010-570-018-000 | 010-990-016-000 |
| 010-570-027-000 |                 |
| 010-570-022-000 |                 |
| 010-570-014-000 |                 |
| 010-570-024-000 |                 |
| 010-570-036-000 |                 |
| 010-570-005-000 |                 |

## EIFD 1G – Bridge District

| <u>APN NUMBERS</u> |                 |                 |
|--------------------|-----------------|-----------------|
|                    | 058-340-011-000 | 067-330-020-000 |
| 058-990-012-000    | 058-310-019-000 | 058-320-051-000 |
| 058-310-001-000    | 058-320-042-000 | 058-350-047-000 |
| 058-310-034-000    | 067-330-029-000 | 058-320-054-000 |
| 058-350-048-000    | 058-310-018-000 | 058-330-044-000 |
| 058-350-001-000    | 058-310-003-000 | 058-320-073-000 |
| 058-320-018-000    | 058-330-043-000 | 058-350-036-000 |
| 058-320-062-000    | 058-320-077-000 | 058-350-039-000 |
| 058-320-061-000    | 058-350-003-000 | 058-350-038-000 |
| 058-350-046-000    | 058-320-014-000 | 058-350-004-000 |
| 058-350-008-000    | 058-340-010-000 | 058-350-040-000 |
| 058-310-005-000    | 058-310-026-000 | 058-350-041-000 |
| 058-320-045-000    | 058-320-072-000 | 058-350-042-000 |
| 058-350-031-000    | 058-320-055-000 | 058-350-043-000 |
| 058-350-017-000    | 058-350-007-000 | 058-310-013-000 |
| 058-350-002-000    | 058-310-002-000 | 058-350-037-000 |
| 058-340-017-000    | 058-370-054-000 | 058-330-034-000 |
| 058-320-065-000    | 058-410-022-000 | 058-320-075-000 |
| 058-330-020-000    | 058-330-054-000 | 058-310-036-000 |
| 058-310-009-000    | 058-340-014-000 | 058-310-014-000 |
| 058-330-030-000    | 058-320-039-000 | 058-380-029-000 |
| 058-320-019-000    | 058-320-052-000 | 058-404-007-000 |
| 058-340-005-000    | 058-340-018-000 | 058-300-011-000 |
| 058-320-060-000    | 058-320-044-000 | 058-401-008-000 |
| 058-320-024-000    | 058-990-012-000 | 067-330-023-000 |
| 058-320-037-000    | 067-330-022-000 | 058-310-015-000 |
| 058-380-028-000    | 058-310-024-000 | 058-402-001-000 |
| 067-330-030-000    | 058-320-064-000 | 058-403-001-000 |

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| 058-350-010-000 | 058-410-018-000 | 058-402-009-000 |
| 058-340-019-000 | 058-403-003-000 | 058-402-010-000 |
| 058-300-015-000 | 058-401-006-000 | 058-410-008-000 |
| 058-300-005-000 | 058-404-001-000 | 058-410-007-000 |
| 058-300-008-000 | 058-410-019-000 | 058-410-014-000 |
| 058-300-013-000 | 058-404-006-000 | 058-410-016-000 |
| 058-320-066-000 | 058-401-001-000 | 058-410-010-000 |
| 058-310-030-000 | 058-402-004-000 | 058-990-009-000 |
| 058-300-018-000 | 058-330-028-000 | 058-990-003-000 |
| 058-310-025-000 | 058-410-005-000 | 058-990-002-000 |
| 058-310-028-000 | 058-403-004-000 | 058-410-009-000 |
| 058-300-004-000 | 058-410-020-000 | 058-410-013-000 |
| 058-320-074-000 | 058-401-005-000 | 058-410-015-000 |
| 058-320-059-000 | 058-402-005-000 | 058-410-002-000 |
| 058-330-027-000 | 058-403-005-000 | 058-410-003-000 |
| 058-410-001-000 | 058-404-005-000 | 058-410-004-000 |
| 058-410-011-000 | 058-402-006-000 | 058-300-016-000 |
| 058-410-021-000 | 058-401-002-000 | 058-320-063-000 |
| 058-410-012-000 | 058-401-003-000 | 058-330-029-000 |
| 058-402-002-000 | 058-402-007-000 |                 |
| 058-403-002-000 | 058-403-007-000 |                 |
| 058-401-007-000 | 058-403-008-000 |                 |
| 058-410-017-000 | 058-403-009-000 |                 |
| 058-402-011-000 | 058-403-006-000 |                 |
| 058-320-071-000 | 058-404-002-000 |                 |
| 058-410-006-000 | 058-404-004-000 |                 |
| 058-402-003-000 | 058-404-003-000 |                 |
| 058-310-032-000 | 058-401-004-000 |                 |
| 058-403-010-000 | 058-402-008-000 |                 |

## EIFD 1H – Pioneer Bluff

| <u>APN NUMBER</u> |                 |                 |
|-------------------|-----------------|-----------------|
|                   | 058-300-001-000 | 058-034-029-000 |
| 058-260-002-000   | 058-300-002-000 | 058-034-014-000 |
| 058-260-003-000   | 058-280-007-000 | 058-034-016-000 |
| 058-290-004-000   | 058-290-001-000 | 058-014-009-000 |
| 058-270-014-000   | 058-290-005-000 | 058-015-009-000 |
| 067-180-001-000   | 058-260-020-000 | 058-015-006-000 |
| 058-280-005-000   | 058-014-001-000 | 058-015-007-000 |
| 058-260-019-000   | 058-260-013-000 | 058-015-004-000 |
| 058-260-021-000   | 058-014-002-000 | 058-033-001-000 |
| 058-260-025-000   | 058-260-027-000 | 058-034-015-000 |
| 058-290-002-000   | 058-014-006-000 | 058-034-030-000 |
| 058-260-016-000   | 058-033-003-000 | 058-034-009-000 |
| 058-280-003-000   | 058-270-011-000 | 058-034-007-000 |
| 058-260-017-000   | 058-280-006-000 | 058-034-003-000 |
| 058-270-012-000   | 058-014-004-000 | 058-034-002-000 |
| 058-270-001-000   | 058-270-007-000 | 058-015-008-000 |
| 058-270-008-000   | 058-015-010-000 | 058-034-001-000 |
| 058-270-017-000   | 058-033-002-000 | 058-015-002-000 |
| 058-300-012-000   | 058-034-012-000 | 058-034-011-000 |
| 058-270-006-000   | 058-015-001-000 | 058-034-013-000 |
| 058-260-015-000   | 058-014-003-000 | 058-034-010-000 |
| 058-260-026-000   | 058-015-012-000 | 058-034-008-000 |
| 058-260-010-000   | 058-034-028-000 | 058-033-004-000 |
| 058-014-008-000   | 058-015-011-000 | 058-015-003-000 |
| 058-270-016-000   | 058-260-001-000 | 058-990-007-000 |
| 058-260-018-000   | 058-260-012-000 | 058-990-011-000 |
| 058-260-028-000   | 058-034-031-000 | 058-990-001-000 |
| 058-014-007-000   | 058-034-027-000 |                 |
| 058-014-005-000   | 058-270-009-000 |                 |

## EIFD 1I – North of Port Industrial

| <u>APN NUMBER</u> |                 |                 |
|-------------------|-----------------|-----------------|
|                   | 067-140-035-000 | 067-140-020-000 |
| 067-134-003-000   | 067-150-013-000 | 067-140-033-000 |
| 067-160-002-000   | 067-134-006-000 | 067-150-019-000 |
| 067-140-032-000   | 067-150-016-000 | 067-150-036-000 |
| 067-170-004-000   | 067-140-034-000 | 067-150-025-000 |
| 067-140-015-000   | 067-150-008-000 | 067-150-021-000 |
| 067-160-003-000   | 067-160-001-000 | 067-170-008-000 |
| 067-150-018-000   | 067-150-028-000 | 067-150-024-000 |
| 067-150-035-000   | 067-140-005-000 | 067-140-011-000 |
| 067-170-002-000   | 067-150-009-000 | 067-140-009-000 |
| 067-170-003-000   | 067-150-026-000 | 067-140-008-000 |
| 067-160-007-000   | 067-150-017-000 | 067-140-007-000 |
| 067-150-034-000   | 067-140-018-000 | 067-140-012-000 |
| 067-150-033-000   | 067-170-015-000 | 067-140-014-000 |
| 067-150-015-000   | 067-150-010-000 | 067-140-013-000 |
| 067-150-001-000   | 067-150-022-000 | 067-140-010-000 |
| 067-150-012-000   | 067-140-030-000 | 067-140-001-000 |
| 067-150-027-000   | 067-134-004-000 | 067-140-002-000 |
| 067-140-024-000   | 067-140-036-000 | 067-140-003-000 |
| 067-170-001-000   | 067-140-017-000 | 067-140-004-000 |
| 067-170-010-000   | 067-150-003-000 | 067-140-031-000 |
| 067-150-011-000   | 067-134-005-000 | 067-150-014-000 |
| 067-140-022-000   | 067-150-004-000 | 067-140-027-000 |
| 067-170-017-000   | 067-140-025-000 | 067-990-003-000 |
| 067-160-009-000   | 067-150-038-000 |                 |
| 067-150-007-000   | 067-140-029-000 |                 |
| 067-140-028-000   | 067-150-020-000 |                 |
| 067-150-002-000   | 067-150-023-000 |                 |

## **EIFD 1J – Port North Terminal**

### **APN NUMBER**

067-180-060-000

067-180-059-000

067-180-031-000

067-180-039-000

067-980-004-000

## EIFD 1K – Port of Sacramento Industrial Park

| <u>APN NUMBER</u> |                 |                 |
|-------------------|-----------------|-----------------|
|                   | 067-010-032-000 | 067-020-069-000 |
| 067-052-010-000   | 067-020-049-000 | 067-053-033-000 |
| 067-053-013-000   | 067-020-019-000 | 067-010-007-000 |
| 067-040-003-000   | 067-052-003-000 | 067-020-048-000 |
| 067-053-012-000   | 067-030-012-000 | 067-053-020-000 |
| 067-040-011-000   | 067-053-002-000 | 067-053-024-000 |
| 067-040-010-000   | 067-053-018-000 | 067-020-031-000 |
| 067-030-006-000   | 067-051-006-000 | 067-030-044-000 |
| 067-053-001-000   | 067-020-068-000 | 067-052-030-000 |
| 067-053-011-000   | 067-030-048-000 | 067-052-017-000 |
| 067-052-029-000   | 067-052-005-000 | 067-020-067-000 |
| 067-030-008-000   | 067-052-004-000 | 067-020-075-000 |
| 067-051-009-000   | 067-053-019-000 | 067-132-014-000 |
| 067-030-007-000   | 067-030-045-000 | 067-030-004-000 |
| 067-020-055-000   | 067-052-019-000 | 067-020-013-000 |
| 067-020-060-000   | 067-020-017-000 | 067-030-037-000 |
| 067-053-030-000   | 067-052-018-000 | 067-070-032-000 |
| 067-020-051-000   | 067-020-053-000 | 067-052-022-000 |
| 067-131-010-000   | 067-030-042-000 | 067-070-034-000 |
| 067-052-001-000   | 067-070-030-000 | 067-136-021-000 |
| 067-051-005-000   | 067-020-016-000 | 067-052-012-000 |
| 067-052-002-000   | 067-020-015-000 | 067-052-013-000 |
| 067-010-008-000   | 067-052-011-000 | 067-051-002-000 |
| 067-070-028-000   | 067-020-033-000 | 067-052-025-000 |
| 067-020-010-000   | 067-052-016-000 | 067-052-024-000 |
| 067-051-007-000   | 067-070-033-000 | 067-052-023-000 |
| 067-020-032-000   | 067-053-035-000 | 067-020-038-000 |
| 067-070-029-000   | 067-053-034-000 | 067-133-002-000 |

|                 |                 |                 |
|-----------------|-----------------|-----------------|
| 067-051-001-000 | 067-135-013-000 | 067-133-007-000 |
| 067-053-029-000 | 067-030-039-000 | 067-136-009-000 |
| 067-053-027-000 | 067-131-008-000 | 067-133-001-000 |
| 067-030-043-000 | 067-010-021-000 | 067-020-037-000 |
| 067-052-020-000 | 067-053-021-000 | 067-030-032-000 |
| 067-052-021-000 | 067-010-022-000 | 067-010-035-000 |
| 067-030-005-000 | 067-132-001-000 | 067-010-013-000 |
| 067-020-018-000 | 067-030-047-000 | 067-980-002-000 |
| 067-020-020-000 | 067-052-006-000 | 067-980-001-000 |
| 067-132-007-000 | 067-053-022-000 | 067-980-003-000 |
| 067-030-046-000 | 067-052-007-000 | 067-070-022-000 |
| 067-135-017-000 | 067-030-038-000 | 067-010-030-000 |
| 067-132-003-000 | 067-030-031-000 |                 |
| 067-136-017-000 | 067-053-005-000 |                 |
| 067-020-014-000 | 067-053-008-000 |                 |
| 067-020-072-000 | 067-053-007-000 |                 |
| 067-136-014-000 | 067-053-006-000 |                 |
| 067-053-023-000 | 067-132-019-000 |                 |
| 067-020-023-000 | 067-132-002-000 |                 |
| 067-136-019-000 | 067-135-016-000 |                 |
| 067-131-004-000 | 067-010-040-000 |                 |
| 067-132-004-000 | 067-010-033-000 |                 |
| 067-131-003-000 | 067-131-009-000 |                 |
| 067-136-011-000 | 067-020-047-000 |                 |
| 067-053-009-000 | 067-132-020-000 |                 |
| 067-010-041-000 | 067-133-009-000 |                 |
| 067-053-010-000 | 067-132-015-000 |                 |
| 067-135-008-000 | 067-136-010-000 |                 |
| 067-010-037-000 | 067-136-020-000 |                 |

## EIFD 1L – Southport Industrial Park

| <u>APN NUMBER</u> |                 |                 |
|-------------------|-----------------|-----------------|
|                   | 045-555-004-000 | 045-554-016-000 |
| 045-551-056-000   | 045-551-019-000 | 072-141-012-000 |
| 045-554-032-000   | 045-554-018-000 | 072-141-008-000 |
| 045-551-063-000   | 045-553-022-000 | 072-141-005-000 |
| 045-551-003-000   | 045-553-023-000 | 072-141-007-000 |
| 045-551-062-000   | 045-551-022-000 | 072-141-013-000 |
| 045-551-065-000   | 045-553-018-000 | 045-554-038-000 |
| 045-551-002-000   | 045-554-035-000 | 045-555-005-000 |
| 045-551-066-000   | 045-551-018-000 | 045-553-012-000 |
| 045-554-001-000   | 045-553-006-000 | 045-990-001-000 |
| 045-555-006-000   | 045-554-008-000 |                 |
| 045-551-055-000   | 045-551-020-000 |                 |
| 045-554-002-000   | 045-554-013-000 |                 |
| 045-551-004-000   | 072-141-018-000 |                 |
| 045-551-060-000   | 045-554-014-000 |                 |
| 045-552-014-000   | 045-551-031-000 |                 |
| 045-554-030-000   | 045-551-032-000 |                 |
| 045-553-007-000   | 045-554-034-000 |                 |
| 045-552-003-000   | 045-553-004-000 |                 |
| 045-551-059-000   | 045-551-049-000 |                 |
| 045-554-031-000   | 045-553-010-000 |                 |
| 045-554-025-000   | 045-553-005-000 |                 |
| 045-554-040-000   | 045-551-021-000 |                 |
| 045-554-041-000   | 072-141-009-000 |                 |
| 045-554-012-000   | 072-141-010-000 |                 |
| 072-141-017-000   | 045-553-011-000 |                 |
| 045-555-003-000   | 072-141-006-000 |                 |
| 045-551-050-000   | 072-141-011-000 |                 |

## **EIFD 1M – Seaway**

### **APN NUMBER**

045-551-057-000

045-554-036-000

045-030-044-000

045-030-045-000

045-030-048-000

045-030-046-000

## **EIFD 1N – Stone Lock**

### **APN NUMBER**

046-010-011-000

067-180-063-000

067-180-056-000

067-180-002-000

067-180-065-000

067-180-067-000

067-180-053-000

067-180-005-000

046-010-008-000

067-180-062-000

046-344-001-000

**EXHIBIT C**  
**LIST OF PROJECTS**

**Exhibit C: List of Projects**  
**List of Public Facilities Proposed in the Area of EIFD #1**  
**Infrastructure Financing Plan**  
**West Sacramento EIFD #1**

| Description   | Total Cost           | EIFD/IFD | Measure E/G/K/V | CFD/ Assmnt. | Grants | Impact Fees | Entrprs. Fund | Type* |
|---|----------------------|----------|-----------------|--------------|--------|-------------|---------------|-------|
| <b>TRANSPORTATION</b>                                     |                      |          |                 |              |        |             |               |       |
| <u>General Transportation</u>                             |                      |          |                 |              |        |             |               |       |
| Broadway Bridge   | \$200,000,000        | X        |                 |              | X      |             |               | 1     |
| Enterprise Bridge   | \$200,000,000        | X        |                 | X            | X      | X           |               | 1     |
| West Side Rail Relocation                                 | \$100,000,000        | X        |                 |              | X      |             |               | 1     |
| Stone Lock Transit/Bicycle/Pedestrian Bridge              | \$100,000,000        | X        |                 | X            | X      | X           |               | 1     |
| Downtown/Riverfront Streetcar-City Share                  | \$35,000,000         | X        | X               | X            |        |             |               | 1     |
| Washington Streetcar Extension                            | \$30,000,000         | X        | X               | X            | X      | X           |               | 1     |
| Pioneer Bluff Streetcar Extension                         | \$30,000,000         | X        | X               | X            | X      | X           |               | 1     |
| C Street Bridge-City Share                                | \$10,000,000         | X        | X               |              | X      |             |               | 1     |
| Stonegate Widening  | \$1,000,000          | X        |                 |              |        | X           |               | 1     |
| <u>Signals and Lighting</u>                               |                      |          |                 |              |        |             |               |       |
| Stillwater/Reed Signal Installation                       | \$350,000            | X        |                 |              |        | X           |               | 1     |
| Merkley/Jefferson Intersection Upgrades                   | \$150,000            | X        |                 |              |        | X           |               | 1     |
| West Capitol Streetlight Installation                     | \$100,000            | X        |                 |              |        | X           |               | 1     |
| <u>Bicycle, Pedestrian &amp; Transit Facilities</u>       |                      |          |                 |              |        |             |               |       |
| I Street Bridge Deck Conversion                           | \$10,000,000         | X        |                 |              | X      |             |               | 1     |
| Sycamore Trail Overpass & Extension                       | \$9,000,000          | X        | X               |              | X      |             |               | 1     |
| Citywide Bike Lane Gap Closure                            | \$600,000            | X        | X               |              | X      |             |               | 1     |
| Linden Sidewalk Extension                                 | \$500,000            | X        |                 |              | X      |             |               | 1     |
| <u>Roadway Capacity Improvements</u>                      |                      |          |                 |              |        |             |               |       |
| Harbor & Industrial Intersection Realignment              | \$16,500,000         | X        |                 |              | X      | X           |               | 1     |
| I-80 & Enterprise Interchange Improvements                | \$12,000,000         | X        |                 |              |        | X           |               | 1     |
| Pioneer Bluff-South River Road Improvements               | \$10,000,000         | X        |                 | X            | X      | X           |               | 1     |
| I-80 & Reed Interchange Improvements                      | \$9,700,000          | X        |                 |              |        | X           |               | 1     |
| US-50 & Jefferson Interchange Improvements                | \$8,000,000          | X        |                 |              |        | X           |               | 1     |
| West Capitol Avenue Streetscape Phase 2                   | \$7,000,000          | X        |                 |              | X      |             |               | 1     |
| Grand Street Extension & Rail Crossing                    | \$6,000,000          | X        |                 | X            |        |             |               | 1     |
| Tower Bridge Gateway Phase 3                              | \$5,000,000          | X        |                 |              | X      |             |               | 1     |
| Sacramento Avenue-6th Street Streetscape                  | \$5,000,000          | X        |                 |              | X      |             |               | 1     |
| Village Parkway Extension-Gregory to Jefferson            | \$4,700,000          | X        |                 |              | X      | X           |               | 1     |
| Merkley/El Rancho/Casa Street/City Hall Exit Realignment  | \$3,000,000          | X        |                 |              | X      |             |               | 1     |
| Stone Boulevard Extension                                 | \$3,000,000          | X        |                 | X            | X      | X           |               | 1     |
| US-50 & South River Interchange Improvements              | \$2,500,000          | X        |                 |              |        | X           |               | 1     |
| Riverfront Street Extension                               | \$2,000,000          | X        |                 | X            | X      |             |               | 1     |
| <u>Safety: Railroad Signal &amp; Surface Improvements</u> |                      |          |                 |              |        |             |               |       |
| Jefferson/West Capitol/Park Lighting Improvements         | \$650,000            | X        | X               |              | X      |             |               | 1     |
| Park & Stone Rail Crossing Improvements                   | \$100,000            | X        |                 |              |        | X           |               | 1     |
| <u>Road Reconstruction</u>                                |                      |          |                 |              |        |             |               |       |
| Citywide Road Reconstruction                              | \$5,500,000          | X        |                 |              | X      | X           | X             | 1     |
| Harbor & Industrial Road Reconstruction                   | \$3,500,000          | X        |                 |              |        | X           |               | 1     |
| Westfield Village Road Reconstruction                     | \$2,500,000          | X        |                 |              |        | X           |               | 1     |
| ADA Road Improvements                                     | \$1,000,000          | X        |                 | X            |        | X           |               | 1     |
| State Streets Road Reconstruction                         | \$1,000,000          | X        | X               |              |        |             |               | 1     |
| <b>Subtotal, Transportation</b>                           | <b>\$835,350,000</b> |          |                 |              |        |             |               |       |
| <b>PARKING FACILITIES</b>                                 |                      |          |                 |              |        |             |               |       |
| Civic Center Parking Garage                               | \$15,000,000         | X        |                 |              |        |             | X             | 1     |
| Bridge District Parking Garage                            | \$15,000,000         | X        |                 |              |        |             | X             | 1     |
| Grand Gateway Parking Garage                              | \$15,000,000         | X        |                 |              |        |             | X             | 1     |
| Washington Square Parking Garage                          | \$15,000,000         | X        |                 |              |        |             | X             | 1     |
| Riverfront/Downtown Parking Lots                          | \$10,000,000         | X        |                 |              |        |             | X             | 1     |
| Urban Parking Area Parking Meters                         | \$5,000,000          | X        |                 |              |        |             | X             | 1     |
| <b>Subtotal, Parking</b>                                  | <b>\$75,000,000</b>  |          |                 |              |        |             |               |       |
| <b>WATER SYSTEM IMPROVEMENTS</b>                          |                      |          |                 |              |        |             |               |       |
| Southport Industrial Park Water System Enhancement        | \$9,300,000          | X        |                 |              | X      |             |               | 1     |
| PSIP Industrial Area Water System Enhancement             | \$8,100,000          | X        |                 |              | X      |             |               | 1     |
| Port Industrial Area Water System Enhancement             | \$3,200,000          | X        |                 |              | X      |             |               | 1     |
| Riverside Center Water System Enhancement                 | \$1,300,000          | X        |                 |              | X      |             |               | 1     |
| South State Streets Water Main Replacement                | \$3,100,000          | X        |                 |              |        |             | X             | 1     |
| Park Boulevard Transmission Main                          | \$1,500,000          | X        |                 |              |        |             | X             | 1     |
| GIS Infrastructure Surveying & Mapping                    | \$1,050,000          | X        |                 |              |        |             | X             | 1     |
| Carbon Filter Media Replacement                           | \$800,000            | X        |                 |              |        |             | X             | 1     |
| Citywide Water System Reconstruction                      | \$650,000            | X        |                 |              |        |             | X             | 1     |
| West Capitol Water Services Replacement                   | \$500,000            | X        |                 |              |        |             | X             | 1     |
| McGowan Bridge Water Main Connection                      | \$450,000            | X        |                 |              |        |             | X             | 1     |
| Water Meter Retrofits                                     | \$200,000            | X        |                 |              |        |             | X             | 1     |
| <b>Subtotal, Water</b>                                    | <b>\$30,150,000</b>  |          |                 |              |        |             |               |       |

| Description                                      | Total Cost             | EIFD/IFD | Measure E/G/K/V | CFD/ Assmnt. | Grants | Impact Fees | Entrprs. Fund | Type* |
|--|------------------------|----------|-----------------|--------------|--------|-------------|---------------|-------|
| <b>SEWER SYSTEM IMPROVEMENTS</b>                 |                        |          |                 |              |        |             |               |       |
| Gravity System Rehabilitation/Repair             | \$11,750,000           | X        |                 |              |        |             | X             | 1     |
| Wastewater Treatment Plant Demolition            | \$7,000,000            | X        |                 |              |        |             | X             | 1     |
| Pump System Replacement                          | \$2,100,000            | X        |                 |              |        |             | X             | 1     |
| C Street Sewer Line Replacement                  | \$1,800,000            | X        |                 |              |        |             | X             | 1     |
| <b>Subtotal, Sewer</b>                           | <b>\$22,650,000</b>    |          |                 |              |        |             |               |       |
| <b>STORM DRAINAGE SYSTEM IMPROVEMENTS</b>        |                        |          |                 |              |        |             |               |       |
| North Area Storm Drainage Improvements           | \$5,000,000            | X        |                 | X            | X      |             |               | 1     |
| <b>Subtotal, Storm Drainage</b>                  | <b>\$5,000,000</b>     |          |                 |              |        |             |               |       |
| <b>CITY BUILDINGS &amp; FACILITIES</b>           |                        |          |                 |              |        |             |               |       |
| Corporation Yard Replacement                     | \$29,000,000           | X        |                 |              |        | X           | X             | 1     |
| Police Station Replacement                       | \$25,000,000           | X        |                 |              |        | X           | X             | 1     |
| <b>Subtotal, City Buildings</b>                  | <b>\$54,000,000</b>    |          |                 |              |        |             |               |       |
| <b>PARKS &amp; RECREATIONAL FACILITIES</b>       |                        |          |                 |              |        |             |               |       |
| <b>Park Development</b>                          |                        |          |                 |              |        |             |               |       |
| Central Park                                     | \$25,000,000           | X        |                 |              | X      | X           |               | 1     |
| Bryte Park Phase 3                               | \$17,500,000           | X        |                 |              | X      | X           |               | 1     |
| Westmore Oaks Park                               | \$15,000,000           | X        |                 |              | X      | X           |               | 1     |
| Existing Park ADA Improvements                   | \$14,000,000           | X        |                 |              | X      | X           |               | 1     |
| Washington/Broderick Park                        | \$9,500,000            | X        |                 |              | X      | X           |               | 1     |
| Heritage Oaks Park                               | \$5,000,000            | X        |                 |              | X      | X           |               | 1     |
| Arlington Oaks/Barge Canal Park                  | \$4,000,000            | X        |                 |              | X      | X           |               | 1     |
| Existing Park Facility Improvements              | \$3,000,000            | X        |                 |              | X      | X           |               | 1     |
| Play Structure Replacement                       | \$3,000,000            | X        |                 |              | X      | X           |               | 1     |
| Shade Structures                                 | \$2,000,000            | X        |                 |              | X      | X           |               | 1     |
| <b>Recreational Facilities</b>                   |                        |          |                 |              |        |             |               |       |
| Recreation Center Phase 2                        | \$3,000,000            | X        |                 |              | X      |             |               | 1     |
| Community Center Phase 2                         | \$1,500,000            | X        |                 |              | X      |             |               | 1     |
| <b>Recreation Trails</b>                         |                        |          |                 |              |        |             |               |       |
| River Walk Extension-Mill Street to Stone Lock   | \$7,000,000            | X        | X               |              | X      | X           |               | 1     |
| River Walk Extension-North Levee                 | \$6,000,000            | X        | X               |              | X      | X           |               | 1     |
| Clarksburg Branch Line Trail Extension           | \$5,000,000            | X        | X               |              | X      | X           |               | 1     |
| Southport Levee Nature Trail                     | \$5,000,000            | X        | X               |              | X      | X           |               | 1     |
| Main Drain Trail                                 | \$3,000,000            | X        | X               |              | X      | X           |               | 1     |
| Deep Water Ship Channel Trail                    | \$3,000,000            | X        | X               |              | X      | X           |               | 1     |
| Existing Trail Lighting Installation             | \$2,000,000            | X        | X               |              | X      | X           |               | 1     |
| Lower Northwest Interceptor Bike Trail           | \$1,300,000            | X        |                 |              | X      | X           |               | 1     |
| <b>Open Space Improvements</b>                   |                        |          |                 |              |        |             |               |       |
| Southport Levee Setback Space                    | \$8,750,000            | X        |                 |              | X      | X           |               | 1     |
| Seaway/Lake Washington                           | \$5,000,000            | X        |                 |              | X      | X           |               | 1     |
| North Levee/Broderick Boat Ramp                  | \$5,000,000            | X        |                 |              | X      | X           |               | 1     |
| <b>Subtotal, Parks</b>                           | <b>\$153,550,000</b>   |          |                 |              |        |             |               |       |
| <b>ECONOMIC DEVELOPMENT &amp; OTHER PROJECTS</b> |                        |          |                 |              |        |             |               |       |
| Washington District Infrastructure               | \$50,000,000           | X        |                 | X            | X      | X           | X             | 1     |
| Pioneer Bluff Infrastructure                     | \$50,000,000           | X        |                 | X            | X      | X           | X             | 1     |
| Port North Terminal Infrastructure               | \$50,000,000           | X        |                 | X            | X      | X           | X             | 1     |
| Seaway Infrastructure                            | \$25,000,000           | X        |                 | X            | X      | X           | X             | 1     |
| Stone Lock Infrastructure                        | \$25,000,000           | X        |                 | X            | X      | X           | X             | 1     |
| Affordable Housing-Gap Financing                 | \$20,000,000           | X        | X               |              | X      | X           |               | 1     |
| Sustainable Communities/TOD Projects             | \$20,000,000           | X        |                 |              |        |             |               | 1     |
| Stone Lock Facility Retrofit & Reuse             | \$20,000,000           | X        |                 | X            | X      | X           | X             | 1     |
| West End Infrastructure                          | \$15,000,000           | X        |                 | X            | X      | X           | X             | 1     |
| Iron Triangle Infrastructure                     | \$15,000,000           | X        |                 | X            | X      | X           | X             | 1     |
| Broadband Improvements                           | \$10,000,000           | X        | X               | X            | X      |             |               | 1     |
| Brownfield Remediation                           | \$10,000,000           | X        |                 |              | X      |             |               | 1     |
| Industrial Building Improvements                 | \$10,000,000           | X        |                 |              |        |             |               | 1     |
| Port Industrial Area Infrastructure              | \$10,000,000           | X        |                 | X            | X      | X           | X             | 1     |
| Public Art                                       | \$5,000,000            | X        |                 | X            | X      | X           | X             | 1     |
| Grand Gateway Infrastructure                     | \$5,000,000            | X        |                 | X            | X      | X           | X             | 1     |
| PSIP Industrial Area Infrastructure              | \$5,000,000            | X        |                 | X            | X      | X           | X             | 1     |
| Riverside Commerce Center Infrastructure         | \$5,000,000            | X        |                 | X            | X      | X           | X             | 1     |
| Southport Industrial Park Infrastructure         | \$5,000,000            | X        |                 | X            | X      | X           | X             | 1     |
| The Rivers Phase 2 Infrastructure                | \$5,000,000            | X        |                 | X            | X      | X           | X             | 1     |
| <b>Subtotal, Economic Development/Other</b>      | <b>\$360,000,000</b>   |          |                 |              |        |             |               |       |
| <b>Total</b>                                     | <b>\$1,535,700,000</b> |          |                 |              |        |             |               |       |

**\*Improvement Classification Type:**

- 1) Improvements that will be funded at least partially by the EIFD.
- 2) Improvements that will not be funded by the EIFD but funded by other government sources.
- 3) Improvements that will be funded by the private sector.
- 4) Improvements that will be funded jointly by the private sector and the government.

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

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

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

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

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

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

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

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

| Development Project              | Scope<br>DU | sqft              | rooms             | Fiscal Year of Sale                   |            |                |          |                |                |                |                |                |                |                |                |                |                |
|----------------------------------|-------------|-------------------|-------------------|---------------------------------------|------------|----------------|----------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                                  |             |                   |                   | 2016-17                               | 2017-18    | 2018-19        | 2019-20  | 2020-21        | 2021-22        | 2022-23        | 2023-24        | 2024-25        | 2025-26        | 2026-27        | 2027-28        | 2028-29        | 2029-30        |
|                                  |             |                   |                   | Assessed Value Added to Tax Roll (FY) |            |                |          |                |                |                |                |                |                |                |                |                |                |
|                                  |             |                   |                   | 2017-18                               | 2018-19    | 2019-20        | 2020-21  | 2021-22        | 2022-23        | 2023-24        | 2024-25        | 2025-26        | 2026-27        | 2027-28        | 2028-29        | 2029-30        | 2030-31        |
| <b>6. The Rivers II</b>          |             |                   |                   |                                       |            |                |          |                |                |                |                |                |                |                |                |                |                |
| <b>Residential Units</b>         |             |                   |                   |                                       |            |                |          |                |                |                |                |                |                |                |                |                |                |
| Owner Occupied                   | 254         |                   |                   | -                                     | -          | 17             | 17       | 58             | 81             | 81             | -              | -              | -              | -              | -              | -              | -              |
| Renter Occupied (Market Rate)    | 300         |                   |                   | -                                     | -          | -              | 300      | -              | -              | -              | -              | -              | -              | -              | -              | -              | -              |
| <b>7. Pioneer Bluff</b>          |             |                   |                   |                                       |            |                |          |                |                |                |                |                |                |                |                |                |                |
| <b>Residential Units</b>         |             |                   |                   |                                       |            |                |          |                |                |                |                |                |                |                |                |                |                |
| Owner Occupied                   |             |                   |                   | -                                     | -          | -              | -        | -              | -              | -              | -              | -              | -              | -              | -              | -              | -              |
| Renter Occupied                  | 3,329       |                   |                   | -                                     | -          | -              | -        | -              | -              | -              | -              | -              | -              | -              | -              | -              | 270            |
| <b>Commercial</b>                |             |                   |                   |                                       |            |                |          |                |                |                |                |                |                |                |                |                |                |
| Commercial                       |             | 2,581,835         |                   | -                                     | -          | -              | -        | -              | -              | -              | -              | -              | -              | -              | -              | -              | 190,662        |
| <b>8. Seaway</b>                 |             |                   |                   |                                       |            |                |          |                |                |                |                |                |                |                |                |                |                |
| <b>Industrial SF</b>             |             |                   |                   |                                       |            |                |          |                |                |                |                |                |                |                |                |                |                |
| Light Industrial                 |             | 285,100           |                   | -                                     | -          | -              | -        | -              | -              | -              | -              | 95,000         | -              | 95,100         | -              | -              | 95,000         |
| Business Park                    |             | 1,184,462         |                   | -                                     | -          | -              | -        | -              | -              | -              | 200,000        | -              | 200,000        | -              | 200,000        | -              | -              |
| Water-Related                    |             | 4,192,650         |                   | -                                     | -          | -              | -        | -              | -              | -              | 381,150        | 381,150        | 381,150        | 381,150        | 381,150        | 381,150        |                |
| <b>Commercial SF</b>             |             |                   |                   |                                       |            |                |          |                |                |                |                |                |                |                |                |                |                |
| Retail                           |             | 108,900           |                   | -                                     | -          | -              | -        | -              | -              | -              | 54,900         | -              | -              | -              | -              | -              | 54,000         |
| <b>Aggregate</b>                 |             |                   |                   |                                       |            |                |          |                |                |                |                |                |                |                |                |                |                |
| <b>Residential Units</b>         |             |                   |                   |                                       |            |                |          |                |                |                |                |                |                |                |                |                |                |
| Owner Occupied                   | 5,469       |                   |                   | -                                     | 124        | 114            | 408      | 309            | 482            | 625            | 544            | 613            | 613            | 599            | 428            | 431            | 179            |
| Renter Occupied (Market Rate)    | 6,101       |                   |                   | -                                     | -          | -              | 840      | 344            | -              | 394            | -              | 194            | 205            | 194            | 205            | 196            | 470            |
| Renter Occupied (Low Income)     | 350         |                   |                   | -                                     | 77         | 98             | -        | -              | -              | -              | -              | -              | -              | -              | -              | -              | 175            |
| <b>Commercial SF</b>             |             |                   |                   |                                       |            |                |          |                |                |                |                |                |                |                |                |                |                |
| Retail                           |             | 234,907           |                   | -                                     | 4,000      | 16,271         | -        | -              | -              | 4,275          | -              | 68,475         | 13,500         | -              | 37,000         | -              | 91,386         |
| Entertainment                    |             | 9,000             |                   | -                                     | 9,000      | -              | -        | -              | -              | -              | -              | -              | -              | -              | -              | -              | -              |
| Hotel <sup>2</sup>               |             | 427,469           | 492               | -                                     | -          | 110            | 82       | -              | -              | 237            | 300            | -              | 237            | -              | -              | 238            | -              |
| Office / Comm.                   |             | 8,357,322         |                   | -                                     | -          | 22,500         | 322,500  | 272,500        | 332,500        | 559,278        | 374,278        | 439,278        | 499,433        | 439,278        | 439,278        | 441,278        | 504,940        |
| Restaurant                       |             | 3,000             |                   | -                                     | 3,000      | -              | -        | -              | -              | -              | -              | -              | -              | -              | -              | -              | -              |
| <b>Industrial SF</b>             |             |                   |                   |                                       |            |                |          |                |                |                |                |                |                |                |                |                |                |
| Light Industrial / Business Park |             | 7,408,731         |                   | -                                     | -          | 497,000        | -        | 300,000        | 395,551        | 395,551        | 395,551        | 595,551        | 490,551        | 595,551        | 490,651        | 595,551        | 490,551        |
| Water-Related                    |             | 4,192,650         |                   | -                                     | -          | -              | -        | -              | -              | -              | -              | 381,150        | 381,150        | 381,150        | 381,150        | 381,150        | 381,150        |
| <b>Subtotal</b>                  |             | <b>11,601,381</b> |                   | <b>-</b>                              | <b>-</b>   | <b>497,000</b> | <b>-</b> | <b>300,000</b> | <b>395,551</b> | <b>395,551</b> | <b>395,551</b> | <b>976,701</b> | <b>871,701</b> | <b>976,701</b> | <b>871,801</b> | <b>976,701</b> | <b>871,701</b> |
|                                  |             | <b>11,920</b>     | <b>20,633,079</b> |                                       | <b>492</b> |                |          |                |                |                |                |                |                |                |                |                |                |

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

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

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

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

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

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

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

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

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

**2. Riverside**

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

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

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

**2. Riverside**

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

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

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

**2. Riverside**

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

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

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

**4. Stone Lock**

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

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

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

**3. Southport Industrial Park**

|  |         |         |         |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
|--|---------|---------|---------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| <b>Residential Uses (Units)</b>              |         |         |         |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
| Owner Occupied                               | -       | -       | -       | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     |
| <b>Population</b>                            |         |         |         |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
| Residential for Sale (Market Rate)           | -       | -       | -       | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     |
| <b>Total Population</b>                      | -       | -       | -       | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     |
| <b>Cumulative Population</b>                 | 450     | 450     | 450     | 450   | 450   | 450   | 450   | 450   | 450   | 450   | 450   | 450   | 450   | 450   | 450   | 450   | 450   | 450   |
| <b>Residential Persons Served</b>            |         |         |         |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
| Residential for Sale (Market Rate)           | -       | -       | -       | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     |
| <b>Subtotal</b>                              | -       | -       | -       | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     |
| <b>Cumulative Residential Persons Served</b> | 423     | 423     | 423     | 423   | 423   | 423   | 423   | 423   | 423   | 423   | 423   | 423   | 423   | 423   | 423   | 423   | 423   | 423   |
| <b>Square Footage</b>                        |         |         |         |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
| <b>Industrial</b>                            |         |         |         |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
| Light Industrial / Business Park             | 395,551 | 395,551 | 395,557 | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     |
| <b>Employees</b>                             |         |         |         |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
| <b>Industrial</b>                            |         |         |         |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
| Light Industrial / Business Park             | 464     | 464     | 464     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     |
| <b>Total Employee</b>                        | 464     | 464     | 464     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     | -     |
| <b>Cumulative Employee</b>                   | 6,039   | 6,503   | 6,967   | 6,967 | 6,967 | 6,967 | 6,967 | 6,967 | 6,967 | 6,967 | 6,967 | 6,967 | 6,967 | 6,967 | 6,967 | 6,967 | 6,967 | 6,967 |
| <b>Total Persons Served <sup>3</sup></b>     | 3,443   | 3,675   | 3,907   | 3,907 | 3,907 | 3,907 | 3,907 | 3,907 | 3,907 | 3,907 | 3,907 | 3,907 | 3,907 | 3,907 | 3,907 | 3,907 | 3,907 | 3,907 |

**4. Stone Lock**

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

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

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

**3. Southport Industrial Park**

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

**4. Stone Lock**

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

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

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

5. Washington

Residential Uses (Units)

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

Population

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

Residential Persons Served

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

Square Footage

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

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

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

5. Washington

Residential Uses (Units)

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

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

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

5. Washington

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

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

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

6. The Rivers II

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

7. Pioneer Bluff

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

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

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

6. The Rivers II

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

7. Pioneer Bluff

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

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

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

6. The Rivers II

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

7. Pioneer Bluff

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

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

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

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

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

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

| Land Uses <sup>1</sup>                       | Fiscal Year of Sale                   |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|--|---------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|  | 2049-50                               | 2050-51      | 2051-52      | 2052-53      | 2053-54      | 2054-55      | 2055-56      | 2056-57      | 2057-58      | 2058-59      | 2059-60      | 2060-61      | 2061-62      | 2062-63      | 2063-64      | 2064-65      |
|  | Assessed Value Added to Tax Roll (FY) |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
|  | 2050-51                               | 2051-52      | 2052-53      | 2053-54      | 2054-55      | 2055-56      | 2056-57      | 2057-58      | 2058-59      | 2059-60      | 2060-61      | 2061-62      | 2062-63      | 2063-64      | 2064-65      | 2065-66      |
| <b>Residential Persons Served</b>            |                                       |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| Residential for Rent (Market Rate)           | -                                     | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| <b>Subtotal</b>                              | -                                     | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| <b>Cumulative Residential Persons Served</b> | <b>5,009</b>                          | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> | <b>5,009</b> |
| <b>Square Footage</b>                        |                                       |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Commercial</b>                            |                                       |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| Office / Comm.                               | -                                     | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| <b>Employees</b>                             |                                       |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Commercial</b>                            |                                       |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| Office / Comm.                               | -                                     | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| <b>Total Employee</b>                        | -                                     | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| <b>Cumulative Employee</b>                   | <b>7,746</b>                          | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> | <b>7,746</b> |
| <b>Total Persons Served <sup>3</sup></b>     | <b>8,882</b>                          | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> | <b>8,882</b> |
| <b>8. Seaway</b>                             |                                       |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Square Footage</b>                        |                                       |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Commercial</b>                            |                                       |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| Retail                                       | -                                     | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| <b>Industrial</b>                            |                                       |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| Light Industrial / Business Park             | -                                     | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| Water-Related                                | -                                     | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| <b>Employees</b>                             |                                       |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| <b>Commercial</b>                            |                                       |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| Retail                                       | -                                     | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| <b>Industrial</b>                            |                                       |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |
| Light Industrial / Business Park             | -                                     | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| Water-Related                                | -                                     | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| <b>Total Employee</b>                        | -                                     | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| <b>Cumulative Employee</b>                   | <b>6,860</b>                          | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> | <b>6,860</b> |
| <b>Total Persons Served <sup>3</sup></b>     | <b>3,430</b>                          | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> | <b>3,430</b> |

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

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

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

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

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

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

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

<sup>2</sup> From EPS, IFD No.1 Fiscal Impact Analysis, Table A-2

<sup>3</sup> 50% of employees are included in total persons served because employees only stay in the area during daytime.

<sup>4</sup> From Table 2 in Appendix A.

<sup>5</sup> From the California Department of Finance E-6 City/County Population and Housing Estimates 2016

<sup>6</sup> CBRE, Sacramento Industrial MarketView Q4 2016

<sup>7</sup> KMA estimates

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

| Development Project <sup>3</sup>         | Scope / Average<br>Price per unit | Buildout (17\$) | Fiscal Year of Sale                   |             |              |              |              |              |              |              |              |              |              |
|--|-----------------------------------|-----------------|---------------------------------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|  |                                   |                 | 2016-17                               | 2017-18     | 2018-19      | 2019-20      | 2020-21      | 2021-22      | 2022-23      | 2023-24      | 2024-25      | 2025-26      | 2026-27      |
|  |                                   |                 | Assessed Value Added to Tax Roll (FY) |             |              |              |              |              |              |              |              |              |              |
|  |                                   |                 | 2017-18                               | 2018-19     | 2019-20      | 2020-21      | 2021-22      | 2022-23      | 2023-24      | 2024-25      | 2025-26      | 2026-27      | 2027-28      |
| <b>Assumptions:</b>                      |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Existing value inflation                 | 1.02                              |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Statutory AV Increase                    | 1.02                              |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Assumed Annual Appreciation rate         | 1.05                              |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Turnover Rate - Residential (Owner)      | 14.30%                            |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Turnover Rate - Business & Renter        | 6.70%                             |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| <b>1. River Edge</b>                     |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
|  | 4.7 acres                         |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| <b>Development</b>                       |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Residential                              |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Apartments for Rent                      | 273 DU                            |                 | -                                     | -           | -            | 273          | -            | -            | -            | -            | -            | -            | -            |
| Commercial                               |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Retail                                   | 16,271 sq ft                      |                 | -                                     | -           | 16,271       | -            | -            | -            | -            | -            | -            | -            | -            |
| <b>Assessed Values in 2017\$</b>         |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| <b>Residential</b>                       |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Apartments for Rent                      | \$225,000 /DU                     | \$61,425,000    | \$0                                   | \$0         | \$0          | \$61,425,000 | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          |
| Percentage of total project values       |                                   | 95.3%           | 0.0%                                  | 0.0%        | 0.0%         | 95.3%        | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         |
| Cumulative Share of New Development      |                                   |                 | 0.0%                                  | 0.0%        | 0.0%         | 95.3%        | 95.3%        | 95.3%        | 95.3%        | 95.3%        | 95.3%        | 95.3%        | 95.3%        |
| Cumulative Share of Areas Underdeveloped |                                   |                 | 95.3%                                 | 95.3%       | 95.3%        | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         |
| <b>Commercial</b>                        |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Retail                                   | \$185 /SF                         | \$3,010,135     | \$0                                   | \$0         | \$3,010,135  | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          |
| Percentage of total project values       |                                   | 4.7%            | 0.0%                                  | 0.0%        | 4.7%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         |
| Cumulative Share of New Development      |                                   |                 | 0.0%                                  | 0.0%        | 4.7%         | 4.7%         | 4.7%         | 4.7%         | 4.7%         | 4.7%         | 4.7%         | 4.7%         | 4.7%         |
| Cumulative Share of Areas Underdeveloped |                                   |                 | 4.7%                                  | 4.7%        | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         |
| Existing AV with Appreciation            | 1.02                              | \$3,667,012     | \$3,667,012                           | \$3,740,352 | \$3,740,352  | \$3,740,352  | \$3,740,352  | \$3,740,352  | \$3,740,352  | \$3,740,352  | \$3,740,352  | \$3,740,352  | \$3,740,352  |
| <b>AV (\$ with appreciation)</b>         |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| <b>Residential</b>                       |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Unit Value                               | 1.05                              | \$0             | \$225,000                             | \$236,250   | \$248,063    | \$260,466    | \$273,489    | \$287,163    | \$301,522    | \$316,598    | \$332,427    | \$349,049    | \$367,125    |
| AV - Apartments for Rent                 |                                   | \$0             | \$0                                   | \$0         | \$67,721,063 | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          |
| AV of Resale                             |                                   | \$0             | \$0                                   | \$0         | \$0          | \$4,764,177  | \$4,869,036  | \$4,976,204  | \$5,085,730  | \$5,197,667  | \$5,312,068  | \$5,428,986  | \$5,548,125  |
| Cumulative AV - Development              |                                   | \$0             | \$0                                   | \$0         | \$67,721,063 | \$69,211,603 | \$70,734,950 | \$72,291,827 | \$73,882,970 | \$75,509,134 | \$77,171,090 | \$78,869,626 | \$80,600,000 |
| AV - Undeveloped Land                    |                                   | \$3,495,705     | \$3,565,619                           | \$3,565,619 | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          |
| Cumulative AV                            |                                   | \$3,495,705     | \$3,565,619                           | \$3,565,619 | \$67,721,063 | \$69,211,603 | \$70,734,950 | \$72,291,827 | \$73,882,970 | \$75,509,134 | \$77,171,090 | \$78,869,626 | \$80,600,000 |
| Base Value                               |                                   | \$3,495,705     | \$3,495,705                           | \$3,495,705 | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  |
| Cumulative Incremental AV                |                                   | \$0             | \$69,914                              | \$69,914    | \$64,225,358 | \$65,715,898 | \$67,239,246 | \$68,796,122 | \$70,387,265 | \$72,013,429 | \$73,675,385 | \$75,373,921 | \$77,110,000 |
| <b>Commercial</b>                        |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Unit Value                               | 1.05                              | \$0             | \$185                                 | \$194       | \$204        | \$214        | \$225        | \$236        | \$248        | \$260        | \$273        | \$287        | \$301        |
| AV - Retail                              |                                   | \$0             | \$0                                   | \$3,160,642 | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          |
| AV of Resale                             |                                   | \$0             | \$0                                   | \$0         | \$222,351    | \$227,245    | \$232,247    | \$237,359    | \$242,583    | \$247,922    | \$253,379    | \$258,956    | \$264,656    |
| Cumulative AV - Development              |                                   | \$0             | \$0                                   | \$3,160,642 | \$3,230,207  | \$3,301,304  | \$3,373,966  | \$3,448,227  | \$3,524,123  | \$3,601,688  | \$3,680,962  | \$3,761,980  | \$3,844,636  |
| AV - Undeveloped Land                    |                                   | \$171,307       | \$174,733                             | \$0         | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          |
| Cumulative AV                            |                                   | \$171,307       | \$174,733                             | \$3,160,642 | \$3,230,207  | \$3,301,304  | \$3,373,966  | \$3,448,227  | \$3,524,123  | \$3,601,688  | \$3,680,962  | \$3,761,980  | \$3,844,636  |
| Base Value                               |                                   | \$171,307       | \$171,307                             | \$171,307   | \$171,307    | \$171,307    | \$171,307    | \$171,307    | \$171,307    | \$171,307    | \$171,307    | \$171,307    | \$171,307    |
| Cumulative Incremental AV                |                                   | \$0             | \$3,426                               | \$2,989,335 | \$3,058,900  | \$3,129,997  | \$3,202,659  | \$3,276,920  | \$3,352,815  | \$3,430,381  | \$3,509,654  | \$3,590,672  | \$3,673,328  |
| <b>2. TBD Phase II</b>                   |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
|  | 1.6 acres                         |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| <b>Development</b>                       |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| <b>Residential</b>                       |                                   |                 |                                       |             |              |              |              |              |              |              |              |              |              |
| Townhomes for Sale                       | 22 DU                             |                 | -                                     | 22          | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| Apartments for Rent                      | 55 DU                             |                 | -                                     | -           | -            | 55           | -            | -            | -            | -            | -            | -            | -            |

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

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

Assumptions:

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

1. River Edge

Development

|                     |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Residential         | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Apartments for Rent | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Commercial          | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Retail              | - | - | - | - | - | - | - | - | - | - | - | - | - |

Assessed Values in 2017\$

Residential

|  |       |       |       |       |       |       |       |       |       |       |       |       |       |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Apartments for Rent                      | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   |
| Percentage of total project values       | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  |
| Cumulative Share of New Development      | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% |
| Cumulative Share of Areas Underdeveloped | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  |
| Commercial                               | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   | \$0   |
| Percentage of total project values       | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  |
| Cumulative Share of New Development      | 4.7%  | 4.7%  | 4.7%  | 4.7%  | 4.7%  | 4.7%  | 4.7%  | 4.7%  | 4.7%  | 4.7%  | 4.7%  | 4.7%  | 4.7%  |
| Cumulative Share of Areas Underdeveloped | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  |

|                               |             |             |             |             |             |             |             |             |             |             |             |             |             |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Existing AV with Appreciation | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

AV (\$ with appreciation)

Residential

|                             |              |              |              |              |              |              |              |              |              |              |               |               |               |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|
| Unit Value                  | \$366,501    | \$384,826    | \$404,068    | \$424,271    | \$445,485    | \$467,759    | \$491,147    | \$515,704    | \$541,489    | \$568,564    | \$596,992     | \$626,842     | \$658,184     |
| AV - Apartments for Rent    | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0           | \$0           | \$0           |
| AV of Resale                | \$5,548,478  | \$5,670,600  | \$5,795,410  | \$5,922,967  | \$6,053,332  | \$6,186,565  | \$6,322,732  | \$6,461,895  | \$6,604,121  | \$6,749,478  | \$6,898,034   | \$7,049,860   | \$7,205,027   |
| Cumulative AV - Development | \$80,605,546 | \$82,379,674 | \$84,192,851 | \$86,045,936 | \$87,939,807 | \$89,875,362 | \$91,853,518 | \$93,875,214 | \$95,941,408 | \$98,053,078 | \$100,211,226 | \$102,416,876 | \$104,671,071 |
| AV - Undeveloped Land       | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0           | \$0           | \$0           |
| Cumulative AV               | \$80,605,546 | \$82,379,674 | \$84,192,851 | \$86,045,936 | \$87,939,807 | \$89,875,362 | \$91,853,518 | \$93,875,214 | \$95,941,408 | \$98,053,078 | \$100,211,226 | \$102,416,876 | \$104,671,071 |
| Base Value                  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705  | \$3,495,705   | \$3,495,705   | \$3,495,705   |
| Cumulative Incremental AV   | \$77,109,841 | \$78,883,969 | \$80,697,146 | \$82,550,231 | \$84,444,102 | \$86,379,657 | \$88,357,814 | \$90,379,510 | \$92,445,703 | \$94,557,373 | \$96,715,522  | \$98,921,171  | \$101,175,366 |

Commercial

|                             |             |             |             |             |             |             |             |             |             |             |             |             |             |
|-----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Unit Value                  | \$301       | \$316       | \$332       | \$349       | \$366       | \$385       | \$404       | \$424       | \$445       | \$467       | \$491       | \$515       | \$541       |
| AV - Retail                 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         |
| AV of Resale                | \$264,655   | \$270,480   | \$276,434   | \$282,518   | \$288,736   | \$295,091   | \$301,586   | \$308,224   | \$315,008   | \$321,941   | \$329,027   | \$336,269   | \$343,671   |
| Cumulative AV - Development | \$3,844,781 | \$3,929,404 | \$4,015,891 | \$4,104,280 | \$4,194,616 | \$4,286,939 | \$4,381,295 | \$4,477,727 | \$4,576,282 | \$4,677,006 | \$4,779,946 | \$4,885,153 | \$4,992,675 |
| AV - Undeveloped Land       | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         |
| Cumulative AV               | \$3,844,781 | \$3,929,404 | \$4,015,891 | \$4,104,280 | \$4,194,616 | \$4,286,939 | \$4,381,295 | \$4,477,727 | \$4,576,282 | \$4,677,006 | \$4,779,946 | \$4,885,153 | \$4,992,675 |
| Base Value                  | \$171,307   | \$171,307   | \$171,307   | \$171,307   | \$171,307   | \$171,307   | \$171,307   | \$171,307   | \$171,307   | \$171,307   | \$171,307   | \$171,307   | \$171,307   |
| Cumulative Incremental AV   | \$3,673,474 | \$3,758,097 | \$3,844,583 | \$3,932,973 | \$4,023,308 | \$4,115,632 | \$4,209,987 | \$4,306,420 | \$4,404,974 | \$4,505,698 | \$4,608,639 | \$4,713,846 | \$4,821,368 |

2. TBD Phase II

Development

Residential

|                     |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Townhomes for Sale  | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Apartments for Rent | - | - | - | - | - | - | - | - | - | - | - | - | - |

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

| Development Project <sup>3</sup>    | Fiscal Year of Sale                   |         |         |         |         |         |         |         |         |         |         |         |         |         |
|-------------------------------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                                     | 2040-41                               | 2041-42 | 2042-43 | 2043-44 | 2044-45 | 2045-46 | 2046-47 | 2047-48 | 2048-49 | 2049-50 | 2050-51 | 2051-52 | 2052-53 | 2053-54 |
|                                     | Assessed Value Added to Tax Roll (FY) |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <i>Assumptions:</i>                 |                                       |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Existing value inflation            |                                       |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Statutory AV Increase               |                                       |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Assumed Annual Appreciation rate    |                                       |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Turnover Rate - Residential (Owner) |                                       |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Turnover Rate - Business & Renter   |                                       |         |         |         |         |         |         |         |         |         |         |         |         |         |

1. River Edge

Development

Residential

Apartments for Rent

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Commercial

Retail

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Assessed Values in 2017\$

Residential

Apartments for Rent

|     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Percentage of total project values

|      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

Cumulative Share of New Development

|       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% | 95.3% |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|

Cumulative Share of Areas Underdeveloped

|      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

Commercial

Retail

|     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Percentage of total project values

|      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

Cumulative Share of New Development

|      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 4.7% | 4.7% | 4.7% | 4.7% | 4.7% | 4.7% | 4.7% | 4.7% | 4.7% | 4.7% | 4.7% | 4.7% | 4.7% | 4.7% | 4.7% |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

Cumulative Share of Areas Underdeveloped

|      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

Existing AV with Appreciation

|             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 | \$3,740,352 |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

AV (\$ with appreciation)

Residential

Unit Value

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

AV - Apartments for Rent

|     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

AV of Resale

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

Cumulative AV - Development

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

AV - Undeveloped Land

|     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Cumulative AV

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

Base Value

|             |             |             |             |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| \$3,495,705 | \$3,495,705 | \$3,495,705 | \$3,495,705 | \$3,495,705 | \$3,495,705 | \$3,495,705 | \$3,495,705 | \$3,495,705 | \$3,495,705 | \$3,495,705 | \$3,495,705 | \$3,495,705 | \$3,495,705 |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

Cumulative Incremental AV

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

Commercial

Unit Value

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

AV - Retail

|     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

AV of Resale

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

Cumulative AV - Development

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

AV - Undeveloped Land

|     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Cumulative AV

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

Base Value

|           |           |           |           |           |           |           |           |           |           |           |           |           |           |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| \$171,307 | \$171,307 | \$171,307 | \$171,307 | \$171,307 | \$171,307 | \$171,307 | \$171,307 | \$171,307 | \$171,307 | \$171,307 | \$171,307 | \$171,307 | \$171,307 |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|

Cumulative Incremental AV

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

2. TBD Phase II

Development

Residential

Townhomes for Sale

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Apartments for Rent

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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

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

|                        |   |   |   |   |   |   |   |   |   |   |   |   |
|------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| <b>2. TBD Phase II</b> |   |   |   |   |   |   |   |   |   |   |   |   |
| <b>Development</b>     |   |   |   |   |   |   |   |   |   |   |   |   |
| <b>Residential</b>     |   |   |   |   |   |   |   |   |   |   |   |   |
| Townhomes for Sale     | - | - | - | - | - | - | - | - | - | - | - | - |
| Apartments for Rent    | - | - | - | - | - | - | - | - | - | - | - | - |

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

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

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

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

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

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

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

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

| Development Project <sup>3</sup>                 | Scope / Average Price per unit | Buildout (17\$) | Fiscal Year of Sale                   |                     |                     |                      |                      |                      |                      |                      |                      |                        |                        |
|--|--------------------------------|-----------------|---------------------------------------|---------------------|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------------------|------------------------|
|  |                                |                 | 2016-17                               | 2017-18             | 2018-19             | 2019-20              | 2020-21              | 2021-22              | 2022-23              | 2023-24              | 2024-25              | 2025-26                | 2026-27                |
|  |                                |                 | Assessed Value Added to Tax Roll (FY) |                     |                     |                      |                      |                      |                      |                      |                      |                        |                        |
|  |                                |                 | 2017-18                               | 2018-19             | 2019-20             | 2020-21              | 2021-22              | 2022-23              | 2023-24              | 2024-25              | 2025-26              | 2026-27                | 2027-28                |
| <b>5. Balance of Bridge District<sup>1</sup></b> | 180 acres                      |                 |                                       |                     |                     |                      |                      |                      |                      |                      |                      |                        |                        |
| <b>Development Residential</b>                   |                                |                 |                                       |                     |                     |                      |                      |                      |                      |                      |                      |                        |                        |
| For Sale   | 2,513 DU                       |                 | -                                     | -                   | -                   | 251                  | 251                  | 251                  | 251                  | 251                  | 251                  | 251                    | 251                    |
| Rental   | 972 DU                         |                 | -                                     | -                   | -                   | -                    | 194                  | -                    | 194                  | -                    | 194                  | -                      | 194                    |
| <b>Commercial</b>                                |                                |                 |                                       |                     |                     |                      |                      |                      |                      |                      |                      |                        |                        |
| Office/Comm.                                     | 4,271,332 sq ft                |                 | -                                     | -                   | -                   | -                    | 250,000              | 250,000              | 314,278              | 314,278              | 314,278              | 314,278                | 314,278                |
| Hotel <sup>2</sup>                               | 427,469 sq ft                  |                 | -                                     | -                   | -                   | -                    | -                    | -                    | 142,200              | -                    | -                    | 142,200                | -                      |
| <b>Assessed Values in 2017\$</b>                 |                                |                 |                                       |                     |                     |                      |                      |                      |                      |                      |                      |                        |                        |
| <b>Residential</b>                               |                                |                 |                                       |                     |                     |                      |                      |                      |                      |                      |                      |                        |                        |
| For Sale   | \$410,575 /DU                  | \$1,031,774,975 | \$0                                   | \$0                 | \$0                 | \$103,054,325        | \$103,054,325        | \$103,054,325        | \$103,054,325        | \$103,054,325        | \$103,054,325        | \$103,054,325          | \$103,054,325          |
| Percentage of total project values               |                                | 42.2%           | 0.0%                                  | 0.0%                | 0.0%                | 4.2%                 | 4.2%                 | 4.2%                 | 4.2%                 | 4.2%                 | 4.2%                 | 4.2%                   | 4.2%                   |
| Cumulative Share of New Development              |                                |                 | 0.0%                                  | 0.0%                | 0.0%                | 4.2%                 | 8.4%                 | 12.6%                | 16.8%                | 21.1%                | 25.3%                | 29.5%                  | 33.7%                  |
| <b>Cumulative Share of Areas Underdeveloped</b>  |                                |                 | <b>42.2%</b>                          | <b>42.2%</b>        | <b>42.2%</b>        | <b>38.0%</b>         | <b>33.7%</b>         | <b>29.5%</b>         | <b>25.3%</b>         | <b>21.1%</b>         | <b>16.9%</b>         | <b>12.7%</b>           | <b>8.5%</b>            |
| Rental   | \$224,973 /DU                  | \$218,673,756   | \$0                                   | \$0                 | \$0                 | \$43,644,762         | \$0                  | \$43,644,762         | \$0                  | \$43,644,762         | \$0                  | \$43,644,762           |                        |
| Percentage of total project values               |                                | 8.9%            | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                 | 0.0%                 | 0.0%                 | 0.0%                 | 0.0%                 | 0.0%                 | 0.0%                   | 0.0%                   |
| Cumulative Share of New Development              |                                |                 | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                 | 1.8%                 | 1.8%                 | 3.6%                 | 3.6%                 | 5.4%                 | 5.4%                   | 7.1%                   |
| <b>Cumulative Share of Areas Underdeveloped</b>  |                                |                 | <b>8.9%</b>                           | <b>8.9%</b>         | <b>8.9%</b>         | <b>8.9%</b>          | <b>7.2%</b>          | <b>7.2%</b>          | <b>5.4%</b>          | <b>5.4%</b>          | <b>3.6%</b>          | <b>3.6%</b>            | <b>1.8%</b>            |
| <b>Commercial</b>                                |                                |                 |                                       |                     |                     |                      |                      |                      |                      |                      |                      |                        |                        |
| Office/Comm.                                     | \$250 /SF                      | \$1,067,833,000 | \$0                                   | \$0                 | \$0                 | \$62,500,000         | \$62,500,000         | \$78,569,500         | \$78,569,500         | \$78,569,500         | \$78,569,500         | \$78,569,500           |                        |
| Hotel  | \$300 /SF                      | \$128,240,700   | \$0                                   | \$0                 | \$0                 | \$0                  | \$0                  | \$42,660,000         | \$0                  | \$0                  | \$42,660,000         | \$0                    |                        |
| Percentage of total project values               |                                | 48.9%           | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                 | 2.6%                 | 2.6%                 | 5.0%                 | 3.2%                 | 3.2%                 | 5.0%                   | 3.2%                   |
| Cumulative Share of New Development              |                                |                 | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                 | 2.6%                 | 5.1%                 | 10.1%                | 13.3%                | 16.5%                | 21.4%                  | 24.7%                  |
| <b>Cumulative Share of Areas Underdeveloped</b>  |                                |                 | <b>48.9%</b>                          | <b>48.9%</b>        | <b>48.9%</b>        | <b>48.9%</b>         | <b>46.3%</b>         | <b>43.8%</b>         | <b>38.8%</b>         | <b>35.6%</b>         | <b>32.4%</b>         | <b>27.4%</b>           | <b>24.2%</b>           |
| <b>Existing AV with Appreciation</b>             | 1.02                           | \$115,716,025   | \$115,716,025                         | \$118,030,346       | \$120,390,952       | \$120,390,952        | \$120,390,952        | \$120,390,952        | \$120,390,952        | \$120,390,952        | \$120,390,952        | \$120,390,952          | \$120,390,952          |
| <b>AV (\$ with appreciation)</b>                 |                                |                 |                                       |                     |                     |                      |                      |                      |                      |                      |                      |                        |                        |
| <b>Residential</b>                               |                                |                 |                                       |                     |                     |                      |                      |                      |                      |                      |                      |                        |                        |
| <i>Unit Value for Sale</i>                       | 1.05                           |                 | \$410,575                             | \$431,104           | \$452,659           | \$475,292            | \$499,056            | \$524,009            | \$550,210            | \$577,720            | \$606,606            | \$636,937              |                        |
| AV - Apartments for Sale                         |                                |                 | \$0                                   | \$0                 | \$113,617,393       | \$119,298,263        | \$125,263,176        | \$131,526,335        | \$138,102,652        | \$145,007,784        | \$152,258,173        | \$159,871,082          |                        |
| AV of Resale                                     |                                |                 | \$0                                   | \$0                 | \$0                 | \$17,059,652         | \$35,386,665         | \$55,054,473         | \$76,140,425         | \$98,725,989         | \$122,896,962        | \$148,743,694          |                        |
| Cumulative AV - Development                      |                                |                 | \$0                                   | \$0                 | \$113,617,393       | \$235,675,423        | \$366,663,155        | \$507,095,738        | \$657,515,745        | \$818,494,587        | \$990,633,994        | \$1,174,567,576        |                        |
| AV - Undeveloped Land                            |                                |                 | \$48,801,064                          | \$49,777,086        | \$50,772,627        | \$45,701,426         | \$40,630,224         | \$35,559,023         | \$30,487,821         | \$25,416,620         | \$20,345,418         | \$15,274,217           |                        |
| <b>Cumulative AV</b>                             |                                |                 | <b>\$48,801,064</b>                   | <b>\$49,777,086</b> | <b>\$50,772,627</b> | <b>\$159,318,819</b> | <b>\$276,305,647</b> | <b>\$402,222,178</b> | <b>\$537,583,559</b> | <b>\$682,932,365</b> | <b>\$838,840,005</b> | <b>\$1,005,908,210</b> | <b>\$1,184,770,591</b> |
| Base Value                                       |                                |                 | \$48,801,064                          | \$48,801,064        | \$48,801,064        | \$48,801,064         | \$48,801,064         | \$48,801,064         | \$48,801,064         | \$48,801,064         | \$48,801,064         | \$48,801,064           |                        |
| <b>Cumulative Incremental AV</b>                 |                                |                 | <b>\$0</b>                            | <b>\$976,021</b>    | <b>\$1,971,563</b>  | <b>\$110,517,755</b> | <b>\$227,504,583</b> | <b>\$353,421,114</b> | <b>\$488,782,495</b> | <b>\$634,131,300</b> | <b>\$790,038,940</b> | <b>\$957,107,146</b>   | <b>\$1,135,969,526</b> |
| <i>Unit Value for Rent</i>                       | 1.05                           |                 | \$224,973                             | \$236,222           | \$248,033           | \$260,434            | \$273,456            | \$287,129            | \$301,485            | \$316,560            | \$332,388            | \$349,007              |                        |
| AV - Apartments for Rent                         |                                |                 | \$0                                   | \$0                 | \$0                 | \$50,524,268         | \$0                  | \$55,703,005         | \$0                  | \$61,412,563         | \$0                  | \$67,707,351           |                        |
| AV of Resale                                     |                                |                 | \$0                                   | \$0                 | \$0                 | \$0                  | \$3,554,382          | \$3,632,614          | \$7,631,274          | \$7,799,239          | \$12,291,274         | \$12,561,805           |                        |
| Cumulative AV - Development                      |                                |                 | \$0                                   | \$0                 | \$0                 | \$50,524,268         | \$51,636,307         | \$108,475,827        | \$110,863,380        | \$174,716,046        | \$178,561,546        | \$250,199,036          |                        |
| AV - Undeveloped Land                            |                                |                 | \$10,342,868                          | \$10,549,725        | \$10,760,720        | \$10,760,720         | \$8,613,004          | \$8,613,004          | \$6,465,288          | \$6,465,288          | \$4,317,573          | \$4,317,573            |                        |
| <b>Cumulative AV</b>                             |                                |                 | <b>\$10,342,868</b>                   | <b>\$10,549,725</b> | <b>\$10,760,720</b> | <b>\$10,760,720</b>  | <b>\$59,137,272</b>  | <b>\$60,249,311</b>  | <b>\$114,941,115</b> | <b>\$117,328,668</b> | <b>\$179,033,619</b> | <b>\$182,879,119</b>   | <b>\$252,368,893</b>   |
| Base Value                                       |                                |                 | \$10,342,868                          | \$10,342,868        | \$10,342,868        | \$10,342,868         | \$10,342,868         | \$10,342,868         | \$10,342,868         | \$10,342,868         | \$10,342,868         | \$10,342,868           |                        |
| <b>Cumulative Incremental AV</b>                 |                                |                 | <b>\$0</b>                            | <b>\$206,857</b>    | <b>\$417,852</b>    | <b>\$417,852</b>     | <b>\$48,794,404</b>  | <b>\$49,906,443</b>  | <b>\$104,598,247</b> | <b>\$106,985,800</b> | <b>\$168,690,751</b> | <b>\$172,536,251</b>   | <b>\$242,026,026</b>   |
| <b>Commercial</b>                                |                                |                 |                                       |                     |                     |                      |                      |                      |                      |                      |                      |                        |                        |
| <i>Unit Value</i>                                | 1.05                           |                 | \$250                                 | \$263               | \$276               | \$289                | \$304                | \$319                | \$335                | \$352                | \$369                | \$388                  |                        |
| AV - Office/Commercial                           |                                |                 | \$0                                   | \$0                 | \$0                 | \$72,351,563         | \$75,969,141         | \$100,276,804        | \$105,290,644        | \$110,555,177        | \$116,082,935        | \$121,887,082          |                        |
| AV of Resale                                     |                                |                 | \$0                                   | \$0                 | \$0                 | \$0                  | \$5,089,932          | \$10,546,391         | \$17,832,990         | \$25,632,691         | \$33,974,423         | \$42,888,635           |                        |
| Cumulative AV - Development                      |                                |                 | \$0                                   | \$0                 | \$0                 | \$72,351,563         | \$149,913,161        | \$253,489,554        | \$364,359,503        | \$482,934,233        | \$609,646,551        | \$744,951,954          |                        |
| <i>Unit Value</i>                                | 1.05                           |                 | \$300                                 | \$315               | \$331               | \$347                | \$365                | \$383                | \$402                | \$422                | \$443                | \$465                  |                        |
| AV - Hotel                                       |                                |                 | \$0                                   | \$0                 | \$0                 | \$0                  | \$0                  | \$54,446,171         | \$0                  | \$0                  | \$63,028,249         | \$0                    |                        |
| AV of Resale                                     |                                |                 | \$0                                   | \$0                 | \$0                 | \$0                  | \$0                  | \$0                  | \$3,830,288          | \$3,914,593          | \$4,000,753          | \$8,522,847            |                        |
| Cumulative AV - Development                      |                                |                 | \$0                                   | \$0                 | \$0                 | \$0                  | \$0                  | \$0                  | \$5,446,171          | \$5,644,532          | \$5,869,268          | \$121,149,210          |                        |
| <b>Aggregate - Commercial</b>                    |                                |                 |                                       |                     |                     |                      |                      |                      |                      |                      |                      |                        |                        |
| AV of Resale                                     |                                |                 | \$0                                   | \$0                 | \$0                 | \$0                  | \$0                  | \$5,089,932          | \$10,546,391         | \$21,668,278         | \$29,547,284         | \$37,975,176           | \$51,411,482           |
| Cumulative AV - Development                      |                                |                 | \$0                                   | \$0                 | \$0                 | \$72,351,563         | \$149,913,161        | \$307,935,725        | \$420,004,035        | \$539,803,501        | \$670,795,760        | \$868,767,657          |                        |
| AV - Undeveloped Land                            |                                |                 | \$56,572,093                          | \$57,703,535        | \$58,857,605        | \$58,857,605         | \$55,782,042         | \$52,706,479         | \$46,740,895         | \$42,874,567         | \$39,008,240         | \$33,042,656           |                        |
| <b>Cumulative AV</b>                             |                                |                 | <b>\$56,572,093</b>                   | <b>\$57,703,535</b> | <b>\$58,857,605</b> | <b>\$58,857,605</b>  | <b>\$128,133,605</b> | <b>\$202,619,640</b> | <b>\$354,676,620</b> | <b>\$462,878,603</b> | <b>\$578,811,741</b> | <b>\$763,838,416</b>   | <b>\$897,943,986</b>   |
| Base Value                                       |                                |                 | \$56,572,093                          | \$56,572,093        | \$56,572,093        | \$56,572,093         | \$56,572,093         | \$56,572,093         | \$56,572,093         | \$56,572,093         | \$56,572,093         | \$56,572,093           |                        |
| <b>Cumulative Incremental AV</b>                 |                                |                 | <b>\$0</b>                            | <b>\$1,131,442</b>  | <b>\$2,285,513</b>  | <b>\$2,285,513</b>   | <b>\$71,561,512</b>  | <b>\$146,047,547</b> | <b>\$298,104,527</b> | <b>\$406,306,510</b> | <b>\$522,239,648</b> | <b>\$707,266,323</b>   | <b>\$841,371,893</b>   |

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

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

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

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

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

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

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

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

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

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

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

| Development Project <sup>1</sup>             | Scope / Average<br>Price per unit | Buildout<br>(17\$) | Fiscal Year of Sale                   |              |              |              |              |              |              |              |              |              |              |              |             |
|--|-----------------------------------|--------------------|---------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------|
|  |                                   |                    | 2016-17                               | 2017-18      | 2018-19      | 2019-20      | 2020-21      | 2021-22      | 2022-23      | 2023-24      | 2024-25      | 2025-26      | 2026-27      | 2027-28      | 2028-29     |
|  |                                   |                    | Assessed Value Added to Tax Roll (FY) |              |              |              |              |              |              |              |              |              |              |              |             |
|  |                                   |                    | 2017-18                               | 2018-19      | 2019-20      | 2020-21      | 2021-22      | 2022-23      | 2023-24      | 2024-25      | 2025-26      | 2026-27      | 2027-28      | 2028-29      | 2029-30     |
| <b>Assumptions:</b>                          |                                   |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| Existing value inflation                     | 1.02                              |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| Statutory AV Increase                        | 1.02                              |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| Assumed Annual Appreciation rate             | 1.05                              |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| Turnover Rate - Residential (Owner)          | 14.3%                             |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| Turnover Rate - Business & Renter            | 6.7%                              |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| <b>3425 Reed Avenue</b>                      |                                   |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
|  | 8.2 acres                         |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| <b>Development</b>                           |                                   |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| Commercial                                   |                                   |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| Hotel  | 192 rooms                         |                    | -                                     | -            | 110          | 82           | -            | -            | -            | -            | -            | -            | -            | -            | -           |
| Office / Comm.                               | 90,000 sq ft                      |                    | -                                     | -            | 22,500       | 22,500       | 22,500       | 22,500       | -            | -            | -            | -            | -            | -            | -           |
| <b>Assessed Values in 2017\$</b>             |                                   |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| Commercial                                   |                                   |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| Hotel  | \$100,000 /Key                    | \$19,200,000       | \$0                                   | \$0          | \$11,000,000 | \$8,200,000  | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0         |
| Office / Comm.                               | \$200 /SF                         | \$18,000,000       | \$0                                   | \$0          | \$4,500,000  | \$4,500,000  | \$4,500,000  | \$4,500,000  | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0         |
| Percentage of total project values           |                                   | 100.0%             | 0.0%                                  | 0.0%         | 41.7%        | 34.1%        | 12.1%        | 12.1%        | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%        |
| Cumulative Share of New Development          |                                   |                    | 0.0%                                  | 0.0%         | 41.7%        | 75.8%        | 87.9%        | 100.0%       | 100.0%       | 100.0%       | 100.0%       | 100.0%       | 100.0%       | 100.0%       | 100.0%      |
| Cumulative Share of Areas Underdeveloped     |                                   |                    | 100.0%                                | 100.0%       | 58.3%        | 24.2%        | 12.1%        | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | 0.0%        |
| Existing AV with Appreciation                | 1.02                              | \$2,690,412        | \$2,690,412                           | \$2,744,220  | \$2,744,220  | \$2,744,220  | \$2,744,220  | \$2,744,220  | \$2,744,220  | \$2,744,220  | \$2,744,220  | \$2,744,220  | \$2,744,220  | \$2,744,220  | \$2,744,220 |
| <b>Incremental AV (\$ with appreciation)</b> |                                   |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| Commercial                                   |                                   |                    |                                       |              |              |              |              |              |              |              |              |              |              |              |             |
| Unit Value                                   | 1.05                              | \$0                | \$100,000                             | \$105,000    | \$110,250    | \$115,763    | \$121,551    | \$127,628    | \$134,010    | \$140,710    | \$147,746    | \$155,133    | \$162,889    | \$171,034    |             |
| AV - Hotel                                   |                                   | \$0                | \$0                                   | \$11,550,000 | \$9,040,500  | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          |             |
| AV of Resale                                 |                                   | \$0                | \$0                                   | \$812,543    | \$1,466,426  | \$1,498,702  | \$1,531,688  | \$1,565,401  | \$1,599,855  | \$1,635,068  | \$1,671,056  | \$1,707,836  | \$1,745,425  |              |             |
| Cumulative AV - Development                  |                                   | \$0                | \$0                                   | \$11,550,000 | \$20,844,716 | \$21,303,508 | \$21,772,398 | \$22,251,608 | \$22,741,366 | \$23,241,904 | \$23,753,458 | \$24,276,272 | \$24,810,592 | \$25,356,674 |             |
| Unit Value                                   | 1.05                              | \$0                | \$200                                 | \$210        | \$221        | \$232        | \$243        | \$255        | \$268        | \$281        | \$295        | \$310        | \$326        | \$342        |             |
| AV - Office/Comm.                            |                                   | \$0                | \$0                                   | \$4,725,000  | \$4,961,250  | \$5,209,313  | \$5,469,778  | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          |             |
| AV of Resale                                 |                                   | \$0                | \$0                                   | \$332,404    | \$688,744    | \$1,070,378  | \$1,478,736  | \$1,511,283  | \$1,544,547  | \$1,578,542  | \$1,613,286  | \$1,648,794  | \$1,685,084  |              |             |
| Cumulative AV - Development                  |                                   | \$0                | \$0                                   | \$4,725,000  | \$9,790,247  | \$15,215,043 | \$21,019,704 | \$21,482,348 | \$21,955,174 | \$22,438,408 | \$22,932,277 | \$23,437,017 | \$23,952,865 | \$24,480,068 |             |
| Aggregate - Commercial                       |                                   | \$0                | \$0                                   | \$16,275,000 | \$14,001,750 | \$5,209,313  | \$5,469,778  | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          |             |
| AV of Resale                                 |                                   | \$0                | \$0                                   | \$1,144,946  | \$2,155,170  | \$2,569,080  | \$3,010,424  | \$3,076,684  | \$3,144,402  | \$3,213,610  | \$3,284,341  | \$3,356,630  | \$3,430,509  |              |             |
| Cumulative AV - Development                  |                                   | \$0                | \$0                                   | \$16,275,000 | \$30,634,963 | \$36,518,551 | \$42,792,102 | \$43,733,956 | \$44,696,541 | \$45,680,312 | \$46,685,735 | \$47,713,288 | \$48,763,458 | \$49,836,741 |             |
| AV - Undeveloped Land                        |                                   | \$2,690,412        | \$2,744,220                           | \$1,600,795  | \$663,924    | \$331,962    | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          |             |
| Cumulative AV                                |                                   | \$2,690,412        | \$2,744,220                           | \$17,875,795 | \$31,298,887 | \$36,850,513 | \$42,792,102 | \$43,733,956 | \$44,696,541 | \$45,680,312 | \$46,685,735 | \$47,713,288 | \$48,763,458 | \$49,836,741 |             |
| Base Value                                   |                                   | \$2,690,412        | \$2,690,412                           | \$2,690,412  | \$2,690,412  | \$2,690,412  | \$2,690,412  | \$2,690,412  | \$2,690,412  | \$2,690,412  | \$2,690,412  | \$2,690,412  | \$2,690,412  | \$2,690,412  |             |
| Cumulative Incremental AV                    |                                   | \$0                | \$53,808                              | \$15,185,383 | \$28,608,475 | \$34,160,101 | \$40,101,690 | \$41,043,544 | \$42,006,129 | \$42,989,900 | \$43,995,323 | \$45,022,876 | \$46,073,046 | \$47,146,329 |             |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Assumptions:

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

**1. Nor-Cal Beverage**

**Development**

Industrial  
Light Industrial

**Assessed Values in 2017\$**

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

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

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

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

**2. Promenade**

**Development**

**Residential**  
Single Family for Sale

**Assessed Values in 2017\$**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Barge Canal

Development

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

Assessed Values in 2017\$

Residential

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

Existing AV with Appreciation

|  |     |     |     |     |     |     |     |     |     |     |     |     |     |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Incremental AV (\$ with appreciation)

Residential

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

Commercial

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

2. Lock Center

Development

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

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

| Development Project <sup>1,2</sup> | Fiscal Year of Sale                   |         |         |         |         |         |         |         |         |         |         |
|------------------------------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                                    | 2054-55                               | 2055-56 | 2056-57 | 2057-58 | 2058-59 | 2059-60 | 2060-61 | 2061-62 | 2062-63 | 2063-64 | 2064-65 |
|                                    | Assessed Value Added to Tax Roll (FY) |         |         |         |         |         |         |         |         |         |         |

| Assumptions: | 2055-56 | 2056-57 | 2057-58 | 2058-59 | 2059-60 | 2060-61 | 2061-62 | 2062-63 | 2063-64 | 2064-65 | 2065-66 |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|

1. Barge Canal

| Development          | 2055-56 | 2056-57 | 2057-58 | 2058-59 | 2059-60 | 2060-61 | 2061-62 | 2062-63 | 2063-64 | 2064-65 | 2065-66 |
|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Residential          |         |         |         |         |         |         |         |         |         |         |         |
| Multifamily for Sale | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| Commercial           |         |         |         |         |         |         |         |         |         |         |         |
| Retail               | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |

Assessed Values in 2017\$

| Residential                              | 2055-56 | 2056-57 | 2057-58 | 2058-59 | 2059-60 | 2060-61 | 2061-62 | 2062-63 | 2063-64 | 2064-65 | 2065-66 |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Multifamily for Sale                     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     |
| Percentage of total project values       | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    |
| Cumulative Share of New Development      | 99.3%   | 99.3%   | 99.3%   | 99.3%   | 99.3%   | 99.3%   | 99.3%   | 99.3%   | 99.3%   | 99.3%   | 99.3%   |
| Cumulative Share of Areas Underdeveloped | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    |
| Commercial                               |         |         |         |         |         |         |         |         |         |         |         |
| Retail                                   | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     |
| Percentage of total project values       | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    |
| Cumulative Share of New Development      | 0.7%    | 0.7%    | 0.7%    | 0.7%    | 0.7%    | 0.7%    | 0.7%    | 0.7%    | 0.7%    | 0.7%    | 0.7%    |
| Cumulative Share of Areas Underdeveloped | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    | 0.0%    |
| Existing AV with Appreciation            | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     | \$0     |

Incremental AV (\$ with appreciation)

| Residential                      | 2055-56              | 2056-57              | 2057-58              | 2058-59              | 2059-60              | 2060-61              | 2061-62              | 2062-63              | 2063-64              | 2064-65              | 2065-66              |
|----------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <i>Unit Value</i>                | \$2,432,563          | \$2,554,191          | \$2,681,900          | \$2,815,995          | \$2,956,795          | \$3,104,635          | \$3,259,867          | \$3,422,860          | \$3,594,003          | \$3,773,703          | \$3,962,388          |
| AV - Multifamily for Sale        | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| AV of Resale                     | \$46,711,662         | \$47,846,288         | \$49,008,474         | \$50,198,890         | \$51,418,221         | \$52,667,170         | \$53,946,455         | \$55,256,815         | \$56,599,003         | \$57,973,793         | \$59,381,976         |
| Cumulative AV - Development      | \$318,656,597        | \$326,396,766        | \$334,324,943        | \$342,445,696        | \$350,763,702        | \$359,283,752        | \$368,010,755        | \$376,949,736        | \$386,105,845        | \$395,484,356        | \$405,090,671        |
| AV - Undeveloped Land            | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| <b>Cumulative AV</b>             | <b>\$318,656,597</b> | <b>\$326,396,766</b> | <b>\$334,324,943</b> | <b>\$342,445,696</b> | <b>\$350,763,702</b> | <b>\$359,283,752</b> | <b>\$368,010,755</b> | <b>\$376,949,736</b> | <b>\$386,105,845</b> | <b>\$395,484,356</b> | <b>\$405,090,671</b> |
| Base Value                       | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| <b>Cumulative Incremental AV</b> | <b>\$318,656,597</b> | <b>\$326,396,766</b> | <b>\$334,324,943</b> | <b>\$342,445,696</b> | <b>\$350,763,702</b> | <b>\$359,283,752</b> | <b>\$368,010,755</b> | <b>\$376,949,736</b> | <b>\$386,105,845</b> | <b>\$395,484,356</b> | <b>\$405,090,671</b> |
| Commercial                       |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <i>Unit Value</i>                | \$1,125              | \$1,181              | \$1,240              | \$1,302              | \$1,368              | \$1,436              | \$1,508              | \$1,583              | \$1,662              | \$1,745              | \$1,833              |
| AV - Retail                      | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| AV of Resale                     | \$139,453            | \$142,522            | \$145,659            | \$148,865            | \$152,142            | \$155,490            | \$158,913            | \$162,410            | \$165,985            | \$169,638            | \$173,372            |
| Cumulative AV - Development      | \$2,025,905          | \$2,070,495          | \$2,116,066          | \$2,162,641          | \$2,210,241          | \$2,258,888          | \$2,308,606          | \$2,359,419          | \$2,411,349          | \$2,464,423          | \$2,518,665          |
| AV - Undeveloped Land            | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| <b>Cumulative AV</b>             | <b>\$2,025,905</b>   | <b>\$2,070,495</b>   | <b>\$2,116,066</b>   | <b>\$2,162,641</b>   | <b>\$2,210,241</b>   | <b>\$2,258,888</b>   | <b>\$2,308,606</b>   | <b>\$2,359,419</b>   | <b>\$2,411,349</b>   | <b>\$2,464,423</b>   | <b>\$2,518,665</b>   |
| Base Value                       | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| <b>Cumulative Incremental AV</b> | <b>\$2,025,905</b>   | <b>\$2,070,495</b>   | <b>\$2,116,066</b>   | <b>\$2,162,641</b>   | <b>\$2,210,241</b>   | <b>\$2,258,888</b>   | <b>\$2,308,606</b>   | <b>\$2,359,419</b>   | <b>\$2,411,349</b>   | <b>\$2,464,423</b>   | <b>\$2,518,665</b>   |

2. Lock Center

| Development          | 2055-56 | 2056-57 | 2057-58 | 2058-59 | 2059-60 | 2060-61 | 2061-62 | 2062-63 | 2063-64 | 2064-65 | 2065-66 |
|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Residential          |         |         |         |         |         |         |         |         |         |         |         |
| Multifamily for Sale | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| Commercial           |         |         |         |         |         |         |         |         |         |         |         |
| Retail               | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |

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

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

**3. Stone Lock South**

**Development**

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

**Assessed Values in 2017\$**

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

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

**3. Stone Lock South**

**Development**

|                      |   |   |   |   |   |   |   |   |   |   |   |   |
|----------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| <b>Residential</b>   |   |   |   |   |   |   |   |   |   |   |   |   |
| Multifamily for Sale | - | - | - | - | - | - | - | - | - | - | - | - |
| <b>Commercial</b>    |   |   |   |   |   |   |   |   |   |   |   |   |
| Retail               | - | - | - | - | - | - | - | - | - | - | - | - |

**Assessed Values in 2017\$**

**Residential**

|  |             |             |             |             |             |             |             |             |             |             |             |             |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Multifamily for Sale                         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         |
| Percentage of total project values           | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        |
| Cumulative Share of New Development          | 95.4%       | 95.4%       | 95.4%       | 95.4%       | 95.4%       | 95.4%       | 95.4%       | 95.4%       | 95.4%       | 95.4%       | 95.4%       | 95.4%       |
| <b>Cumulative Share of Areas Underdevelo</b> | <b>0.0%</b> |

**Commercial**

|  |             |             |             |             |             |             |             |             |             |             |             |             |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Retail                                       | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         |
| Percentage of total project values           | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        |
| Cumulative Share of New Development          | 4.6%        | 4.6%        | 4.6%        | 4.6%        | 4.6%        | 4.6%        | 4.6%        | 4.6%        | 4.6%        | 4.6%        | 4.6%        | 4.6%        |
| <b>Cumulative Share of Areas Underdevelo</b> | <b>0.0%</b> |

**Existing AV with Appreciation**

|     |     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

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

**3. Stone Lock South**

**Development**

Residential

Multifamily for Sale

Commercial

Retail

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

**Assessed Values in 2017\$**

**Residential**

Multifamily for Sale

Percentage of total project values

Cumulative Share of New Development

**Cumulative Share of Areas Underdevelo**

**Commercial**

Retail

Percentage of total project values

Cumulative Share of New Development

**Cumulative Share of Areas Underdevelo**

Existing AV with Appreciation

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

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

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

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

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

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

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

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

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

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

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

Assumptions:

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

1. 4th Street Subdivision

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

2. Alura at Washington Sq. & Alura Property

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

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

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

Assumptions:

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

1. 4th Street Subdivision

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

2. Alura at Washington Sq. & Alura Property

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

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

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

Assumptions:

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

1. 4th Street Subdivision

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

2. Alura at Washington Sq. & Alura Property

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

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

3. Cal STRS Phase II

|                               |
|-------------------------------|
| 5.8 acres                     |
| Development Commercial Office |
| 300,000 sq ft                 |

Assessed Values in 2017\$

| Commercial                                      | Exempt  |      | 2017-18     | 2018-19     | 2019-20     | 2020-21     | 2021-22     | 2022-23     | 2023-24     | 2024-25     | 2025-26     | 2026-27     | 2027-28     | 2028-29     |
|---|---------|------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Office  | \$0 /SF | \$0  | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         |
| Percentage of total project values              |         | 0.0% | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        |
| Cumulative Share of New Development             |         |      | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        |
| <b>Cumulative Share of Areas Underdeveloped</b> |         |      | <b>0.0%</b> |
| Existing AV with Appreciation                   | 1.02    | \$0  | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         |

AV (\$ with appreciation)

| Commercial                       | Unit Value |  | 2017-18    | 2018-19    | 2019-20    | 2020-21    | 2021-22    | 2022-23    | 2023-24    | 2024-25    | 2025-26    | 2026-27    | 2027-28    | 2028-29    |
|----------------------------------|------------|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| AV - Commercial                  | 1.05       |  | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        |
| AV of Resale                     |            |  | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        |
| Cumulative AV - Development      |            |  | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        |
| AV - Undeveloped Land            |            |  | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        |
| <b>Cumulative AV</b>             |            |  | <b>\$0</b> |
| Base Value                       |            |  | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        |
| <b>Cumulative Incremental AV</b> |            |  | <b>\$0</b> |

4. Historic Washington Firehouse Renovation

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

Assessed Values in 2017\$

| Commercial                                      |           |             | 2017-18       | 2018-19     | 2019-20     | 2020-21     | 2021-22     | 2022-23     | 2023-24     | 2024-25     | 2025-26     | 2026-27     | 2027-28     | 2028-29     |
|---|-----------|-------------|---------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Restaurant                                      | \$500 /SF | \$1,500,000 | \$0           | \$1,500,000 | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         |
| Percentage of total project values              |           | 100.0%      | 0.0%          | 100.0%      | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        | 0.0%        |
| Cumulative Share of New Development             |           |             | 0.0%          | 100.0%      | 100.0%      | 100.0%      | 100.0%      | 100.0%      | 100.0%      | 100.0%      | 100.0%      | 100.0%      | 100.0%      | 100.0%      |
| <b>Cumulative Share of Areas Underdeveloped</b> |           |             | <b>100.0%</b> | <b>0.0%</b> |

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

3. Cal STRS Phase II

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

4. Historic Washington Firehouse Renovation

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

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

3. Cal STRS Phase II

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

4. Historic Washington Firehouse Renovation

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

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

3. Cal STRS Phase II

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

4. Historic Washington Firehouse Renovation

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

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

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

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

|  | Fiscal Year of Sale                   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2028-29                               | 2029-30             | 2030-31             | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             |
| Development Project <sup>3</sup>         | Assessed Value Added to Tax Roll (FY) |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|  | 2029-30                               | 2030-31             | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42             |
| Existing AV with Appreciation            | \$450,000                             | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           |
| <b>AV (\$ with appreciation)</b>         |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Commercial</b>                        |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Unit Value                               | \$855                                 | \$898               | \$943               | \$990               | \$1,039             | \$1,091             | \$1,146             | \$1,203             | \$1,263             | \$1,327             | \$1,393             | \$1,463             | \$1,536             |
| AV - Commercial                          | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| AV of Resale                             | \$131,192                             | \$134,079           | \$137,030           | \$140,046           | \$143,129           | \$146,279           | \$149,499           | \$152,789           | \$156,152           | \$159,589           | \$163,102           | \$166,691           | \$170,360           |
| Cumulative AV - Development              | \$1,905,890                           | \$1,947,839         | \$1,990,711         | \$2,034,526         | \$2,079,306         | \$2,125,072         | \$2,171,845         | \$2,219,647         | \$2,268,501         | \$2,318,431         | \$2,369,460         | \$2,421,611         | \$2,474,911         |
| AV - Underdeveloped Land                 | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Cumulative AV</b>                     | <b>\$1,905,890</b>                    | <b>\$1,947,839</b>  | <b>\$1,990,711</b>  | <b>\$2,034,526</b>  | <b>\$2,079,306</b>  | <b>\$2,125,072</b>  | <b>\$2,171,845</b>  | <b>\$2,219,647</b>  | <b>\$2,268,501</b>  | <b>\$2,318,431</b>  | <b>\$2,369,460</b>  | <b>\$2,421,611</b>  | <b>\$2,474,911</b>  |
| Base Value                               | \$450,000                             | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           | \$450,000           |
| <b>Cumulative Incremental AV</b>         | <b>\$1,455,890</b>                    | <b>\$1,497,839</b>  | <b>\$1,540,711</b>  | <b>\$1,584,526</b>  | <b>\$1,629,306</b>  | <b>\$1,675,072</b>  | <b>\$1,721,845</b>  | <b>\$1,769,647</b>  | <b>\$1,818,501</b>  | <b>\$1,868,431</b>  | <b>\$1,919,460</b>  | <b>\$1,971,611</b>  | <b>\$2,024,911</b>  |
| <b>5. Raley's River II</b>               |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Development</b>                       |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Residential</b>                       |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Multifamily for Rent                     | -                                     | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| <b>Assessed Values in 2017\$</b>         |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Residential</b>                       |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Rental                                   | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Percentage of total project values       | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                |
| Cumulative Share of New Development      | 100.0%                                | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              |
| Cumulative Share of Areas Underdeveloped | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                |
| Existing AV with Appreciation            | \$3,183,624                           | \$3,183,624         | \$3,183,624         | \$3,183,624         | \$3,183,624         | \$3,183,624         | \$3,183,624         | \$3,183,624         | \$3,183,624         | \$3,183,624         | \$3,183,624         | \$3,183,624         | \$3,183,624         |
| <b>AV (\$ with appreciation)</b>         |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Residential</b>                       |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Unit Value for Rent                      | \$384,826                             | \$404,068           | \$424,271           | \$445,485           | \$467,759           | \$491,147           | \$515,704           | \$541,489           | \$568,564           | \$596,992           | \$626,842           | \$658,184           | \$691,093           |
| AV - Multifamily for Rental              | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| AV of Resale                             | \$3,201,045                           | \$3,271,500         | \$3,343,506         | \$3,417,096         | \$3,492,307         | \$3,569,172         | \$3,647,730         | \$3,728,016         | \$3,810,070         | \$3,893,930         | \$3,979,635         | \$4,067,227         | \$4,156,746         |
| Cumulative AV - Development              | \$46,503,200                          | \$47,526,735        | \$48,572,799        | \$49,641,886        | \$50,734,504        | \$51,851,170        | \$52,992,414        | \$54,158,778        | \$55,350,812        | \$56,569,084        | \$57,814,169        | \$59,086,659        | \$60,387,156        |
| AV - Underdeveloped Land                 | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Cumulative AV</b>                     | <b>\$46,503,200</b>                   | <b>\$47,526,735</b> | <b>\$48,572,799</b> | <b>\$49,641,886</b> | <b>\$50,734,504</b> | <b>\$51,851,170</b> | <b>\$52,992,414</b> | <b>\$54,158,778</b> | <b>\$55,350,812</b> | <b>\$56,569,084</b> | <b>\$57,814,169</b> | <b>\$59,086,659</b> | <b>\$60,387,156</b> |
| Base Value                               | \$3,000,000                           | \$3,000,000         | \$3,000,000         | \$3,000,000         | \$3,000,000         | \$3,000,000         | \$3,000,000         | \$3,000,000         | \$3,000,000         | \$3,000,000         | \$3,000,000         | \$3,000,000         | \$3,000,000         |
| <b>Cumulative Incremental AV</b>         | <b>\$43,503,200</b>                   | <b>\$44,526,735</b> | <b>\$45,572,799</b> | <b>\$46,641,886</b> | <b>\$47,734,504</b> | <b>\$48,851,170</b> | <b>\$49,992,414</b> | <b>\$51,158,778</b> | <b>\$52,350,812</b> | <b>\$53,569,084</b> | <b>\$54,814,169</b> | <b>\$56,086,659</b> | <b>\$57,387,156</b> |
| <b>6. Raley's River One</b>              |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Development</b>                       |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Residential</b>                       |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Multifamily for Rent                     | -                                     | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| <b>Commercial</b>                        |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Office                                   | -                                     | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Hotel                                    | -                                     | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| <b>Assessed Values in 2017\$</b>         |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Residential</b>                       |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Rental                                   | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Percentage of total project values       | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                |
| Cumulative Share of New Development      | 33.0%                                 | 33.0%               | 33.0%               | 33.0%               | 33.0%               | 33.0%               | 33.0%               | 33.0%               | 33.0%               | 33.0%               | 33.0%               | 33.0%               | 33.0%               |
| Cumulative Share of Areas Underdeveloped | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                |
| <b>Commercial</b>                        |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Office/Comm.                             | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Hotel                                    | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Percentage of total project values       | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                |
| Cumulative Share of New Development      | 67.0%                                 | 67.0%               | 67.0%               | 67.0%               | 67.0%               | 67.0%               | 67.0%               | 67.0%               | 67.0%               | 67.0%               | 67.0%               | 67.0%               | 67.0%               |
| Cumulative Share of Areas Underdeveloped | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                |

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

5. Raley's River II

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

6. Raley's River One

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

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

5. Raley's River II

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

6. Raley's River One

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

| Development Project <sup>3</sup> | Scope / Average Price<br>per unit | Buildout (17\$) | Fiscal Year of Sale                   |                    |                    |                    |                    |                    |                     |                      |                      |                      |                      |                      |
|----------------------------------|-----------------------------------|-----------------|---------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|                                  |                                   |                 | 2016-17                               | 2017-18            | 2018-19            | 2019-20            | 2020-21            | 2021-22            | 2022-23             | 2023-24              | 2024-25              | 2025-26              | 2026-27              | 2027-28              |
|                                  |                                   |                 | Assessed Value Added to Tax Roll (FY) |                    |                    |                    |                    |                    |                     |                      |                      |                      |                      |                      |
|                                  |                                   |                 | 2017-18                               | 2018-19            | 2019-20            | 2020-21            | 2021-22            | 2022-23            | 2023-24             | 2024-25              | 2025-26              | 2026-27              | 2027-28              | 2028-29              |
| Existing AV with Appreciation    | 1.02                              | \$3,085,889     | \$3,085,889                           | \$3,147,607        | \$3,210,559        | \$3,274,770        | \$3,340,265        | \$3,407,071        | \$3,407,071         | \$3,407,071          | \$3,407,071          | \$3,407,071          | \$3,407,071          | \$3,407,071          |
| <b>AV (\$ with appreciation)</b> |                                   |                 |                                       |                    |                    |                    |                    |                    |                     |                      |                      |                      |                      |                      |
| <b>Residential</b>               |                                   |                 |                                       |                    |                    |                    |                    |                    |                     |                      |                      |                      |                      |                      |
| <i>Unit Value for Rent</i>       | 1.05                              |                 |                                       | \$225,000          | \$236,250          | \$248,063          | \$260,466          | \$273,489          | \$287,163           | \$301,522            | \$316,598            | \$332,427            | \$349,049            | \$366,501            |
| AV - Apartments for Rent         |                                   |                 |                                       | \$0                | \$0                | \$0                | \$0                | \$0                | \$57,432,670        | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| AV of Resale                     |                                   |                 |                                       | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                 | \$4,040,388          | \$4,129,317          | \$4,220,204          | \$4,313,090          | \$4,408,021          |
| Cumulative AV - Development      |                                   |                 |                                       | \$0                | \$0                | \$0                | \$0                | \$0                | \$57,432,670        | \$58,696,763         | \$59,988,679         | \$61,309,030         | \$62,658,442         | \$64,037,554         |
| AV - Undersold Land              |                                   |                 | \$1,019,193                           | \$1,039,577        | \$1,060,368        | \$1,081,575        | \$1,103,207        | \$1,125,271        | \$0                 | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| <b>Cumulative AV</b>             |                                   |                 | <b>\$1,019,193</b>                    | <b>\$1,039,577</b> | <b>\$1,060,368</b> | <b>\$1,081,575</b> | <b>\$1,103,207</b> | <b>\$1,125,271</b> | <b>\$57,432,670</b> | <b>\$58,696,763</b>  | <b>\$59,988,679</b>  | <b>\$61,309,030</b>  | <b>\$62,658,442</b>  | <b>\$64,037,554</b>  |
| Base Value                       |                                   |                 | \$1,019,193                           | \$1,019,193        | \$1,019,193        | \$1,019,193        | \$1,019,193        | \$1,019,193        | \$1,019,193         | \$1,019,193          | \$1,019,193          | \$1,019,193          | \$1,019,193          | \$1,019,193          |
| <b>Cumulative Incremental AV</b> |                                   |                 | <b>\$0</b>                            | <b>\$20,384</b>    | <b>\$41,175</b>    | <b>\$62,383</b>    | <b>\$84,014</b>    | <b>\$106,078</b>   | <b>\$56,413,478</b> | <b>\$57,677,571</b>  | <b>\$58,969,486</b>  | <b>\$60,289,837</b>  | <b>\$61,639,249</b>  | <b>\$63,018,361</b>  |
| <b>Commercial</b>                |                                   |                 |                                       |                    |                    |                    |                    |                    |                     |                      |                      |                      |                      |                      |
| <i>Unit Value</i>                | 1.05                              |                 |                                       | \$250              | \$263              | \$276              | \$289              | \$304              | \$319               | \$335                | \$352                | \$369                | \$388                | \$407                |
| AV - Office                      |                                   |                 |                                       | \$0                | \$0                | \$0                | \$0                | \$0                | \$78,172,246        | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| <i>Unit Value</i>                | 1.05                              |                 | \$100,000                             | \$105,000          | \$110,250          | \$115,763          | \$121,551          | \$127,628          | \$134,010           | \$140,710            | \$147,746            | \$155,133            | \$162,889            |                      |
| AV - Hotel                       |                                   |                 | \$0                                   | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                 | \$40,202,869         | \$0                  | \$0                  | \$0                  | \$0                  |
| AV - Commercial                  |                                   |                 | \$0                                   | \$0                | \$0                | \$0                | \$0                | \$0                | \$78,172,246        | \$40,202,869         | \$0                  | \$0                  | \$0                  | \$0                  |
| AV of Resale                     |                                   |                 | \$0                                   | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                 | \$5,499,417          | \$8,448,732          | \$8,634,688          | \$8,824,738          | \$9,018,970          |
| Cumulative AV - Development      |                                   |                 | \$0                                   | \$0                | \$0                | \$0                | \$0                | \$0                | \$78,172,246        | \$120,095,686        | \$122,738,992        | \$125,440,477        | \$128,201,422        | \$131,023,136        |
| AV - Undersold Land              |                                   |                 | \$2,066,696                           | \$2,108,030        | \$2,150,191        | \$2,193,195        | \$2,237,059        | \$2,281,800        | \$750,181           | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| <b>Cumulative AV</b>             |                                   |                 | <b>\$2,066,696</b>                    | <b>\$2,108,030</b> | <b>\$2,150,191</b> | <b>\$2,193,195</b> | <b>\$2,237,059</b> | <b>\$2,281,800</b> | <b>\$78,922,426</b> | <b>\$120,095,686</b> | <b>\$122,738,992</b> | <b>\$125,440,477</b> | <b>\$128,201,422</b> | <b>\$131,023,136</b> |
| Base Value                       |                                   |                 | \$2,066,696                           | \$2,066,696        | \$2,066,696        | \$2,066,696        | \$2,066,696        | \$2,066,696        | \$2,066,696         | \$2,066,696          | \$2,066,696          | \$2,066,696          | \$2,066,696          | \$2,066,696          |
| <b>Cumulative Incremental AV</b> |                                   |                 | <b>\$0</b>                            | <b>\$41,334</b>    | <b>\$83,495</b>    | <b>\$126,498</b>   | <b>\$170,362</b>   | <b>\$215,103</b>   | <b>\$76,855,730</b> | <b>\$118,028,990</b> | <b>\$120,672,296</b> | <b>\$123,373,781</b> | <b>\$126,134,726</b> | <b>\$128,956,439</b> |

7. The Good

n/a acres

Development

Residential

Residential for Sale

27 DU

Assessed Values in 2017\$

Residential

Residential for Sale

\$400,000 /DU

\$10,800,000

\$0 \$10,800,000 \$0 \$0

Percentage of total project values

100.0%

0.0% 100.0% 0.0% 0.0%

Cumulative Share of New Development

0.0% 100.0% 100.0% 100.0%

Cumulative Share of Areas Undersold

100.0% 0.0% 0.0% 0.0%

Existing AV with Appreciation

1.02

\$0

\$0 \$0 \$0 \$0

AV (\$ with appreciation)

Residential

*Unit Value*

1.05

\$0 \$400,000 \$420,000 \$441,000

AV - Apartments for Sale

\$0 \$10,800,000 \$0 \$0

AV of Resale

\$0 \$1,621,620 \$1,661,009 \$1,701,355

Cumulative AV - Development

\$0 \$10,800,000 \$11,062,332 \$11,331,036

AV - Undersold Land

\$0 \$0 \$0 \$0

**Cumulative AV**

**\$0 \$10,800,000 \$11,062,332 \$11,331,036**

Base Value

\$0 \$0 \$0 \$0

**Cumulative Incremental AV**

**\$0 \$10,800,000 \$11,062,332 \$11,331,036**

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

5.5 acres

Development

Residential

Residential for Rent (Market Rate)

200 DU

Residential for Rent (LI)

175 DU

Commercial

Commercial

62,000 sq ft

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

7. The Good

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

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

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

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

7. The Good

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

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

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

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

7. The Good

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

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

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

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

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

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

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

9. Welcome Grove

|   |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| <b>Development</b>                              |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| <b>Residential</b>                              |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Residential for Rent                            | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  |
| <b>Commercial</b>                               |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Commercial                                      | 127,000            | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  |
| <b>Assessed Values in 2017\$</b>                |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| <b>Residential</b>                              |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Residential for Rent                            | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| Percentage of total project values              | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               |
| Cumulative Share of New Development             | 42.4%              | 42.4%              | 42.4%              | 42.4%              | 42.4%              | 42.4%              | 42.4%              | 42.4%              | 42.4%              | 42.4%              | 42.4%              | 42.4%              | 42.4%              |
| <b>Cumulative Share of Areas Underdeveloped</b> | <b>0.0%</b>        |
| <b>Commercial</b>                               |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Commercial                                      | \$25,400,000       | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| Percentage of total project values              | 11.7%              | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               | 0.0%               |
| Cumulative Share of New Development             | 57.6%              | 57.6%              | 57.6%              | 57.6%              | 57.6%              | 57.6%              | 57.6%              | 57.6%              | 57.6%              | 57.6%              | 57.6%              | 57.6%              | 57.6%              |
| <b>Cumulative Share of Areas Underdeveloped</b> | <b>0.0%</b>        |
| <b>Existing AV with Appreciation</b>            | <b>\$4,023,400</b> |

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

9. Welcome Grove

Development

Residential

Residential for Rent

- - - - - - - - - - - - - -

Commercial

Commercial

- - - - - - - - - - - - - -

Assessed Values in 2017\$

Residential

Residential for Rent

\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0

Percentage of total project values

0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%

Cumulative Share of New Development

42.4% 42.4% 42.4% 42.4% 42.4% 42.4% 42.4% 42.4% 42.4% 42.4% 42.4% 42.4% 42.4%

**Cumulative Share of Areas Underdeveloped**

**0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%**

Commercial

Commercial

\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0

Percentage of total project values

0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%

Cumulative Share of New Development

57.6% 57.6% 57.6% 57.6% 57.6% 57.6% 57.6% 57.6% 57.6% 57.6% 57.6% 57.6% 57.6%

**Cumulative Share of Areas Underdeveloped**

**0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%** **0.0%**

Existing AV with Appreciation

\$4,023,400 \$4,023,400 \$4,023,400 \$4,023,400 \$4,023,400 \$4,023,400 \$4,023,400 \$4,023,400 \$4,023,400 \$4,023,400 \$4,023,400 \$4,023,400 \$4,023,400

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

9. Welcome Grove

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

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

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

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

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

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

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

|                                  | Fiscal Year of Sale                   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|----------------------------------|---------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|                                  | 2053-54                               | 2054-55              | 2055-56              | 2056-57              | 2057-58              | 2058-59              | 2059-60              | 2060-61              | 2061-62              | 2062-63              | 2063-64              | 2064-65              |
| Development Project <sup>3</sup> | Assessed Value Added to Tax Roll (FY) |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|                                  | 2054-55                               | 2055-56              | 2056-57              | 2057-58              | 2058-59              | 2059-60              | 2060-61              | 2061-62              | 2062-63              | 2063-64              | 2064-65              | 2065-66              |
| <b>AV (\$ with appreciation)</b> |                                       |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Residential</b>               |                                       |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <i>Unit Value</i>                | \$1,303,159                           | \$1,368,317          | \$1,436,732          | \$1,508,569          | \$1,583,997          | \$1,663,197          | \$1,746,357          | \$1,833,675          | \$1,925,359          | \$2,021,627          | \$2,122,708          | \$2,228,843          |
| AV - Residential for Rent        | \$0                                   | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| AV of Resale                     | \$17,738,890                          | \$18,129,323         | \$18,528,350         | \$18,936,159         | \$19,352,943         | \$19,778,902         | \$20,214,235         | \$20,659,151         | \$21,113,859         | \$21,578,575         | \$22,053,519         | \$22,538,917         |
| Cumulative AV - Development      | \$257,701,823                         | \$263,373,840        | \$269,170,698        | \$275,095,145        | \$281,149,989        | \$287,338,101        | \$293,662,412        | \$300,125,922        | \$306,731,693        | \$313,482,858        | \$320,382,616        | \$327,434,237        |
| AV - Underserved Land            | \$0                                   | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| <b>Cumulative AV</b>             | <b>\$257,701,823</b>                  | <b>\$263,373,840</b> | <b>\$269,170,698</b> | <b>\$275,095,145</b> | <b>\$281,149,989</b> | <b>\$287,338,101</b> | <b>\$293,662,412</b> | <b>\$300,125,922</b> | <b>\$306,731,693</b> | <b>\$313,482,858</b> | <b>\$320,382,616</b> | <b>\$327,434,237</b> |
| Base Value                       | \$1,484,567                           | \$1,484,567          | \$1,484,567          | \$1,484,567          | \$1,484,567          | \$1,484,567          | \$1,484,567          | \$1,484,567          | \$1,484,567          | \$1,484,567          | \$1,484,567          | \$1,484,567          |
| <b>Cumulative Incremental AV</b> | <b>\$256,217,256</b>                  | <b>\$261,889,273</b> | <b>\$267,686,131</b> | <b>\$273,610,578</b> | <b>\$279,665,423</b> | <b>\$285,853,534</b> | <b>\$292,177,845</b> | <b>\$298,641,355</b> | <b>\$305,247,127</b> | <b>\$311,998,291</b> | <b>\$318,898,049</b> | <b>\$325,949,670</b> |
| <b>Commercial</b>                |                                       |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <i>Unit Value</i>                | \$1,158                               | \$1,216              | \$1,277              | \$1,341              | \$1,408              | \$1,478              | \$1,552              | \$1,630              | \$1,711              | \$1,797              | \$1,887              | \$1,981              |
| AV - Commercial                  | \$0                                   | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| AV of Resale                     | \$24,126,368                          | \$24,657,389         | \$25,200,098         | \$25,754,752         | \$26,321,615         | \$26,900,953         | \$27,493,043         | \$28,098,165         | \$28,716,606         | \$29,348,658         | \$29,994,622         | \$30,654,804         |
| Cumulative AV - Development      | \$350,495,937                         | \$358,210,353        | \$366,094,563        | \$374,152,304        | \$382,387,396        | \$390,803,743        | \$399,405,333        | \$408,196,245        | \$417,180,644        | \$426,362,790        | \$435,747,035        | \$445,337,827        |
| AV - Underserved Land            | \$0                                   | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  |
| <b>Cumulative AV</b>             | <b>\$350,495,937</b>                  | <b>\$358,210,353</b> | <b>\$366,094,563</b> | <b>\$374,152,304</b> | <b>\$382,387,396</b> | <b>\$390,803,743</b> | <b>\$399,405,333</b> | <b>\$408,196,245</b> | <b>\$417,180,644</b> | <b>\$426,362,790</b> | <b>\$435,747,035</b> | <b>\$445,337,827</b> |
| Base Value                       | \$2,018,045                           | \$2,018,045          | \$2,018,045          | \$2,018,045          | \$2,018,045          | \$2,018,045          | \$2,018,045          | \$2,018,045          | \$2,018,045          | \$2,018,045          | \$2,018,045          | \$2,018,045          |
| <b>Cumulative Incremental AV</b> | <b>\$348,477,892</b>                  | <b>\$356,192,308</b> | <b>\$364,076,517</b> | <b>\$372,134,259</b> | <b>\$380,369,351</b> | <b>\$388,785,698</b> | <b>\$397,387,288</b> | <b>\$406,178,199</b> | <b>\$415,162,599</b> | <b>\$424,344,745</b> | <b>\$433,728,990</b> | <b>\$443,319,782</b> |

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

|  |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
|--|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| <b>Development</b>                       |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| <b>Residential</b>                       |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Residential for Sale                     | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      |
| <b>Commercial</b>                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Commercial                               | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      |
| <b>Assessed Values in 2017\$</b>         |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| <b>Residential</b>                       |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Residential for Sale                     | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    |
| Percentage of total project values       | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   |
| Cumulative Share of New Development      | 91.1%                  | 91.1%                  | 91.1%                  | 91.1%                  | 91.1%                  | 91.1%                  | 91.1%                  | 91.1%                  | 91.1%                  | 91.1%                  | 91.1%                  | 91.1%                  |
| Cumulative Share of Areas Underdeveloped | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   |
| <b>Commercial</b>                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Commercial                               | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    |
| Percentage of total project values       | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   |
| Cumulative Share of New Development      | 8.9%                   | 8.9%                   | 8.9%                   | 8.9%                   | 8.9%                   | 8.9%                   | 8.9%                   | 8.9%                   | 8.9%                   | 8.9%                   | 8.9%                   | 8.9%                   |
| Cumulative Share of Areas Underdeveloped | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   | 0.0%                   |
| <b>Existing AV with Appreciation</b>     | <b>\$947,982</b>       |
| <b>AV (\$ with appreciation)</b>         |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| <b>Residential</b>                       |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| <i>Unit Value</i>                        | \$2,316,726            | \$2,432,563            | \$2,554,191            | \$2,681,900            | \$2,815,995            | \$2,956,795            | \$3,104,635            | \$3,259,867            | \$3,422,860            | \$3,594,003            | \$3,773,703            | \$3,962,388            |
| AV - Residential for Sale                | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    |
| AV of Resale                             | \$150,883,378          | \$154,548,335          | \$158,302,314          | \$162,147,477          | \$166,086,039          | \$170,120,269          | \$174,252,491          | \$178,485,084          | \$182,820,486          | \$187,261,196          | \$191,809,770          | \$196,468,830          |
| Cumulative AV - Development              | \$1,029,292,940        | \$1,054,294,465        | \$1,079,903,278        | \$1,106,134,129        | \$1,133,002,127        | \$1,160,522,748        | \$1,188,711,846        | \$1,217,585,657        | \$1,247,160,812        | \$1,277,454,348        | \$1,308,483,714        | \$1,340,266,784        |
| AV - Underserved Land                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    |
| <b>Cumulative AV</b>                     | <b>\$1,029,292,940</b> | <b>\$1,054,294,465</b> | <b>\$1,079,903,278</b> | <b>\$1,106,134,129</b> | <b>\$1,133,002,127</b> | <b>\$1,160,522,748</b> | <b>\$1,188,711,846</b> | <b>\$1,217,585,657</b> | <b>\$1,247,160,812</b> | <b>\$1,277,454,348</b> | <b>\$1,308,483,714</b> | <b>\$1,340,266,784</b> |
| Base Value                               | \$797,764              | \$797,764              | \$797,764              | \$797,764              | \$797,764              | \$797,764              | \$797,764              | \$797,764              | \$797,764              | \$797,764              | \$797,764              | \$797,764              |
| <b>Cumulative Incremental AV</b>         | <b>\$1,028,495,175</b> | <b>\$1,053,496,701</b> | <b>\$1,079,105,514</b> | <b>\$1,105,336,364</b> | <b>\$1,132,204,362</b> | <b>\$1,159,724,984</b> | <b>\$1,187,914,081</b> | <b>\$1,216,787,892</b> | <b>\$1,246,363,048</b> | <b>\$1,276,656,584</b> | <b>\$1,307,685,950</b> | <b>\$1,339,469,019</b> |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Assumptions:

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

1. River Luxury Homes

Development

Residential

Single Family for Sale

|   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|---|

Assessed Values in 2017\$

Residential

Single Family for Sale

|     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Percentage of total project values

|      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|------|

Cumulative Share of New Development

|        |        |        |        |        |        |        |        |        |        |        |        |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|

Cumulative Share of Areas Underdeveloped

|      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|------|

Existing AV with Appreciation

|              |              |              |              |              |              |              |              |              |              |              |              |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| \$10,939,840 | \$10,939,840 | \$10,939,840 | \$10,939,840 | \$10,939,840 | \$10,939,840 | \$10,939,840 | \$10,939,840 | \$10,939,840 | \$10,939,840 | \$10,939,840 | \$10,939,840 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

Incremental AV (\$ with appreciation)

Residential

Unit Value - Single Family

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

AV

|     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

AV of Resale

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

Cumulative AV - Development

|              |              |              |               |               |               |               |               |               |               |               |               |
|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| \$94,341,554 | \$96,633,111 | \$98,980,329 | \$101,384,561 | \$103,847,192 | \$106,369,640 | \$108,953,359 | \$111,599,836 | \$114,310,596 | \$117,087,200 | \$119,931,248 | \$122,848,990 |
|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

AV - Underdeveloped Land

|     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Cumulative AV

|              |              |              |               |               |               |               |               |               |               |               |               |
|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| \$94,341,554 | \$96,633,111 | \$98,980,329 | \$101,384,561 | \$103,847,192 | \$106,369,640 | \$108,953,359 | \$111,599,836 | \$114,310,596 | \$117,087,200 | \$119,931,248 | \$122,848,990 |
|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

Base Value

|              |              |              |              |              |              |              |              |              |              |              |              |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| \$10,725,333 | \$10,725,333 | \$10,725,333 | \$10,725,333 | \$10,725,333 | \$10,725,333 | \$10,725,333 | \$10,725,333 | \$10,725,333 | \$10,725,333 | \$10,725,333 | \$10,725,333 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

Cumulative Incremental AV

|              |              |              |              |              |              |              |               |               |               |               |               |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|
| \$83,616,221 | \$85,907,778 | \$88,254,996 | \$90,659,228 | \$93,121,859 | \$95,644,307 | \$98,228,026 | \$100,874,503 | \$103,585,263 | \$106,361,867 | \$109,205,915 | \$112,108,990 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|

2. West Sac. Rivers LLC

Development

Residential

Single Family for Sale

|   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|---|

40X80 lots

|   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|---|

50X100 lots

|   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|---|

60X80 lots

|   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|---|

Multifamily for Rent

|   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|---|

Assessed Values in 2017\$

Residential

Single Family for Sale

|     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

40X80 lots

|     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

50X100 lots

|     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

60X80 lots

|     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Percentage of total project values

|      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|------|

Cumulative Share of New Development

|       |       |       |       |       |       |       |       |       |       |       |       |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 63.1% | 63.1% | 63.1% | 63.1% | 63.1% | 63.1% | 63.1% | 63.1% | 63.1% | 63.1% | 63.1% | 63.1% |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|

Cumulative Share of Areas Underdeveloped

|      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|------|

Multifamily for Rent

|     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Percentage of total project values

|      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|------|

Cumulative Share of New Development

|       |       |       |       |       |       |       |       |       |       |       |       |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|

Cumulative Share of Areas Underdeveloped

|      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|------|

Existing AV with Appreciation

|             |             |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| \$1,428,990 | \$1,428,990 | \$1,428,990 | \$1,428,990 | \$1,428,990 | \$1,428,990 | \$1,428,990 | \$1,428,990 | \$1,428,990 | \$1,428,990 | \$1,428,990 | \$1,428,990 |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

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

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

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

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

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

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

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

**Assumptions:**

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

**1. Central Pioneer Bluff**

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

**Assessed Values in 2017\$**

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

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

**AV (\$ with appreciation)**

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

**2. Jefferson Corridor**

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

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

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

**2. Jefferson Corridor**

**Development**

**Commercial**

Commercial

101,738

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

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

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

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

Assumptions:

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

1. Central Pioneer Bluff

Development

Residential

Multifamily for Rent

|   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|

Commercial

Commercial

|   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|

Assessed Values in 2017\$

Residential

Multifamily for Rent

|     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Percentage of total project values

|      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|

Cumulative Share of New Development

|       |       |       |       |       |       |       |       |       |       |       |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 62.9% | 62.9% | 62.9% | 62.9% | 62.9% | 62.9% | 62.9% | 62.9% | 62.9% | 62.9% | 62.9% |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|

Cumulative Share of Areas Underdeveloped

|      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|

Commercial

Commercial

|     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Percentage of total project values

|      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|

Cumulative Share of New Development

|       |       |       |       |       |       |       |       |       |       |       |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 37.1% | 37.1% | 37.1% | 37.1% | 37.1% | 37.1% | 37.1% | 37.1% | 37.1% | 37.1% | 37.1% |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|

Cumulative Share of Areas Underdeveloped

|      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|
| 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
|------|------|------|------|------|------|------|------|------|------|------|

Existing AV with Appreciation

|              |              |              |              |              |              |              |              |              |              |              |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| \$24,162,263 | \$24,162,263 | \$24,162,263 | \$24,162,263 | \$24,162,263 | \$24,162,263 | \$24,162,263 | \$24,162,263 | \$24,162,263 | \$24,162,263 | \$24,162,263 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

AV (\$ with appreciation)

Residential

Unit Value for Rent

|             |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| \$1,508,569 | \$1,583,997 | \$1,663,197 | \$1,746,357 | \$1,833,675 | \$1,925,359 | \$2,021,627 | \$2,122,708 | \$2,228,843 | \$2,337,000 | \$2,447,200 |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

AV - Apartments for Rent

|     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

AV of Resale

|              |              |              |              |              |              |              |              |              |              |              |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| \$40,282,710 | \$41,169,333 | \$42,075,470 | \$43,001,551 | \$43,948,015 | \$44,915,311 | \$45,903,897 | \$46,914,242 | \$47,946,824 | \$49,000,000 | \$50,087,000 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

Cumulative AV - Development

|               |               |               |               |               |               |               |               |               |               |               |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| \$585,207,290 | \$598,087,703 | \$611,251,613 | \$624,705,261 | \$638,455,024 | \$652,507,419 | \$666,869,107 | \$681,546,896 | \$696,547,744 | \$711,960,000 | \$728,000,000 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

AV - Undeveloped Land

|     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Cumulative AV

|               |               |               |               |               |               |               |               |               |               |               |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| \$585,207,290 | \$598,087,703 | \$611,251,613 | \$624,705,261 | \$638,455,024 | \$652,507,419 | \$666,869,107 | \$681,546,896 | \$696,547,744 | \$711,960,000 | \$728,000,000 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

Base Value

|              |              |              |              |              |              |              |              |              |              |              |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| \$10,851,564 | \$10,851,564 | \$10,851,564 | \$10,851,564 | \$10,851,564 | \$10,851,564 | \$10,851,564 | \$10,851,564 | \$10,851,564 | \$10,851,564 | \$10,851,564 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

Cumulative Incremental AV

|               |               |               |               |               |               |               |               |               |               |               |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| \$574,355,726 | \$587,236,139 | \$600,400,049 | \$613,853,697 | \$627,603,460 | \$641,655,855 | \$656,017,543 | \$670,695,332 | \$685,696,180 | \$701,000,000 | \$717,000,000 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

Commercial

Unit Value

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

AV - Commercial

|     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

AV of Resale

|              |              |              |              |              |              |              |              |              |              |              |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| \$23,915,480 | \$24,441,860 | \$24,979,825 | \$25,529,631 | \$26,091,538 | \$26,665,813 | \$27,252,728 | \$27,852,560 | \$28,465,595 | \$29,092,000 | \$29,731,000 |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

Cumulative AV - Development

|               |               |               |               |               |               |               |               |               |               |               |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| \$347,432,265 | \$355,079,250 | \$362,894,544 | \$370,881,853 | \$379,044,962 | \$387,387,742 | \$395,914,146 | \$404,628,217 | \$413,534,084 | \$422,640,000 | \$431,940,000 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

AV - Undeveloped Land

|     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Cumulative AV

|               |               |               |               |               |               |               |               |               |               |               |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| \$347,432,265 | \$355,079,250 | \$362,894,544 | \$370,881,853 | \$379,044,962 | \$387,387,742 | \$395,914,146 | \$404,628,217 | \$413,534,084 | \$422,640,000 | \$431,940,000 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

Base Value

|             |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| \$6,404,220 | \$6,404,220 | \$6,404,220 | \$6,404,220 | \$6,404,220 | \$6,404,220 | \$6,404,220 | \$6,404,220 | \$6,404,220 | \$6,404,220 | \$6,404,220 |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

Cumulative Incremental AV

|               |               |               |               |               |               |               |               |               |               |               |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| \$341,028,045 | \$348,675,030 | \$356,490,324 | \$364,477,633 | \$372,640,742 | \$380,983,522 | \$389,509,926 | \$398,223,997 | \$407,129,864 | \$416,240,000 | \$425,560,000 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

2. Jefferson Corridor

Development

Commercial

Commercial

|   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - | - | - | - |
|---|---|---|---|---|---|---|---|---|---|---|

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

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

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

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

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

|  | Fiscal Year of Sale                   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2029-30                               | 2030-31             | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42             | 2042-43             |
| Development Project <sup>1,2,3</sup>   | Assessed Value Added to Tax Roll (FY) |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|  | 2030-31                               | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42             | 2042-43             | 2043-44             |
| <b>4. Snow Cone</b>                    |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Development</b>                     |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Commercial</b>                      |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Commercial                             | 88,924                                | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| <b>Assessed Values in 2017\$</b>       |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Commercial</b>                      |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Commercial                             | \$16,450,940                          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Percentage of total project values     | 100.0%                                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                |
| Cumulative Share of New Development    | 100.0%                                | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              | 100.0%              |
| Cumulative Share of Areas Underdevelop | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                |
| <b>Existing AV with Appreciation</b>   | <b>\$13,820,641</b>                   | <b>\$13,820,641</b> | <b>\$13,820,641</b> | <b>\$13,820,641</b> | <b>\$13,820,641</b> | <b>\$13,820,641</b> | <b>\$13,820,641</b> | <b>\$13,820,641</b> | <b>\$13,820,641</b> | <b>\$13,820,641</b> | <b>\$13,820,641</b> | <b>\$13,820,641</b> | <b>\$13,820,641</b> | <b>\$13,820,641</b> |
| <b>AV (\$ with appreciation)</b>       |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Commercial</b>                      |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <i>Unit Value</i>                      | \$332                                 | \$349               | \$366               | \$385               | \$404               | \$424               | \$445               | \$467               | \$491               | \$515               | \$541               | \$568               | \$597               | \$626               |
| AV - Commercial                        | \$29,543,525                          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| AV of Resale                           | \$0                                   | \$2,078,387         | \$2,124,132         | \$2,170,884         | \$2,218,666         | \$2,267,498         | \$2,317,406         | \$2,368,412         | \$2,420,541         | \$2,473,817         | \$2,528,266         | \$2,583,913         | \$2,640,785         | \$2,698,908         |
| Cumulative AV - Development            | \$29,543,525                          | \$30,193,778        | \$30,858,343        | \$31,537,535        | \$32,231,676        | \$32,941,095        | \$33,666,129        | \$34,407,120        | \$35,164,421        | \$35,938,390        | \$36,729,394        | \$37,537,808        | \$38,364,015        | \$39,208,407        |
| AV - Underdeveloped Land               | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Cumulative AV</b>                   | <b>\$29,543,525</b>                   | <b>\$30,193,778</b> | <b>\$30,858,343</b> | <b>\$31,537,535</b> | <b>\$32,231,676</b> | <b>\$32,941,095</b> | <b>\$33,666,129</b> | <b>\$34,407,120</b> | <b>\$35,164,421</b> | <b>\$35,938,390</b> | <b>\$36,729,394</b> | <b>\$37,537,808</b> | <b>\$38,364,015</b> | <b>\$39,208,407</b> |
| Base Value                             | \$10,897,481                          | \$10,897,481        | \$10,897,481        | \$10,897,481        | \$10,897,481        | \$10,897,481        | \$10,897,481        | \$10,897,481        | \$10,897,481        | \$10,897,481        | \$10,897,481        | \$10,897,481        | \$10,897,481        | \$10,897,481        |
| <b>Cumulative Incremental AV</b>       | <b>\$18,646,044</b>                   | <b>\$19,296,297</b> | <b>\$19,960,862</b> | <b>\$20,640,054</b> | <b>\$21,334,195</b> | <b>\$22,043,614</b> | <b>\$22,768,648</b> | <b>\$23,509,639</b> | <b>\$24,266,940</b> | <b>\$25,040,909</b> | <b>\$25,831,913</b> | <b>\$26,640,327</b> | <b>\$27,466,534</b> | <b>\$28,310,926</b> |
| <b>5. South Pioneer Bluff</b>          |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Development</b>                     |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Residential</b>                     |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Multifamily for Rent                   | -                                     | -                   | -                   | -                   | -                   | -                   | -                   | -                   | 259                 | 259                 | 259                 | 259                 | 256                 | -                   |
| <b>Commercial</b>                      |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Commercial                             | -                                     | -                   | -                   | -                   | -                   | -                   | -                   | -                   | 200,000             | 200,000             | 200,000             | 200,000             | 128,296             | -                   |
| <b>Assessed Values in 2017\$</b>       |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Residential</b>                     |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Multifamily for Rent                   | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$58,275,000        | \$58,275,000        | \$58,275,000        | \$58,275,000        | \$57,600,000        | \$0                 |
| Percentage of total project values     | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 12.6%               | 12.6%               | 12.6%               | 12.6%               | 12.5%               | 0.0%                |
| Cumulative Share of New Development    | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 12.6%               | 25.2%               | 37.8%               | 50.4%               | 62.9%               | 62.9%               |
| Cumulative Share of Areas Underdevelop | 62.9%                                 | 62.9%               | 62.9%               | 62.9%               | 62.9%               | 62.9%               | 62.9%               | 62.9%               | 50.3%               | 37.7%               | 25.1%               | 12.5%               | 0.0%                | 0.0%                |
| <b>Commercial</b>                      |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Commercial                             | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$37,000,000        | \$37,000,000        | \$37,000,000        | \$37,000,000        | \$23,734,760        | \$0                 |
| Percentage of total project values     | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 8.0%                | 8.0%                | 8.0%                | 8.0%                | 5.1%                | 0.0%                |
| Cumulative Share of New Development    | 0.0%                                  | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 0.0%                | 8.0%                | 16.0%               | 24.0%               | 32.0%               | 37.1%               | 37.1%               |
| Cumulative Share of Areas Underdevelop | 37.1%                                 | 37.1%               | 37.1%               | 37.1%               | 37.1%               | 37.1%               | 37.1%               | 37.1%               | 29.1%               | 21.1%               | 13.1%               | 5.1%                | 0.0%                | 0.0%                |
| <b>Existing AV with Appreciation</b>   | <b>\$11,676,954</b>                   | <b>\$11,910,493</b> | <b>\$12,148,703</b> | <b>\$12,391,677</b> | <b>\$12,639,510</b> | <b>\$12,892,300</b> | <b>\$13,150,146</b> | <b>\$13,413,149</b> |
| <b>AV (\$ with appreciation)</b>       |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Residential</b>                     |                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <i>Unit Value for Rent</i>             | \$404,068                             | \$424,271           | \$445,485           | \$467,759           | \$491,147           | \$515,704           | \$541,489           | \$568,564           | \$596,992           | \$626,842           | \$658,184           | \$691,093           | \$725,647           | \$761,930           |
| AV - Apartments for Rent               | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$154,620,924       | \$162,351,970       | \$170,469,568       | \$178,993,047       | \$185,765,757       | \$0                 |
| AV of Resale                           | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$10,877,582        | \$22,538,459        | \$35,027,064        | \$48,390,171        | \$62,523,859        |
| Cumulative AV - Development            | \$0                                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$154,620,924       | \$320,376,100       | \$497,897,147       | \$687,848,910       | \$888,754,221       | \$908,315,701       |
| AV - Underdeveloped Land               | \$7,340,474                           | \$7,487,284         | \$7,637,029         | \$7,789,770         | \$7,945,565         | \$8,104,477         | \$8,266,566         | \$8,431,898         | \$8,601,602         | \$8,771,602         | \$8,946,907         | \$9,127,414         | \$9,313,121         | \$9,504,030         |
| <b>Cumulative AV</b>                   | <b>\$7,340,474</b>                    | <b>\$7,487,284</b>  | <b>\$7,637,029</b>  | <b>\$7,789,770</b>  | <b>\$7,945,565</b>  | <b>\$8,104,477</b>  | <b>\$8,266,566</b>  | <b>\$8,431,898</b>  | <b>\$8,601,602</b>  | <b>\$8,771,602</b>  | <b>\$8,946,907</b>  | <b>\$9,127,414</b>  | <b>\$9,313,121</b>  | <b>\$9,504,030</b>  |
| Base Value                             | \$5,674,425                           | \$5,674,425         | \$5,674,425         | \$5,674,425         | \$5,674,425         | \$5,674,425         | \$5,674,425         | \$5,674,425         | \$5,674,425         | \$5,674,425         | \$5,674,425         | \$5,674,425         | \$5,674,425         | \$5,674,425         |
| <b>Cumulative Incremental AV</b>       | <b>\$1,666,049</b>                    | <b>\$1,812,858</b>  | <b>\$1,962,604</b>  | <b>\$2,115,345</b>  | <b>\$2,271,140</b>  | <b>\$2,430,051</b>  | <b>\$2,592,141</b>  | <b>\$2,757,472</b>  | <b>\$2,926,101</b>  | <b>\$3,098,026</b>  | <b>\$3,273,153</b>  | <b>\$3,452,578</b>  | <b>\$3,636,409</b>  | <b>\$3,820,439</b>  |

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Assumptions:

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

Seaways

Development

Industrial

|                  |   |   |   |   |   |   |   |   |   |   |
|------------------|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | - | - | - | - | - | - | - | - | - | - |
| Business Park    | - | - | - | - | - | - | - | - | - | - |
| Water-Related    | - | - | - | - | - | - | - | - | - | - |

Commercial

|        |   |   |   |   |   |   |   |   |   |   |
|--------|---|---|---|---|---|---|---|---|---|---|
| Retail | - | - | - | - | - | - | - | - | - | - |
|--------|---|---|---|---|---|---|---|---|---|---|

Assessed Values in 2017\$

Industrial

|   |             |             |             |             |             |             |             |             |             |             |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Light Industrial                          | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         |
| Business Park                             | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         |
| Water-Related                             | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Percentage of total project values</b> | <b>0.0%</b> |
| Cumulative Share of New Developmer        | 93.4%       | 93.4%       | 93.4%       | 93.4%       | 93.4%       | 93.4%       | 93.4%       | 93.4%       | 93.4%       | 93.4%       |
| <b>Cumulative Share of Areas Underdev</b> | <b>0.0%</b> |

Commercial

|   |              |              |              |              |              |              |              |              |              |              |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Retail                                    | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Percentage of total project values</b> | <b>0.0%</b>  |
| Cumulative Share of New Developmer        | 8.8%         | 8.8%         | 8.8%         | 8.8%         | 8.8%         | 8.8%         | 8.8%         | 8.8%         | 8.8%         | 8.8%         |
| <b>Cumulative Share of Areas Underdev</b> | <b>-2.1%</b> |

Existing AV with Appreciation

|  |     |     |     |     |     |     |     |     |     |     |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

Incremental AV (\$ with appreciation)

Industrial

|                                      |                      |                      |                      |                      |                      |                      |                        |                        |                        |                        |
|--------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------------------|------------------------|------------------------|------------------------|
| <i>Unit Value - Light Industrial</i> | \$319                | \$335                | \$352                | \$370                | \$388                | \$407                | \$428                  | \$449                  | \$472                  | \$495                  |
| AV                                   | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                    | \$0                    | \$0                    | \$0                    |
| <i>Unit Value - Business Park</i>    | \$319                | \$335                | \$352                | \$370                | \$388                | \$407                | \$428                  | \$449                  | \$472                  | \$495                  |
| AV                                   | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                    | \$0                    | \$0                    | \$0                    |
| <i>Unit Value - Water-Related</i>    | \$319                | \$335                | \$352                | \$370                | \$388                | \$407                | \$428                  | \$449                  | \$472                  | \$495                  |
| AV                                   | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                    | \$0                    | \$0                    | \$0                    |
| AV - Industrial                      | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                    | \$0                    | \$0                    | \$0                    |
| AV of Resale                         | \$61,678,719         | \$63,036,268         | \$64,423,696         | \$65,841,662         | \$67,290,837         | \$68,771,908         | \$70,285,578           | \$71,832,563           | \$73,413,598           | \$75,029,431           |
| Cumulative AV - Development          | \$896,037,922        | \$915,759,716        | \$935,915,588        | \$956,515,090        | \$977,567,987        | \$999,084,258        | \$1,021,074,103        | \$1,043,547,944        | \$1,066,516,434        | \$1,089,990,461        |
| AV - Undeveloped Land                | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                    | \$0                    | \$0                    | \$0                    |
| <b>Cumulative AV</b>                 | <b>\$896,037,922</b> | <b>\$915,759,716</b> | <b>\$935,915,588</b> | <b>\$956,515,090</b> | <b>\$977,567,987</b> | <b>\$999,084,258</b> | <b>\$1,021,074,103</b> | <b>\$1,043,547,944</b> | <b>\$1,066,516,434</b> | <b>\$1,089,990,461</b> |
| Base Value                           | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                  | \$0                    | \$0                    | \$0                    | \$0                    |
| <b>Cumulative Incremental AV</b>     | <b>\$896,037,922</b> | <b>\$915,759,716</b> | <b>\$935,915,588</b> | <b>\$956,515,090</b> | <b>\$977,567,987</b> | <b>\$999,084,258</b> | <b>\$1,021,074,103</b> | <b>\$1,043,547,944</b> | <b>\$1,066,516,434</b> | <b>\$1,089,990,461</b> |

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix A

Table 13

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

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

Source: City of West Sacramento

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

**Appendix A**

**Table 14**

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

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

Source: Yolo County Controller

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

PREPARED BY: KEYSER MARSTON ASSOCIATES, INC.

Appendix A

Table 16

FY 2016/17 Assesed Value by Parcel

Assesed Value and Tax Increment Projection

City of West Sacramento, CA

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

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**Appendix A**

**Table 16**

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

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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Table 16

FY 2016/17 Assesed Value by Parcel

Assesed Value and Tax Increment Projection

City of West Sacramento, CA

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

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**Appendix A**

**Table 16**

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

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assessed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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**Appendix A**

**Table 16**

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

**Assesed Value and Tax Increment Projection**

**City of West Sacramento, CA**

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

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

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

**APPENDIX B**  
**FISCAL IMPACT ANALYSIS**



# KEYSER MARSTON ASSOCIATES

**ASSESSMENT OF FISCAL IMPACTS  
TO THE CITY OF WEST SACRAMENTO  
ANTICIPATED NEW DEVELOPMENT PROJECTS  
EIFD NO. 1**

*Prepared for*  
**City of West Sacramento**

*Prepared by*  
**Keyser Marston Associates, Inc.**

**May 2017**

## EXECUTIVE SUMMARY

The City of West Sacramento (City), is considering adopting an Enhanced Infrastructure Financing District (EIFD No.1) to fund a portion of the cost of developing public facilities that will support new investment and redevelopment throughout the City of West Sacramento. The process for adopting EIFD No.1 is governed by California Government Code Sections 53398.50-53398.88. The fiscal impact analysis presented in this report has been prepared to meet the requirements of Section 53398.63 (d) (6 and 7), specifically addressing the following:

“The costs to the city of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city as a result of expected development in the area of the district.”<sup>1</sup>

EIFD No.1 totals approximately 1,441 acres. Specific new development opportunities have been identified for approximately 1,331 acres within the proposed district. Anticipated new development is comprised of 11,920 new residential units and 20.6 million square feet of non-residential development. Some of the new development is currently under construction. Completion and full absorption of the anticipated new development will span over a couple of decades and is expected by 2041. Upon buildout, the new development’s service population is projected to reach 16,326 residents and 2,544 employees.

This fiscal impact analysis addresses only the impacts of the new development that is anticipated at this time. It does not include the revenue and cost impacts of existing development within the boundaries of district. Additionally, the growth of assessed property values contained in this fiscal analysis reflects only growth resulting from the programmed new development projects. The assessed value projections contained in the main body of the IFP reflect new development and increases in value due to the resale and unspecified development of other properties within the district.

This analysis follows the methodology that was used in the preparation of the fiscal analysis for Infrastructure Financing District No. 1 Plan (the Bridge District IFD) that was prepared by Economic & Planning Systems, Inc. (EPS) in May 2014. Consistent with the approach of Bridge District IFD analysis, this fiscal analysis addresses the ongoing additional General Fund revenues and service costs to be generated by new development within EIFD No.1. The impacts on Funds 101, 104, and 207 have been analyzed. The analysis evaluates the recurring revenues and service costs. It does not include an assessment of additional use taxes that will be generated by the purchase of construction materials.

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<sup>1</sup> The City of West Sacramento is the only taxing agency that is proposed to participate in the EIFD. Therefore, this fiscal analysis addresses only the impacts on the City of West Sacramento.

EIFD No. 1 will commence in FY 2017/18 and extend for 45 years from the earlier of: 1) the date that the district receives voter approval to issue bond debt secured by district revenues; or 2) the date that the district receives a loan from the City of West Sacramento. Given that it is not known when either of these events will occur, this fiscal analysis analyzes the impacts of new development over an extended period, through FY 2064/65.

EIFD No. 1 is located within the boundaries of the Redevelopment Project Area of the former Redevelopment Agency, which affects the portion of incremental property tax revenue generated by new development to be received by the City's General Fund. This analysis assumes that the following portions of the City's share of the base 1% incremental property tax revenues will be allocated to EIFD #1:

|  | <b><i>City's Share of Base 1% property tax levy on incremental assessed value</i></b>           | <b><i>Portion of City's share to be Allocated to EIFD No. 1</i></b> |
|--|---|---|
| While Successor Agency Exists                                  | 10.2%, as pass-through payments, and 30.5% as Residual Property Tax Trust Fund (RPTTF) payments | 0% of pass-through payments; 100% of City's share of RPTTF          |
| After Dissolution of Successor Agency (expected in FY 2037/38) | Avg. 48% within EIFD No. 1  | 100% of City's share  |

### **Net Fiscal impacts to the General Fund**

New development within EIFD No.1 is anticipated to generate a cumulative surplus to the City's General Fund over the anticipated window of the term of the EIFD. It is estimated that the cumulative surplus to the City's General Fund from FY 2016/17 through FY 2064/65 will total approximately \$143.9 million in nominal dollars or \$91.8 million in current (2017) dollars (3% discount rate). As shown on Exhibit 1, upon build-out, which is anticipated to occur in 2043/44, it is estimated that EIFD No.1 will generate an annual surplus approximating \$1.1 million in nominal dollars and \$500,000 in current 2017 dollars.

| <b>Exhibit 1 – General Fund Impacts – New Development within EIFD No.1</b> |   |                           |   |                           |
|--|---|---------------------------|---|---------------------------|
|  | <b>Cumulative Impacts<br/>(FY 2017/18 – FY 2065/66)</b> |                           | <b>Annual Impacts Upon Build-out /<br/>Stabilization (FY 2043/44)</b> |                           |
|  | <b>\$2017 millions</b>                                  | <b>\$nominal millions</b> | <b>\$2017 millions</b>  | <b>\$nominal millions</b> |
| <b>Revenues</b>  |   |                           |   |                           |
| Property Tax Revenues  | \$63.6  | \$95.3                    | \$0   | \$0                       |
| Ppty. Tax in-lieu of VLF   | \$149.9   | \$361.5                   | \$4.2   | \$9.0                     |
| Ppty Transfer Tax  | \$14.6  | \$33.1                    | \$0.4   | \$0.8                     |
| Sales and Use Tax  | \$283.9   | \$694.3                   | \$7.6   | \$16.3                    |
| Prop. 172 Sales Tax  | \$22.7  | \$55.5                    | \$0.6   | \$1.3                     |
| Transient Occupancy T.   | \$234.3   | \$549.6                   | \$5.7   | \$12.2                    |
| Franchise Fees   | \$17.7  | \$43.0                    | \$0.5   | \$1.0                     |
| Licenses and Permits   | \$0.3   | \$0.8                     | \$0.0   | \$0.0                     |
| Fines and Forfeitures  | \$2.9   | \$7.1                     | \$0.8   | \$0.2                     |
| <b>Total Revenues</b>  | <b>\$789.9</b>  | <b>\$1,840.1</b>          | <b>\$18.9</b>   | <b>\$40.8</b>             |
| <b>Expenditures</b>  |   |                           |   |                           |
| Fund 101   | \$640.3   | \$1,555.6                 | \$16.9  | \$36.4                    |
| Fund 104   | \$54.2  | \$131.7                   | \$1.4   | \$3.1                     |
| Fund 207   | \$3.7   | \$8.9                     | \$0.1   | \$0.2                     |
| <b>Total Expenditures</b>  | <b>\$698.1</b>  | <b>\$1,696.2</b>          | <b>\$18.4</b>   | <b>\$39.7</b>             |
| <b>Net Surplus (Expense)</b>   | <b>\$91.8</b>   | <b>\$,143.9</b>           | <b>\$ 0.5</b>   | <b>\$1.1</b>              |

The magnitude of the projected annual surplus is significantly impacted by the diversion of property tax increment from the General Fund to EIFD No.1. While the Successor Agency is in place, it is assumed that the City's share of pass-through payments (equal to 10.2% of property tax increment) will be retained by the General Fund for municipal services. In 2036/37, the pass-through payments to the General Fund are estimated to total \$10.8 million in nominal dollars and the fiscal surplus in that year is estimated to total \$7.4 million. It is estimated that the Successor Agency will be dissolved in 2037/38 and at that time, 100% of the City's share of tax increment would be diverted from the General Fund to EIFD No.1. In 2037/38, the annual fiscal surplus is expected to drop to \$1.1 million. The annual fiscal surplus is expected to decline each year following 2036/37 and to become a small fiscal deficit starting in FY 2061/62. By 2064/65, the annual fiscal deficit is estimated to be \$83,000 in current 2017 dollars. The annual decline is due to the consideration that property tax revenue and property taxes in lieu-of motor vehicle license fees are tied to increases in assessed value, which are generally limited to 2% per year, which is less than the assumed inflation rate of 3% per year.

The City Council has the authority to annually change the portion of annual tax increment allocated to EIFD No. 1 throughout the life of the district. While this projection is based on the assumption that 100% of the City's share is tax increment is allocated to EIFD No.1 starting in FY 2037/38, the City may elect to divert a smaller portion if it is determined that additional funds are needed to fund municipal services.

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Appendix B  
Table 1  
Estimated Annual Project Fiscal Impact  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Source    | Total 2017\$<br>(Rounded), | Nominal<br>Cumulative Total<br>(Rounded) | Estimates with Inflation |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |
|---|-----------|----------------------------|--|--------------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|
|   |           | Discount Rate:<br>3%       |  | 2017-18                  | 2018-19          | 2019-20            | 2020-21            | 2021-22            | 2022-23            | 2023-24            | 2024-25             | 2025-26             | 2026-27             | 2027-28             |
| <b>100% Property Tax Available to EIFD <sup>1</sup></b> |           |                            |  |                          |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |
| <b>Estimated Revenues</b>                               | Table B-2 |                            |  |                          |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |
| Property Tax  | Table B-3 | \$63,608,000               | \$95,250,000                             | \$0                      | \$58,774         | \$165,277          | \$574,869          | \$918,042          | \$1,302,797        | \$2,033,439        | \$2,565,569         | \$3,270,833         | \$4,087,624         | \$4,867,051         |
| Property Tax In-Lieu of VLF                             | Table B-3 | \$149,851,000              | \$361,457,000                            | \$0                      | \$36,878         | \$103,703          | \$360,702          | \$576,026          | \$817,441          | \$1,275,884        | \$1,609,769         | \$2,052,287         | \$2,564,784         | \$3,053,836         |
| Real Property Transfer Tax                              | Table B-4 | \$14,589,000               | \$33,123,000                             | \$29,343                 | \$40,622         | \$121,813          | \$120,237          | \$191,522          | \$264,510          | \$289,467          | \$353,599           | \$407,180           | \$461,898           | \$459,788           |
| Sales Tax   | Table B-5 | \$283,875,000              | \$694,274,000                            | \$23,022                 | \$234,781        | \$457,698          | \$742,874          | \$1,097,468        | \$1,601,257        | \$2,023,916        | \$2,773,636         | \$3,541,868         | \$4,374,599         | \$5,176,310         |
| Prop 172 Sales Tax                                      | Table B-5 | \$22,710,000               | \$55,542,000                             | \$1,842                  | \$18,782         | \$36,616           | \$59,430           | \$87,797           | \$128,101          | \$161,913          | \$221,891           | \$283,349           | \$349,968           | \$414,105           |
| Transient Occupancy Tax                                 | Table B-6 | \$234,311,000              | \$549,563,000                            | \$0                      | \$484,524        | \$887,218          | \$949,531          | \$1,000,078        | \$2,211,642        | \$3,853,862        | \$4,081,973         | \$5,570,046         | \$5,847,969         | \$6,067,310         |
| Franchises  | Table B-7 | \$17,701,000               | \$43,039,000                             | \$4,216                  | \$13,434         | \$45,369           | \$68,159           | \$91,727           | \$134,494          | \$165,928          | \$210,267           | \$258,687           | \$306,754           | \$352,274           |
| Licenses and Permits                                    | Table B-7 | \$310,000                  | \$754,000                                | \$74                     | \$235            | \$795              | \$1,194            | \$1,606            | \$2,355            | \$2,906            | \$3,683             | \$4,531             | \$5,372             | \$6,170             |
| Fines and Forfeitures                                   | Table B-7 | \$2,915,000                | \$7,089,000                              | \$694                    | \$2,213          | \$7,473            | \$11,226           | \$15,108           | \$22,152           | \$27,329           | \$34,632            | \$42,607            | \$50,524            | \$58,022            |
| <b>Total</b>  |           | <b>\$789,872,000</b>       | <b>\$1,840,089,000</b>                   | <b>\$59,191</b>          | <b>\$890,243</b> | <b>\$1,825,961</b> | <b>\$2,888,223</b> | <b>\$3,979,375</b> | <b>\$6,484,750</b> | <b>\$9,834,645</b> | <b>\$11,855,018</b> | <b>\$15,431,388</b> | <b>\$18,049,492</b> | <b>\$20,454,865</b> |
| <b>Total in 2017\$</b>                                  |           | <b>\$789,872,000</b>       |  | <b>\$59,191</b>          | <b>\$864,314</b> | <b>\$1,721,143</b> | <b>\$2,643,133</b> | <b>\$3,535,623</b> | <b>\$5,593,803</b> | <b>\$8,236,360</b> | <b>\$9,639,215</b>  | <b>\$12,181,680</b> | <b>\$13,833,432</b> | <b>\$15,220,341</b> |
| <i>Less:</i>  |           |                            |  |                          |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |
| <b>Estimated Expenditures</b>                           | Table B-9 |                            |  |                          |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |
| Fund 101  |           | \$640,292,000              | \$1,555,589,000                          | \$162,014                | \$494,229        | \$1,693,704        | \$2,534,732        | \$3,394,222        | \$4,960,847        | \$6,102,487        | \$7,712,829         | \$9,468,302         | \$11,215,696        | \$12,860,687        |
| Fund 104  |           | \$54,163,000               | \$131,692,000                            | \$12,901                 | \$41,105         | \$138,823          | \$208,556          | \$280,672          | \$411,533          | \$507,715          | \$643,385           | \$791,543           | \$938,623           | \$1,077,906         |
| Fund 207  |           | \$3,665,000                | \$8,911,000                              | \$873                    | \$2,781          | \$9,393            | \$14,112           | \$18,991           | \$27,846           | \$34,354           | \$43,534            | \$53,559            | \$63,511            | \$72,936            |
| <b>Total</b>  |           | <b>\$698,120,000</b>       | <b>\$1,696,192,000</b>                   | <b>\$175,788</b>         | <b>\$538,116</b> | <b>\$1,841,920</b> | <b>\$2,757,399</b> | <b>\$3,693,886</b> | <b>\$5,400,226</b> | <b>\$6,644,557</b> | <b>\$8,399,749</b>  | <b>\$10,313,404</b> | <b>\$12,217,830</b> | <b>\$14,011,530</b> |
| <b>Total in 2017\$</b>                                  |           | <b>\$698,120,000</b>       |  | <b>\$175,788</b>         | <b>\$522,443</b> | <b>\$1,736,186</b> | <b>\$2,523,410</b> | <b>\$3,281,970</b> | <b>\$4,658,283</b> | <b>\$5,564,712</b> | <b>\$6,829,765</b>  | <b>\$8,141,496</b>  | <b>\$9,363,949</b>  | <b>\$10,425,894</b> |
| <b>Fiscal Impact</b>                                    |           | <b>\$91,752,000</b>        | <b>\$143,898,000</b>                     | <b>(\$116,598)</b>       | <b>\$352,127</b> | <b>(\$15,959)</b>  | <b>\$130,824</b>   | <b>\$285,490</b>   | <b>\$1,084,524</b> | <b>\$3,190,088</b> | <b>\$3,455,269</b>  | <b>\$5,117,984</b>  | <b>\$5,831,662</b>  | <b>\$6,443,336</b>  |
| <b>Fiscal Impact in 2017\$</b>                          |           | <b>\$91,752,000</b>        |  | <b>(\$116,598)</b>       | <b>\$341,871</b> | <b>(\$15,043)</b>  | <b>\$119,723</b>   | <b>\$253,654</b>   | <b>\$935,520</b>   | <b>\$2,671,649</b> | <b>\$2,809,450</b>  | <b>\$4,040,184</b>  | <b>\$4,469,483</b>  | <b>\$4,794,447</b>  |

Appendix B  
Table 1  
Estimated Annual Project Fiscal Impact  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Estimates with Inflation |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|--------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | 2028-29                  | 2029-30             | 2030-31             | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             |
| <b>100% Property Tax Available to EIFD <sup>1</sup></b> |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Estimated Revenues</b>                               |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Property Tax  | \$5,594,209              | \$6,437,317         | \$7,199,400         | \$7,818,115         | \$8,428,458         | \$9,095,573         | \$9,780,862         | \$10,301,341        | \$10,750,076        | \$0                 | \$0                 | \$0                 | \$0                 |
| Property Tax In-Lieu of VLF                             | \$3,510,092              | \$4,039,101         | \$4,517,271         | \$4,905,484         | \$5,288,444         | \$5,707,026         | \$6,137,011         | \$6,463,587         | \$6,745,146         | \$7,039,966         | \$7,364,168         | \$7,703,783         | \$8,059,558         |
| Real Property Transfer Tax                              | \$511,921                | \$466,744           | \$435,450           | \$463,036           | \$490,396           | \$520,004           | \$550,398           | \$574,620           | \$596,244           | \$618,775           | \$642,967           | \$668,201           | \$694,523           |
| Sales Tax   | \$6,077,103              | \$6,988,229         | \$7,961,743         | \$8,854,812         | \$9,905,632         | \$10,897,232        | \$11,700,575        | \$12,170,347        | \$12,657,775        | \$13,167,807        | \$13,697,048        | \$14,246,193        | \$14,815,959        |
| Prop 172 Sales Tax                                      | \$486,168                | \$559,058           | \$636,939           | \$708,385           | \$792,451           | \$871,779           | \$936,046           | \$973,628           | \$1,012,622         | \$1,053,425         | \$1,095,764         | \$1,139,695         | \$1,185,277         |
| Transient Occupancy Tax                                 | \$7,696,352              | \$7,992,449         | \$8,280,196         | \$8,568,132         | \$8,825,176         | \$9,089,931         | \$9,362,629         | \$9,643,508         | \$9,932,813         | \$10,230,797        | \$10,537,721        | \$10,853,853        | \$11,179,469        |
| Franchises  | \$402,477                | \$458,679           | \$503,789           | \$547,514           | \$595,520           | \$643,850           | \$683,632           | \$716,820           | \$751,385           | \$788,361           | \$826,880           | \$867,001           | \$908,784           |
| Licenses and Permits                                    | \$7,049                  | \$8,033             | \$8,823             | \$9,589             | \$10,430            | \$11,276            | \$11,973            | \$12,554            | \$13,160            | \$13,807            | \$14,482            | \$15,184            | \$15,916            |
| Fines and Forfeitures                                   | \$66,290                 | \$75,547            | \$82,977            | \$90,179            | \$98,086            | \$106,046           | \$112,598           | \$118,064           | \$123,757           | \$129,848           | \$136,192           | \$142,800           | \$149,682           |
| <b>Total</b>  | <b>\$24,351,661</b>      | <b>\$27,025,158</b> | <b>\$29,626,589</b> | <b>\$31,965,246</b> | <b>\$34,434,592</b> | <b>\$36,942,717</b> | <b>\$39,275,724</b> | <b>\$40,974,469</b> | <b>\$42,582,978</b> | <b>\$33,042,786</b> | <b>\$34,315,222</b> | <b>\$35,636,710</b> | <b>\$37,009,167</b> |
| <b>Total in 2017\$</b>                                  | <b>\$17,592,158</b>      | <b>\$18,954,902</b> | <b>\$20,174,266</b> | <b>\$21,132,793</b> | <b>\$22,102,254</b> | <b>\$23,021,480</b> | <b>\$23,762,459</b> | <b>\$24,068,182</b> | <b>\$24,284,477</b> | <b>\$18,294,989</b> | <b>\$18,446,123</b> | <b>\$18,598,532</b> | <b>\$18,752,240</b> |
| <i>Less:</i>  |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Estimated Expenditures</b>                           |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Fund 101  | \$14,668,752             | \$16,700,650        | \$18,290,865        | \$19,837,614        | \$21,531,777        | \$23,240,743        | \$24,659,141        | \$25,858,958        | \$27,108,570        | \$28,447,815        | \$29,843,018        | \$31,296,329        | \$32,809,980        |
| Fund 104  | \$1,231,522              | \$1,403,490         | \$1,541,520         | \$1,675,311         | \$1,822,202         | \$1,970,086         | \$2,091,812         | \$2,193,364         | \$2,299,126         | \$2,412,269         | \$2,530,131         | \$2,652,894         | \$2,780,746         |
| Fund 207  | \$83,330                 | \$94,966            | \$104,306           | \$113,359           | \$123,298           | \$133,304           | \$141,541           | \$148,412           | \$155,569           | \$163,224           | \$171,199           | \$179,506           | \$188,157           |
| <b>Total</b>  | <b>\$15,983,604</b>      | <b>\$18,199,106</b> | <b>\$19,936,691</b> | <b>\$21,626,283</b> | <b>\$23,477,277</b> | <b>\$25,344,134</b> | <b>\$26,892,494</b> | <b>\$28,200,734</b> | <b>\$29,563,265</b> | <b>\$31,023,309</b> | <b>\$32,544,348</b> | <b>\$34,128,729</b> | <b>\$35,778,883</b> |
| <b>Total in 2017\$</b>                                  | <b>\$11,546,896</b>      | <b>\$12,764,487</b> | <b>\$13,575,916</b> | <b>\$14,297,521</b> | <b>\$15,069,171</b> | <b>\$15,793,626</b> | <b>\$16,270,401</b> | <b>\$16,564,959</b> | <b>\$16,859,517</b> | <b>\$17,176,854</b> | <b>\$17,494,191</b> | <b>\$17,811,528</b> | <b>\$18,128,865</b> |
| <b>Fiscal Impact</b>                                    | <b>\$8,368,057</b>       | <b>\$8,826,052</b>  | <b>\$9,689,898</b>  | <b>\$10,338,962</b> | <b>\$10,957,315</b> | <b>\$11,598,583</b> | <b>\$12,383,230</b> | <b>\$12,773,735</b> | <b>\$13,019,713</b> | <b>\$2,019,477</b>  | <b>\$1,770,874</b>  | <b>\$1,507,981</b>  | <b>\$1,230,285</b>  |
| <b>Fiscal Impact in 2017\$</b>                          | <b>\$6,045,263</b>       | <b>\$6,190,415</b>  | <b>\$6,598,349</b>  | <b>\$6,835,272</b>  | <b>\$7,033,084</b>  | <b>\$7,227,853</b>  | <b>\$7,492,058</b>  | <b>\$7,503,223</b>  | <b>\$7,424,960</b>  | <b>\$1,118,135</b>  | <b>\$951,932</b>    | <b>\$787,004</b>    | <b>\$623,375</b>    |

Appendix B  
Table 1  
Estimated Annual Project Fiscal Impact  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Estimates with Inflation |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|--------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | 2041-42                  | 2042-43             | 2043-44             | 2044-45             | 2045-46             | 2046-47             | 2047-48             | 2048-49             | 2049-50             | 2050-51             | 2051-52             | 2052-53             | 2053-54             |
|   | Buildout Year            |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>100% Property Tax Available to EIFD <sup>1</sup></b> |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Estimated Revenues</b>                               |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Property Tax  | \$0                      | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Property Tax In-Lieu of VLF                             | \$8,432,277              | \$8,794,249         | \$8,998,015         | \$9,206,435         | \$9,419,613         | \$9,637,661         | \$9,860,688         | \$10,088,809        | \$10,322,140        | \$10,560,801        | \$10,804,915        | \$11,054,604        | \$11,309,998        |
| Real Property Transfer Tax                              | \$721,983                | \$748,896           | \$766,272           | \$784,053           | \$802,247           | \$820,864           | \$839,915           | \$859,408           | \$879,355           | \$899,767           | \$920,653           | \$942,025           | \$963,894           |
| Sales Tax   | \$15,368,580             | \$15,829,637        | \$16,304,526        | \$16,793,662        | \$17,297,472        | \$17,816,396        | \$18,350,888        | \$18,901,415        | \$19,468,457        | \$20,052,511        | \$20,654,086        | \$21,273,709        | \$21,911,920        |
| Prop 172 Sales Tax                                      | \$1,229,486              | \$1,266,371         | \$1,304,362         | \$1,343,493         | \$1,383,798         | \$1,425,312         | \$1,468,071         | \$1,512,113         | \$1,557,477         | \$1,604,201         | \$1,652,327         | \$1,701,897         | \$1,752,954         |
| Transient Occupancy Tax                                 | \$11,514,853             | \$11,860,298        | \$12,216,107        | \$12,582,590        | \$12,960,068        | \$13,348,870        | \$13,749,336        | \$14,161,816        | \$14,586,671        | \$15,024,271        | \$15,474,999        | \$15,939,249        | \$16,417,427        |
| Franchises  | \$949,634                | \$978,123           | \$1,007,466         | \$1,037,690         | \$1,068,821         | \$1,100,886         | \$1,133,912         | \$1,167,930         | \$1,202,968         | \$1,239,057         | \$1,276,228         | \$1,314,515         | \$1,353,951         |
| Licenses and Permits                                    | \$16,632                 | \$17,131            | \$17,644            | \$18,174            | \$18,719            | \$19,281            | \$19,859            | \$20,455            | \$21,068            | \$21,700            | \$22,352            | \$23,022            | \$23,713            |
| Fines and Forfeitures                                   | \$156,410                | \$161,103           | \$165,936           | \$170,914           | \$176,041           | \$181,322           | \$186,762           | \$192,365           | \$198,136           | \$204,080           | \$210,202           | \$216,508           | \$223,004           |
| <b>Total</b>  | <b>\$38,389,855</b>      | <b>\$39,655,807</b> | <b>\$40,780,330</b> | <b>\$41,937,011</b> | <b>\$43,126,779</b> | <b>\$44,350,591</b> | <b>\$45,609,431</b> | <b>\$46,904,310</b> | <b>\$48,236,272</b> | <b>\$49,606,388</b> | <b>\$51,015,762</b> | <b>\$52,465,529</b> | <b>\$53,956,860</b> |
| <b>Total in 2017\$</b>                                  | <b>\$18,885,265</b>      | <b>\$18,939,835</b> | <b>\$18,909,624</b> | <b>\$18,879,583</b> | <b>\$18,849,713</b> | <b>\$18,820,012</b> | <b>\$18,790,482</b> | <b>\$18,761,121</b> | <b>\$18,731,931</b> | <b>\$18,702,910</b> | <b>\$18,674,059</b> | <b>\$18,645,378</b> | <b>\$18,616,866</b> |
| <i>Less:</i>  |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Estimated Expenditures</b>                           |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Fund 101  | \$34,296,143             | \$35,325,028        | \$36,384,779        | \$37,476,322        | \$38,600,612        | \$39,758,630        | \$40,951,389        | \$42,179,930        | \$43,445,328        | \$44,748,688        | \$46,091,149        | \$47,473,883        | \$48,898,100        |
| Fund 104  | \$2,905,739              | \$2,992,912         | \$3,082,699         | \$3,175,180         | \$3,270,435         | \$3,368,548         | \$3,469,605         | \$3,573,693         | \$3,680,904         | \$3,791,331         | \$3,905,071         | \$4,022,223         | \$4,142,890         |
| Fund 207  | \$196,615                | \$202,513           | \$208,588           | \$214,846           | \$221,291           | \$227,930           | \$234,768           | \$241,811           | \$249,065           | \$256,537           | \$264,233           | \$272,160           | \$280,325           |
| <b>Total</b>  | <b>\$37,398,497</b>      | <b>\$38,520,452</b> | <b>\$39,676,066</b> | <b>\$40,866,348</b> | <b>\$42,092,338</b> | <b>\$43,355,108</b> | <b>\$44,655,762</b> | <b>\$45,995,434</b> | <b>\$47,375,297</b> | <b>\$48,796,556</b> | <b>\$50,260,453</b> | <b>\$51,768,267</b> | <b>\$53,321,315</b> |
| <b>Total in 2017\$</b>                                  | <b>\$18,397,583</b>      | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> |
| <b>Fiscal Impact</b>                                    | <b>\$991,358</b>         | <b>\$1,135,355</b>  | <b>\$1,104,264</b>  | <b>\$1,070,663</b>  | <b>\$1,034,441</b>  | <b>\$995,483</b>    | <b>\$953,669</b>    | <b>\$908,876</b>    | <b>\$860,974</b>    | <b>\$809,831</b>    | <b>\$755,308</b>    | <b>\$697,263</b>    | <b>\$635,545</b>    |
| <b>Fiscal Impact in 2017\$</b>                          | <b>\$487,682</b>         | <b>\$542,252</b>    | <b>\$512,041</b>    | <b>\$482,001</b>    | <b>\$452,130</b>    | <b>\$422,430</b>    | <b>\$392,899</b>    | <b>\$363,539</b>    | <b>\$334,348</b>    | <b>\$305,328</b>    | <b>\$276,477</b>    | <b>\$247,796</b>    | <b>\$219,284</b>    |

Appendix B  
Table 1  
Estimated Annual Project Fiscal Impact  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Estimates with Inflation |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|--------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | 2054-55                  | 2055-56             | 2056-57             | 2057-58             | 2058-59             | 2059-60             | 2060-61             | 2061-62             | 2062-63             | 2063-64             | 2064-65             |
| <b>100% Property Tax Available to EIFD <sup>1</sup></b> |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Estimated Revenues</b>                               |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Property Tax  | \$0                      | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Property Tax In-Lieu of VLF                             | \$11,571,228             | \$11,838,425        | \$12,111,728        | \$12,391,276        | \$12,677,213        | \$12,969,683        | \$13,268,838        | \$13,574,830        | \$13,887,816        | \$14,207,956        | \$14,535,414        |
| Real Property Transfer Tax                              | \$986,273                | \$1,009,172         | \$1,032,604         | \$1,056,581         | \$1,081,117         | \$1,106,224         | \$1,131,915         | \$1,158,204         | \$1,185,106         | \$1,212,633         | \$1,240,802         |
| Sales Tax   | \$22,569,278             | \$23,246,356        | \$23,943,747        | \$24,662,059        | \$25,401,921        | \$26,163,978        | \$26,948,898        | \$27,757,365        | \$28,590,086        | \$29,447,788        | \$30,331,222        |
| Prop 172 Sales Tax                                      | \$1,805,542              | \$1,859,708         | \$1,915,500         | \$1,972,965         | \$2,032,154         | \$2,093,118         | \$2,155,912         | \$2,220,589         | \$2,287,207         | \$2,355,823         | \$2,426,498         |
| Transient Occupancy Tax                                 | \$16,909,949             | \$17,417,248        | \$17,939,765        | \$18,477,958        | \$19,032,297        | \$19,603,266        | \$20,191,364        | \$20,797,105        | \$21,421,018        | \$22,063,648        | \$22,725,558        |
| Franchises  | \$1,394,569              | \$1,436,406         | \$1,479,498         | \$1,523,883         | \$1,569,600         | \$1,616,688         | \$1,665,188         | \$1,715,144         | \$1,766,598         | \$1,819,596         | \$1,874,184         |
| Licenses and Permits                                    | \$24,424                 | \$25,157            | \$25,912            | \$26,689            | \$27,490            | \$28,314            | \$29,164            | \$30,039            | \$30,940            | \$31,868            | \$32,824            |
| Fines and Forfeitures                                   | \$229,694                | \$236,585           | \$243,682           | \$250,993           | \$258,522           | \$266,278           | \$274,266           | \$282,494           | \$290,969           | \$299,698           | \$308,689           |
| <b>Total</b>  | <b>\$55,490,956</b>      | <b>\$57,069,057</b> | <b>\$58,692,436</b> | <b>\$60,362,405</b> | <b>\$62,080,313</b> | <b>\$63,847,550</b> | <b>\$65,665,545</b> | <b>\$67,535,770</b> | <b>\$69,459,739</b> | <b>\$71,439,012</b> | <b>\$73,475,191</b> |
| <b>Total in 2017\$</b>                                  | <b>\$18,588,524</b>      | <b>\$18,560,350</b> | <b>\$18,532,345</b> | <b>\$18,504,508</b> | <b>\$18,476,839</b> | <b>\$18,449,338</b> | <b>\$18,422,005</b> | <b>\$18,394,838</b> | <b>\$18,367,838</b> | <b>\$18,341,004</b> | <b>\$18,314,335</b> |
| <i>Less:</i>  |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Estimated Expenditures</b>                           |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Fund 101  | \$50,365,043             | \$51,875,994        | \$53,432,274        | \$55,035,242        | \$56,686,299        | \$58,386,888        | \$60,138,495        | \$61,942,650        | \$63,800,929        | \$65,714,957        | \$67,686,406        |
| Fund 104  | \$4,267,176              | \$4,395,192         | \$4,527,047         | \$4,662,859         | \$4,802,744         | \$4,946,827         | \$5,095,232         | \$5,248,089         | \$5,405,531         | \$5,567,697         | \$5,734,728         |
| Fund 207  | \$288,735                | \$297,397           | \$306,319           | \$315,509           | \$324,974           | \$334,723           | \$344,765           | \$355,108           | \$365,761           | \$376,734           | \$388,036           |
| <b>Total</b>  | <b>\$54,920,954</b>      | <b>\$56,568,583</b> | <b>\$58,265,640</b> | <b>\$60,013,609</b> | <b>\$61,814,018</b> | <b>\$63,668,438</b> | <b>\$65,578,491</b> | <b>\$67,545,846</b> | <b>\$69,572,222</b> | <b>\$71,659,388</b> | <b>\$73,809,170</b> |
| <b>Total in 2017\$</b>                                  | <b>\$18,397,583</b>      | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> |
| <b>Fiscal Impact</b>                                    | <b>\$570,002</b>         | <b>\$500,474</b>    | <b>\$426,796</b>    | <b>\$348,795</b>    | <b>\$266,295</b>    | <b>\$179,111</b>    | <b>\$87,054</b>     | <b>(\$10,076)</b>   | <b>(\$112,482)</b>  | <b>(\$220,377)</b>  | <b>(\$333,979)</b>  |
| <b>Fiscal Impact in 2017\$</b>                          | <b>\$190,941</b>         | <b>\$162,767</b>    | <b>\$134,762</b>    | <b>\$106,926</b>    | <b>\$79,257</b>     | <b>\$51,756</b>     | <b>\$24,422</b>     | <b>(\$2,744)</b>    | <b>(\$29,745)</b>   | <b>(\$56,579)</b>   | <b>(\$83,247)</b>   |

**Appendix B**  
**Table A-1**  
**Existing Persons Served and Population**  
**EIFD No. 1**  
**City of West Sacramento, CA**

| Scenarios for Property Tax Allocation   | Assumption |
|---|------------|
| <b>General Assumptions</b>  |            |
| Base Fiscal Year <sup>1</sup>   | FY 2016-17 |
| <b>General Demographic Characteristics</b>                                    |            |
| <b>City of West Sacramento</b>  |            |
| Population <sup>2</sup>   | 53,082     |
| Employment <sup>3</sup>   | 29,888     |
| <b>City of West Sacramento Persons Served</b>                                 | 68,026     |
| <span style="border: 1px solid black; padding: 2px;">0.50</span> per employee |            |

Source: California Department of Finance; Esri Business Summary Report; KMA.

<sup>1</sup> Base fiscal numbers comes from the City of West Sacramento Fiscal Year 2016-17 approved budget. Revenues and expenditures are in 2016 dollars.

<sup>2</sup> State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2015 and 2016. Sacramento, California, May 2016.

<sup>3</sup> Copyright 2016 Infogroup, Inc.; esri, Business Summary Report, Total Employees, 2016, City of West Sacramento, Yolo, California, January 2017

Appendix B

Table A-2

Average Income and Annual Taxable Retail Expenditures for Residential Units (2017S)

EIFD No. 1

City of West Sacramento, CA

| Residential Land Use                                   | Assumption <sup>1</sup>            | Buildout         | Bridge District  | Riverside | Southport Ind. Park | Stone Lock       | Washington       | The Rivers II    | Pioneer Bluff   | Seaway |
|--|------------------------------------|------------------|------------------|-----------|---------------------|------------------|------------------|------------------|-----------------|--------|
| <b>Average Income Estimates by Districts</b>           |                                    |                  |                  |           |                     |                  |                  |                  |                 |        |
| <b>Home Owner</b>                                      |                                    |                  |                  |           |                     |                  |                  |                  |                 |        |
| Average Unit Value <sup>2</sup>                        |                                    | \$414,166        | \$410,483        | n/a       | \$450,000           | \$400,000        | \$401,156        | \$551,969        | n/a             | n/a    |
| Mortgage Term  | 30 years                           |                  |                  |           |                     |                  |                  |                  |                 |        |
| Interest Rate  | 6.0% /year                         |                  |                  |           |                     |                  |                  |                  |                 |        |
| Down Payment   | 20% down                           |                  |                  |           |                     |                  |                  |                  |                 |        |
| Annual Housing Mortgage Payment                        |                                    | \$23,800         | \$23,600         |           | \$25,900            | \$23,000         | \$23,100         | \$31,800         |                 |        |
| Annual Housing Taxes and Insurances                    | 2.0%                               | \$8,283          | \$8,210          |           | \$9,000             | \$8,000          | \$8,023          | \$11,039         |                 |        |
| <b>Total Annual Housing Payment</b>                    |                                    | <b>\$32,083</b>  | <b>\$31,810</b>  |           | <b>\$34,900</b>     | <b>\$31,000</b>  | <b>\$31,123</b>  | <b>\$42,839</b>  |                 |        |
| Housing Expenditure % of Income <sup>1</sup>           | 30% income                         |                  |                  |           |                     |                  |                  |                  |                 |        |
| <b>Annual Home-Owner Household Income</b>              |                                    | <b>\$106,900</b> | <b>\$106,000</b> | n/a       | <b>\$116,300</b>    | <b>\$103,300</b> | <b>\$103,700</b> | <b>\$142,800</b> | n/a             | n/a    |
| <b>Renter</b>  |                                    |                  |                  |           |                     |                  |                  |                  |                 |        |
| Market Rate Unit Rent <sup>3</sup>                     |                                    | \$1,800          | \$1,800          | n/a       | n/a                 | n/a              | \$1,800          | \$1,800          | \$1,800         | n/a    |
| Housing Expenditure % of Income                        | 35%                                |                  |                  |           |                     |                  |                  |                  |                 |        |
| <b>Annual Renter Household Income</b>                  |                                    | <b>\$61,700</b>  | <b>\$61,700</b>  | n/a       | n/a                 | n/a              | <b>\$61,700</b>  | <b>\$61,700</b>  | <b>\$61,700</b> | n/a    |
| Low Income Unit Rent <sup>4</sup>                      |                                    | \$859            | \$859            | n/a       | n/a                 | n/a              | \$859            | n/a              | n/a             | n/a    |
| Housing Expenditure % of Income                        | 30%                                |                  |                  |           |                     |                  |                  |                  |                 |        |
| <b>Annual Renter Household Income</b>                  |                                    | <b>\$29,500</b>  | <b>\$29,500</b>  | n/a       | n/a                 | n/a              | <b>\$29,500</b>  | n/a              | n/a             | n/a    |
| <b>Annual Taxable Retail Expenditures <sup>1</sup></b> |                                    |                  |                  |           |                     |                  |                  |                  |                 |        |
|  | <i>Taxable Exp. as % of Income</i> |                  |                  |           |                     |                  |                  |                  |                 |        |
| Residential For Sale                                   | 25%                                | \$26,700         | \$26,500         |           | \$29,100            | \$25,800         | \$25,900         | \$35,700         | n/a             | n/a    |
| Residential For Rent (Market Rate)                     | 25%                                | \$15,400         | \$15,400         |           | n/a                 | n/a              | \$15,400         | \$15,400         | \$15,400        | n/a    |
| Low Income Household                                   | 25%                                | \$7,400          | \$7,400          |           | n/a                 | n/a              | \$7,400          | n/a              | n/a             | n/a    |

Source: CoStar; Gregory Group; Bureau of Labor Statistics (BLS), Consumer Expenditure Survey, 2012; EPS

<sup>1</sup> EPS, IFD No.1 Fiscal Impact Analysis report: taxable expenditures as a percentage of income based on data gathered from the 2012 Consumer Expenditure Survey published by BLS. Adjusted downward to reflect trend of declining retail sales.

<sup>2</sup> From Table 4 to Table 11 in Appendix A.

<sup>3</sup> EPS, IFD No.1 Fiscal Impact Analysis, Table A-6

<sup>4</sup> California Department of Housing and Community Development, 2016 Maximum Monthly Rental Rates (for affordable units, 2 beds)

Appendix B  
Table A-3  
Estimated Assessed Value by Area, New Development by sub area <sup>2</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Development Project                                    | Existing Value<br>(2017\$) | Fiscal Year of Sale                                       |                      |                      |                      |                        |                        |                        |                        |                        |                        |
|--|----------------------------|---|----------------------|----------------------|----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
|  |                            | 2016-17   | 2017-18              | 2018-19              | 2019-20              | 2020-21                | 2021-22                | 2022-23                | 2023-24                | 2024-25                | 2025-26                |
|  |                            | Assessed Value Added to Tax Roll (FY) (\$ with inflation) |                      |                      |                      |                        |                        |                        |                        |                        |                        |
|  |                            | 2017-18   | 2018-19              | 2019-20              | 2020-21              | 2021-22                | 2022-23                | 2023-24                | 2024-25                | 2025-26                | 2026-27                |
| <b>Aggregate - Near / Long Term Commencement Areas</b> |                            |   |                      |                      |                      |                        |                        |                        |                        |                        |                        |
| <b>Residential Property</b>                            |                            |   |                      |                      |                      |                        |                        |                        |                        |                        |                        |
| <b>For Sale</b>  |                            |   |                      |                      |                      |                        |                        |                        |                        |                        |                        |
| Buildout AV  |                            | \$0   | \$53,350,000         | \$65,572,500         | \$199,943,143        | \$151,480,238          | \$243,775,036          | \$328,967,093          | \$295,161,861          | \$348,755,925          | \$366,193,722          |
| AV of Resale   |                            | \$0   | \$0                  | \$8,010,503          | \$18,050,788         | \$48,510,705           | \$72,433,788           | \$110,796,026          | \$162,881,671          | \$211,156,620          | \$268,651,316          |
| Cumulative AV - Development                            |                            | \$0   | \$53,350,000         | \$120,218,372        | \$323,081,619        | \$482,409,510          | \$737,902,272          | \$1,084,793,011        | \$1,406,304,494        | \$1,789,219,556        | \$2,198,873,420        |
| AV - Underserved Land                                  |                            | \$65,116,198  | \$65,306,685         | \$59,271,111         | \$47,450,355         | \$42,152,069           | \$36,611,069           | \$31,070,068           | \$25,858,227           | \$20,646,386           | \$15,434,546           |
| Cumulative AV  |                            | \$65,116,198  | \$118,656,685        | \$179,489,482        | \$370,531,974        | \$524,561,578          | \$774,513,341          | \$1,115,863,079        | \$1,432,162,721        | \$1,809,865,942        | \$2,214,307,966        |
| Base Value   | \$65,116,198               | \$65,116,198  | \$65,116,198         | \$65,116,198         | \$65,116,198         | \$65,116,198           | \$65,116,198           | \$65,116,198           | \$65,116,198           | \$65,116,198           | \$65,116,198           |
| Cumulative Incremental AV                              |                            | \$0   | \$53,540,487         | \$114,373,284        | \$305,415,776        | \$459,445,380          | \$709,397,142          | \$1,050,746,881        | \$1,367,046,523        | \$1,744,749,744        | \$2,149,191,767        |
| <b>For Rent <sup>1</sup></b>                           |                            |   |                      |                      |                      |                        |                        |                        |                        |                        |                        |
| Buildout AV  |                            | \$0   | \$0                  | \$0                  | \$200,103,750        | \$89,594,111           | \$0                    | \$113,135,675          | \$0                    | \$61,412,563           | \$68,147,632           |
| AV of Resale   |                            | \$0   | \$0                  | \$0                  | \$0                  | \$14,077,299           | \$20,690,086           | \$21,145,475           | \$29,569,981           | \$30,220,817           | \$35,206,351           |
| Cumulative AV - Development                            |                            | \$0   | \$0                  | \$0                  | \$200,103,750        | \$294,102,145          | \$300,575,333          | \$420,326,672          | \$429,578,062          | \$500,445,638          | \$579,608,079          |
| AV - Underserved Land                                  |                            | \$48,251,473  | \$49,207,883         | \$50,112,109         | \$45,262,562         | \$40,557,587           | \$41,196,478           | \$38,552,656           | \$39,194,403           | \$37,667,164           | \$37,447,399           |
| Cumulative AV  |                            | \$48,251,473  | \$49,207,883         | \$50,112,109         | \$245,366,312        | \$334,659,732          | \$341,771,811          | \$458,879,327          | \$468,772,465          | \$538,112,801          | \$617,055,478          |
| Base Value   | \$48,251,473               | \$48,251,473  | \$48,251,473         | \$48,251,473         | \$48,251,473         | \$48,251,473           | \$48,251,473           | \$48,251,473           | \$48,251,473           | \$48,251,473           | \$48,251,473           |
| Cumulative Incremental AV                              |                            | \$0   | \$956,410            | \$1,860,636          | \$197,114,839        | \$286,408,259          | \$293,520,339          | \$410,627,854          | \$420,520,992          | \$489,861,329          | \$568,804,005          |
| <b>Business Property</b>                               |                            |   |                      |                      |                      |                        |                        |                        |                        |                        |                        |
| Buildout AV  |                            | \$0   | \$3,905,000          | \$45,528,142         | \$14,001,750         | \$94,925,250           | \$120,064,729          | \$259,146,323          | \$188,078,470          | \$232,273,479          | \$301,907,752          |
| AV of Resale   |                            | \$0   | \$0                  | \$274,717            | \$3,483,668          | \$4,545,367            | \$11,323,402           | \$20,019,183           | \$38,690,749           | \$52,773,653           | \$70,275,640           |
| Cumulative AV - Development                            |                            | \$0   | \$3,905,000          | \$49,519,091         | \$64,610,756         | \$160,958,089          | \$284,565,506          | \$549,975,115          | \$750,158,538          | \$998,943,006          | \$1,322,837,493        |
| AV - Underserved Land                                  |                            | \$119,663,221   | \$118,882,893        | \$115,946,423        | \$116,119,313        | \$112,892,774          | \$109,431,743          | \$101,881,419          | \$97,201,001           | \$92,808,074           | \$86,304,802           |
| Cumulative AV  |                            | \$119,663,221   | \$122,787,893        | \$165,465,514        | \$180,730,069        | \$273,850,863          | \$393,997,248          | \$651,856,535          | \$847,359,539          | \$1,091,751,080        | \$1,409,142,295        |
| Base Value   | \$119,663,221              | \$119,663,221   | \$119,663,221        | \$119,663,221        | \$119,663,221        | \$119,663,221          | \$119,663,221          | \$119,663,221          | \$119,663,221          | \$119,663,221          | \$119,663,221          |
| Cumulative Incremental AV                              |                            | \$0   | \$3,124,672          | \$45,802,293         | \$61,066,848         | \$154,187,642          | \$274,334,027          | \$532,193,314          | \$727,696,318          | \$972,087,859          | \$1,289,479,074        |
| <b>Aggregate</b>                                       |                            |   |                      |                      |                      |                        |                        |                        |                        |                        |                        |
| Buildout AV  |                            | \$0   | \$57,255,000         | \$111,100,642        | \$414,048,643        | \$335,999,599          | \$363,839,765          | \$701,249,091          | \$483,240,331          | \$642,441,968          | \$736,249,106          |
| AV of Resale   |                            | \$0   | \$0                  | \$8,285,219          | \$21,534,457         | \$67,133,371           | \$104,447,275          | \$151,960,684          | \$231,142,401          | \$294,151,090          | \$374,133,307          |
| Cumulative AV - Development                            |                            | \$0   | \$57,255,000         | \$169,737,462        | \$587,796,125        | \$937,469,743          | \$1,323,043,111        | \$2,055,094,798        | \$2,586,041,093        | \$3,288,608,199        | \$4,101,318,992        |
| AV - Underserved Land                                  |                            | \$233,030,892   | \$233,397,461        | \$225,329,643        | \$208,832,230        | \$195,602,430          | \$187,239,290          | \$171,504,143          | \$162,253,631          | \$151,121,624          | \$139,186,746          |
| <b>Cumulative AV</b>                                   |                            | <b>\$233,030,892</b>                                      | <b>\$290,652,461</b> | <b>\$395,067,105</b> | <b>\$796,628,355</b> | <b>\$1,133,072,173</b> | <b>\$1,510,282,400</b> | <b>\$2,226,598,941</b> | <b>\$2,748,294,725</b> | <b>\$3,439,729,823</b> | <b>\$4,240,505,738</b> |
| Base Value   | \$233,030,892              | \$233,030,892   | \$233,030,892        | \$233,030,892        | \$233,030,892        | \$233,030,892          | \$233,030,892          | \$233,030,892          | \$233,030,892          | \$233,030,892          | \$233,030,892          |
| <b>Cumulative Incremental AV</b>                       |                            | <b>\$0</b>  | <b>\$57,621,569</b>  | <b>\$162,036,213</b> | <b>\$563,597,463</b> | <b>\$900,041,281</b>   | <b>\$1,277,251,508</b> | <b>\$1,993,568,049</b> | <b>\$2,515,263,833</b> | <b>\$3,206,698,931</b> | <b>\$4,007,474,846</b> |

Appendix B  
Table A-3  
Estimated Assessed Value by Area, New Development by sub area  
EIFD No. 1  
City of West Sacramento, CA

| Development Project                                    | Fiscal Year of Sale                                       |                        |                        |                        |                        |                        |                        |                        |                         |                         |                         |
|--|---|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|
|  | 2026-27   | 2027-28                | 2028-29                | 2029-30                | 2030-31                | 2031-32                | 2032-33                | 2033-34                | 2034-35                 | 2035-36                 | 2036-37                 |
|  | Assessed Value Added to Tax Roll (FY) (\$ with inflation) |                        |                        |                        |                        |                        |                        |                        |                         |                         |                         |
|  | 2027-28   | 2028-29                | 2029-30                | 2030-31                | 2031-32                | 2032-33                | 2033-34                | 2034-35                | 2035-36                 | 2036-37                 | 2037-38                 |
| <b>Aggregate - Near / Long Term Commencement Areas</b> |   |                        |                        |                        |                        |                        |                        |                        |                         |                         |                         |
| <b>Residential Property</b>                            |   |                        |                        |                        |                        |                        |                        |                        |                         |                         |                         |
| <b>For Sale</b>  |   |                        |                        |                        |                        |                        |                        |                        |                         |                         |                         |
| Buildout AV  | \$375,815,970   | \$283,190,376          | \$299,456,562          | \$128,583,313          | \$0                    | \$0                    | \$0                    | \$0                    | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$330,160,844   | \$394,609,219          | \$446,715,312          | \$502,529,429          | \$534,042,654          | \$547,014,550          | \$560,301,533          | \$573,911,257          | \$587,851,562           | \$602,130,476           | \$616,756,226           |
| Cumulative AV - Development                            | \$2,628,100,025   | \$2,975,126,951        | \$3,346,849,347        | \$3,556,727,630        | \$3,643,120,545        | \$3,731,611,943        | \$3,822,252,797        | \$3,915,095,317        | \$4,010,192,982         | \$4,107,600,570         | \$4,207,374,188         |
| AV - Underserved Land                                  | \$10,203,015  | \$5,131,814            | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                    | \$0                     | \$0                     | \$0                     |
| Cumulative AV  | \$2,638,303,041   | \$2,980,258,764        | \$3,346,849,347        | \$3,556,727,630        | \$3,643,120,545        | \$3,731,611,943        | \$3,822,252,797        | \$3,915,095,317        | \$4,010,192,982         | \$4,107,600,570         | \$4,207,374,188         |
| Base Value   | \$65,116,198  | \$65,116,198           | \$65,116,198           | \$65,116,198           | \$65,116,198           | \$65,116,198           | \$65,116,198           | \$65,116,198           | \$65,116,198            | \$65,116,198            | \$65,116,198            |
| Cumulative Incremental AV                              | \$2,573,186,842   | \$2,915,142,566        | \$3,281,733,149        | \$3,491,611,432        | \$3,578,004,346        | \$3,666,495,744        | \$3,757,136,598        | \$3,849,979,119        | \$3,945,076,784         | \$4,042,484,372         | \$4,142,257,990         |
| <b>For Rent <sup>1</sup></b>                           |   |                        |                        |                        |                        |                        |                        |                        |                         |                         |                         |
| Buildout AV  | \$67,707,351  | \$75,132,765           | \$75,416,915           | \$189,911,806          | \$114,553,185          | \$120,280,845          | \$126,294,887          | \$134,083,072          | \$117,580,540           | \$123,459,567           | \$129,632,545           |
| AV of Resale   | \$40,775,428  | \$46,436,108           | \$52,743,756           | \$59,210,226           | \$73,873,739           | \$83,558,517           | \$93,859,397           | \$104,810,088          | \$116,549,702           | \$127,386,752           | \$138,875,915           |
| Cumulative AV - Development                            | \$660,072,603   | \$749,733,566          | \$841,652,116          | \$1,050,088,686        | \$1,187,754,323        | \$1,334,177,640        | \$1,489,837,777        | \$1,656,712,178        | \$1,810,756,953         | \$1,974,071,280         | \$2,147,153,134         |
| AV - Underserved Land                                  | \$35,945,227  | \$35,751,031           | \$34,252,798           | \$32,019,102           | \$29,793,791           | \$27,577,030           | \$25,368,992           | \$23,140,375           | \$18,234,350            | \$13,331,503            | \$8,431,898             |
| Cumulative AV  | \$696,017,830   | \$785,484,597          | \$875,904,914          | \$1,082,107,788        | \$1,217,548,114        | \$1,361,754,671        | \$1,515,206,770        | \$1,679,852,553        | \$1,828,991,303         | \$1,987,402,783         | \$2,155,585,032         |
| Base Value   | \$48,251,473  | \$48,251,473           | \$48,251,473           | \$48,251,473           | \$48,251,473           | \$48,251,473           | \$48,251,473           | \$48,251,473           | \$48,251,473            | \$48,251,473            | \$48,251,473            |
| Cumulative Incremental AV                              | \$647,766,358   | \$737,233,124          | \$827,653,441          | \$1,033,856,315        | \$1,169,296,641        | \$1,313,503,198        | \$1,466,955,297        | \$1,631,601,080        | \$1,780,739,830         | \$1,939,151,310         | \$2,107,333,559         |
| <b>Business Property</b>                               |   |                        |                        |                        |                        |                        |                        |                        |                         |                         |                         |
| Buildout AV  | \$236,429,479   | \$250,857,184          | \$334,756,598          | \$313,077,793          | \$333,391,348          | \$305,710,448          | \$341,785,252          | \$337,044,241          | \$176,285,650           | \$89,044,912            | \$93,497,157            |
| AV of Resale   | \$93,061,618  | \$111,742,718          | \$131,849,978          | \$158,302,122          | \$183,811,375          | \$211,311,145          | \$237,468,833          | \$266,740,114          | \$296,322,127           | \$315,245,872           | \$328,448,743           |
| Cumulative AV - Development                            | \$1,588,382,625   | \$1,874,200,111        | \$2,250,207,853        | \$2,612,812,721        | \$3,003,712,078        | \$3,375,534,228        | \$3,791,614,988        | \$4,212,112,675        | \$4,481,106,924         | \$4,668,780,999         | \$4,865,038,026         |
| AV - Underserved Land                                  | \$81,946,440  | \$77,605,882           | \$71,164,004           | \$39,618,384           | \$33,468,683           | \$27,324,032           | \$21,184,529           | \$15,050,315           | \$12,093,970            | \$8,536,653             | \$4,981,252             |
| Cumulative AV  | \$1,670,329,065   | \$1,951,805,993        | \$2,321,371,858        | \$2,652,431,105        | \$3,037,180,761        | \$3,402,858,260        | \$3,812,799,517        | \$4,227,162,990        | \$4,493,200,894         | \$4,677,317,652         | \$4,870,019,278         |
| Base Value   | \$119,663,221   | \$119,663,221          | \$119,663,221          | \$119,663,221          | \$119,663,221          | \$119,663,221          | \$119,663,221          | \$119,663,221          | \$119,663,221           | \$119,663,221           | \$119,663,221           |
| Cumulative Incremental AV                              | \$1,550,665,844   | \$1,832,142,772        | \$2,201,708,637        | \$2,532,767,884        | \$2,917,517,540        | \$3,283,195,039        | \$3,693,136,296        | \$4,107,499,769        | \$4,373,537,673         | \$4,557,654,431         | \$4,750,356,057         |
| <b>Aggregate</b>                                       |   |                        |                        |                        |                        |                        |                        |                        |                         |                         |                         |
| Buildout AV  | \$679,952,799   | \$609,180,324          | \$709,630,075          | \$631,572,913          | \$447,944,533          | \$425,991,292          | \$468,080,139          | \$471,127,312          | \$293,866,189           | \$212,504,478           | \$223,129,702           |
| AV of Resale   | \$463,997,890   | \$552,788,044          | \$631,309,046          | \$720,041,778          | \$791,727,768          | \$841,884,211          | \$891,629,763          | \$945,461,459          | \$1,000,723,390         | \$1,044,763,100         | \$1,084,080,883         |
| Cumulative AV - Development                            | \$4,876,555,254   | \$5,599,060,627        | \$6,438,709,317        | \$7,219,629,038        | \$7,834,586,945        | \$8,441,323,811        | \$9,103,705,562        | \$9,783,920,170        | \$10,302,056,860        | \$10,750,452,849        | \$11,219,565,348        |
| AV - Underserved Land                                  | \$128,094,683   | \$118,488,727          | \$105,416,802          | \$71,637,486           | \$63,262,474           | \$54,901,062           | \$46,553,522           | \$38,190,690           | \$30,328,319            | \$21,868,156            | \$13,413,149            |
| <b>Cumulative AV</b>                                   | <b>\$5,004,649,936</b>                                    | <b>\$5,717,549,354</b> | <b>\$6,544,126,118</b> | <b>\$7,291,266,524</b> | <b>\$7,897,849,419</b> | <b>\$8,496,224,873</b> | <b>\$9,150,259,084</b> | <b>\$9,822,110,860</b> | <b>\$10,332,385,179</b> | <b>\$10,772,321,005</b> | <b>\$11,232,978,498</b> |
| Base Value   | \$233,030,892   | \$233,030,892          | \$233,030,892          | \$233,030,892          | \$233,030,892          | \$233,030,892          | \$233,030,892          | \$233,030,892          | \$233,030,892           | \$233,030,892           | \$233,030,892           |
| <b>Cumulative Incremental AV</b>                       | <b>\$4,771,619,044</b>                                    | <b>\$5,484,518,462</b> | <b>\$6,311,095,226</b> | <b>\$7,058,235,632</b> | <b>\$7,664,818,527</b> | <b>\$8,263,193,981</b> | <b>\$8,917,228,192</b> | <b>\$9,589,079,968</b> | <b>\$10,099,354,287</b> | <b>\$10,539,290,113</b> | <b>\$10,999,947,606</b> |

Appendix B  
Table A-3  
Estimated Assessed Value by Area, New Development by sub area  
EIFD No. 1  
City of West Sacramento, CA

| Development Project                                    | Fiscal Year of Sale                                       |                         |                         |                         |                         |                         |                         |                         |                         |                         |
|--|---|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
|  | 2037-38   | 2038-39                 | 2039-40                 | 2040-41                 | 2041-42                 | 2042-43                 | 2043-44                 | 2044-45                 | 2045-46                 | 2046-47                 |
|  | Assessed Value Added to Tax Roll (FY) (\$ with inflation) |                         |                         |                         |                         |                         |                         |                         |                         |                         |
|  | 2038-39   | 2039-40                 | 2040-41                 | 2041-42                 | 2042-43                 | 2043-44                 | 2044-45                 | 2045-46                 | 2046-47                 | 2047-48                 |
| <b>Aggregate - Near / Long Term Commencement Areas</b> |   |                         |                         |                         |                         |                         |                         |                         |                         |                         |
| <b>Residential Property</b>                            |   |                         |                         |                         |                         |                         |                         |                         |                         |                         |
| <b>For Sale</b>  |   |                         |                         |                         |                         |                         |                         |                         |                         |                         |
| Buildout AV  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$631,737,234   | \$647,082,132           | \$662,799,757           | \$678,899,163           | \$695,389,623           | \$712,280,637           | \$729,581,934           | \$747,303,479           | \$765,455,481           | \$784,048,394           |
| Cumulative AV - Development                            | \$4,309,571,307   | \$4,414,250,794         | \$4,521,472,946         | \$4,631,299,524         | \$4,743,793,789         | \$4,859,020,540         | \$4,977,046,149         | \$5,097,938,600         | \$5,221,767,529         | \$5,348,604,262         |
| AV - Underserved Land                                  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| Cumulative AV  | \$4,309,571,307   | \$4,414,250,794         | \$4,521,472,946         | \$4,631,299,524         | \$4,743,793,789         | \$4,859,020,540         | \$4,977,046,149         | \$5,097,938,600         | \$5,221,767,529         | \$5,348,604,262         |
| Base Value   | \$65,116,198  | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            |
| Cumulative Incremental AV                              | \$4,244,455,109   | \$4,349,134,596         | \$4,456,356,747         | \$4,566,183,325         | \$4,678,677,591         | \$4,793,904,342         | \$4,911,929,951         | \$5,032,822,402         | \$5,156,651,330         | \$5,283,488,064         |
| <b>For Rent <sup>1</sup></b>                           |   |                         |                         |                         |                         |                         |                         |                         |                         |                         |
| Buildout AV  | \$154,620,924   | \$162,351,970           | \$170,469,568           | \$178,993,047           | \$185,765,757           | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$151,052,223   | \$165,254,464           | \$180,313,176           | \$196,274,403           | \$213,186,564           | \$230,947,421           | \$236,030,574           | \$241,225,607           | \$246,534,982           | \$251,961,217           |
| Cumulative AV - Development                            | \$2,349,032,898   | \$2,563,087,082         | \$2,789,970,198         | \$3,030,370,489         | \$3,282,834,700         | \$3,355,089,891         | \$3,428,935,420         | \$3,504,406,289         | \$3,581,538,271         | \$3,660,367,928         |
| AV - Underserved Land                                  | \$6,741,602   | \$5,051,307             | \$3,361,012             | \$1,670,717             | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| Cumulative AV  | \$2,355,774,501   | \$2,568,138,389         | \$2,793,331,209         | \$3,032,041,205         | \$3,282,834,700         | \$3,355,089,891         | \$3,428,935,420         | \$3,504,406,289         | \$3,581,538,271         | \$3,660,367,928         |
| Base Value   | \$48,251,473  | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            |
| Cumulative Incremental AV                              | \$2,307,523,028   | \$2,519,886,917         | \$2,745,079,737         | \$2,983,789,732         | \$3,234,583,227         | \$3,306,838,419         | \$3,380,683,947         | \$3,456,154,816         | \$3,533,286,798         | \$3,612,116,456         |
| <b>Business Property</b>                               |   |                         |                         |                         |                         |                         |                         |                         |                         |                         |
| Buildout AV  | \$98,172,015  | \$103,080,616           | \$108,234,647           | \$113,646,379           | \$76,546,973            | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$342,255,425   | \$356,694,868           | \$371,797,444           | \$387,595,013           | \$404,121,002           | \$418,400,785           | \$427,609,786           | \$437,021,477           | \$446,640,320           | \$456,470,873           |
| Cumulative AV - Development                            | \$5,070,289,528   | \$5,284,967,217         | \$5,509,523,992         | \$5,744,434,994         | \$5,947,416,981         | \$6,078,319,629         | \$6,212,103,444         | \$6,348,831,841         | \$6,488,569,629         | \$6,631,383,047         |
| AV - Underserved Land                                  | \$3,908,048   | \$2,834,845             | \$1,761,642             | \$688,438               | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| Cumulative AV  | \$5,074,197,577   | \$5,287,802,062         | \$5,511,285,634         | \$5,745,123,432         | \$5,947,416,981         | \$6,078,319,629         | \$6,212,103,444         | \$6,348,831,841         | \$6,488,569,629         | \$6,631,383,047         |
| Base Value   | \$119,663,221   | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           |
| Cumulative Incremental AV                              | \$4,954,534,356   | \$5,168,138,841         | \$5,391,622,413         | \$5,625,460,211         | \$5,827,753,760         | \$5,958,656,408         | \$6,092,440,223         | \$6,229,168,620         | \$6,368,906,408         | \$6,511,719,826         |
| <b>Aggregate</b>                                       |   |                         |                         |                         |                         |                         |                         |                         |                         |                         |
| Buildout AV  | \$252,792,939   | \$265,432,586           | \$278,704,215           | \$292,639,426           | \$262,312,730           | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$1,125,044,882   | \$1,169,031,464         | \$1,214,910,377         | \$1,262,768,579         | \$1,312,697,189         | \$1,361,628,843         | \$1,393,222,294         | \$1,425,550,563         | \$1,458,630,783         | \$1,492,480,485         |
| Cumulative AV - Development                            | \$11,728,893,734  | \$12,262,305,093        | \$12,820,967,135        | \$13,406,105,006        | \$13,974,045,470        | \$14,292,430,060        | \$14,618,085,013        | \$14,951,176,729        | \$15,291,875,429        | \$15,640,355,237        |
| AV - Underserved Land                                  | \$10,649,651  | \$7,886,152             | \$5,122,654             | \$2,359,155             | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| <b>Cumulative AV</b>                                   | <b>\$11,739,543,384</b>                                   | <b>\$12,270,191,245</b> | <b>\$12,826,089,789</b> | <b>\$13,408,464,161</b> | <b>\$13,974,045,470</b> | <b>\$14,292,430,060</b> | <b>\$14,618,085,013</b> | <b>\$14,951,176,729</b> | <b>\$15,291,875,429</b> | <b>\$15,640,355,237</b> |
| Base Value   | \$233,030,892   | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           |
| <b>Cumulative Incremental AV</b>                       | <b>\$11,506,512,492</b>                                   | <b>\$12,037,160,353</b> | <b>\$12,593,058,897</b> | <b>\$13,175,433,269</b> | <b>\$13,741,014,578</b> | <b>\$14,059,399,168</b> | <b>\$14,385,054,121</b> | <b>\$14,718,145,837</b> | <b>\$15,058,844,537</b> | <b>\$15,407,324,345</b> |

Appendix B  
Table A-3  
Estimated Assessed Value by Area, New Development by sub area  
EIFD No. 1  
City of West Sacramento, CA

| Development Project                                    | Fiscal Year of Sale                                       |                         |                         |                         |                         |                         |                         |                         |                         |                         |
|--|---|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
|  | 2047-48   | 2048-49                 | 2049-50                 | 2050-51                 | 2051-52                 | 2052-53                 | 2053-54                 | 2054-55                 | 2055-56                 | 2056-57                 |
|  | Assessed Value Added to Tax Roll (FY) (\$ with inflation) |                         |                         |                         |                         |                         |                         |                         |                         |                         |
|  | 2048-49   | 2049-50                 | 2050-51                 | 2051-52                 | 2052-53                 | 2053-54                 | 2054-55                 | 2055-56                 | 2056-57                 | 2057-58                 |
| <b>Aggregate - Near / Long Term Commencement Areas</b> |   |                         |                         |                         |                         |                         |                         |                         |                         |                         |
| <b>Residential Property</b>                            |   |                         |                         |                         |                         |                         |                         |                         |                         |                         |
| <b>For Sale</b>  |   |                         |                         |                         |                         |                         |                         |                         |                         |                         |
| Buildout AV  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$803,092,930   | \$822,600,057           | \$842,581,013           | \$863,047,305           | \$884,010,724           | \$905,483,345           | \$927,477,535           | \$950,005,965           | \$973,081,610           | \$996,717,762           |
| Cumulative AV - Development                            | \$5,478,521,859   | \$5,611,595,155         | \$5,747,900,802         | \$5,887,517,312         | \$6,030,525,108         | \$6,177,006,562         | \$6,327,046,052         | \$6,480,730,000         | \$6,638,146,932         | \$6,799,387,521         |
| AV - Underserved Land                                  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| Cumulative AV  | \$5,478,521,859   | \$5,611,595,155         | \$5,747,900,802         | \$5,887,517,312         | \$6,030,525,108         | \$6,177,006,562         | \$6,327,046,052         | \$6,480,730,000         | \$6,638,146,932         | \$6,799,387,521         |
| Base Value   | \$65,116,198  | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            |
| Cumulative Incremental AV                              | \$5,413,405,661   | \$5,546,478,957         | \$5,682,784,603         | \$5,822,401,114         | \$5,965,408,909         | \$6,111,890,364         | \$6,261,929,854         | \$6,415,613,802         | \$6,573,030,734         | \$6,734,271,323         |
| <b>For Rent <sup>1</sup></b>                           |   |                         |                         |                         |                         |                         |                         |                         |                         |                         |
| Buildout AV  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$257,506,884   | \$263,174,610           | \$268,967,083           | \$274,887,049           | \$280,937,313           | \$287,120,743           | \$293,440,271           | \$299,898,891           | \$306,499,666           | \$313,245,723           |
| Cumulative AV - Development                            | \$3,740,932,626   | \$3,823,270,554         | \$3,907,420,738         | \$3,993,423,069         | \$4,081,318,311         | \$4,171,148,127         | \$4,262,955,097         | \$4,356,782,739         | \$4,452,675,527         | \$4,550,678,915         |
| AV - Underserved Land                                  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| Cumulative AV  | \$3,740,932,626   | \$3,823,270,554         | \$3,907,420,738         | \$3,993,423,069         | \$4,081,318,311         | \$4,171,148,127         | \$4,262,955,097         | \$4,356,782,739         | \$4,452,675,527         | \$4,550,678,915         |
| Base Value   | \$48,251,473  | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            |
| Cumulative Incremental AV                              | \$3,692,681,154   | \$3,775,019,081         | \$3,859,169,266         | \$3,945,171,596         | \$4,033,066,838         | \$4,122,896,654         | \$4,214,703,624         | \$4,308,531,266         | \$4,404,424,054         | \$4,502,427,442         |
| <b>Business Property</b>                               |   |                         |                         |                         |                         |                         |                         |                         |                         |                         |
| Buildout AV  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$466,517,797   | \$476,785,854           | \$487,279,911           | \$498,004,942           | \$508,966,030           | \$520,168,373           | \$531,617,279           | \$543,318,175           | \$555,276,608           | \$567,498,246           |
| Cumulative AV - Development                            | \$6,777,339,788   | \$6,926,509,037         | \$7,078,961,501         | \$7,234,769,443         | \$7,394,006,719         | \$7,556,748,806         | \$7,723,072,848         | \$7,893,057,681         | \$8,066,783,881         | \$8,244,333,794         |
| AV - Underserved Land                                  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| Cumulative AV  | \$6,777,339,788   | \$6,926,509,037         | \$7,078,961,501         | \$7,234,769,443         | \$7,394,006,719         | \$7,556,748,806         | \$7,723,072,848         | \$7,893,057,681         | \$8,066,783,881         | \$8,244,333,794         |
| Base Value   | \$119,663,221   | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           |
| Cumulative Incremental AV                              | \$6,657,676,567   | \$6,806,845,816         | \$6,959,298,280         | \$7,115,106,222         | \$7,274,343,498         | \$7,437,085,585         | \$7,603,409,627         | \$7,773,394,460         | \$7,947,120,660         | \$8,124,670,573         |
| <b>Aggregate</b>                                       |   |                         |                         |                         |                         |                         |                         |                         |                         |                         |
| Buildout AV  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$1,527,117,611   | \$1,562,560,522         | \$1,598,828,007         | \$1,635,939,296         | \$1,673,914,068         | \$1,712,772,461         | \$1,752,535,085         | \$1,793,223,031         | \$1,834,857,883         | \$1,877,461,731         |
| Cumulative AV - Development                            | \$15,996,794,274  | \$16,361,374,745        | \$16,734,283,041        | \$17,115,709,824        | \$17,505,850,137        | \$17,904,903,496        | \$18,313,073,996        | \$18,730,570,420        | \$19,157,606,339        | \$19,594,400,230        |
| AV - Underserved Land                                  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| <b>Cumulative AV</b>                                   | <b>\$15,996,794,274</b>                                   | <b>\$16,361,374,745</b> | <b>\$16,734,283,041</b> | <b>\$17,115,709,824</b> | <b>\$17,505,850,137</b> | <b>\$17,904,903,496</b> | <b>\$18,313,073,996</b> | <b>\$18,730,570,420</b> | <b>\$19,157,606,339</b> | <b>\$19,594,400,230</b> |
| Base Value   | \$233,030,892   | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           |
| <b>Cumulative Incremental AV</b>                       | <b>\$15,763,763,382</b>                                   | <b>\$16,128,343,853</b> | <b>\$16,501,252,149</b> | <b>\$16,882,678,932</b> | <b>\$17,272,819,245</b> | <b>\$17,671,872,604</b> | <b>\$18,080,043,104</b> | <b>\$18,497,539,528</b> | <b>\$18,924,575,447</b> | <b>\$19,361,369,338</b> |

Appendix B  
Table A-3  
Estimated Assessed Value by Area, New Development by sub area  
EIFD No. 1  
City of West Sacramento, CA

| Development Project                                    | Fiscal Year of Sale                                       |                         |                         |                         |                         |                         |                         |                         |
|--|---|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
|  | 2057-58   | 2058-59                 | 2059-60                 | 2060-61                 | 2061-62                 | 2062-63                 | 2063-64                 | 2064-65                 |
|  | Assessed Value Added to Tax Roll (FY) (\$ with inflation) |                         |                         |                         |                         |                         |                         |                         |
|  | 2058-59   | 2059-60                 | 2060-61                 | 2061-62                 | 2062-63                 | 2063-64                 | 2064-65                 | 2065-66                 |
| <b>Aggregate - Near / Long Term Commencement Areas</b> |   |                         |                         |                         |                         |                         |                         |                         |
| <b>Residential Property</b>                            |   |                         |                         |                         |                         |                         |                         |                         |
| <b>For Sale</b>  |   |                         |                         |                         |                         |                         |                         |                         |
| Buildout AV  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$1,020,928,036   | \$1,045,726,378         | \$1,071,127,072         | \$1,097,144,749         | \$1,123,794,395         | \$1,151,091,360         | \$1,179,051,370         | \$1,207,690,527         |
| Cumulative AV - Development                            | \$6,964,544,644   | \$7,133,713,433         | \$7,306,991,333         | \$7,484,478,152         | \$7,666,276,127         | \$7,852,489,974         | \$8,043,226,955         | \$8,238,596,938         |
| AV - Underserved Land                                  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| Cumulative AV  | \$6,964,544,644   | \$7,133,713,433         | \$7,306,991,333         | \$7,484,478,152         | \$7,666,276,127         | \$7,852,489,974         | \$8,043,226,955         | \$8,238,596,938         |
| Base Value   | \$65,116,198  | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            | \$65,116,198            |
| Cumulative Incremental AV                              | \$6,899,428,446   | \$7,068,597,235         | \$7,241,875,134         | \$7,419,361,954         | \$7,601,159,928         | \$7,787,373,775         | \$7,978,110,757         | \$8,173,480,740         |
| <b>For Rent <sup>1</sup></b>                           |   |                         |                         |                         |                         |                         |                         |                         |
| Buildout AV  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$320,140,262   | \$327,186,549           | \$334,387,925           | \$341,747,803           | \$349,269,672           | \$356,957,098           | \$364,813,723           | \$372,843,273           |
| Cumulative AV - Development                            | \$4,650,839,358   | \$4,753,204,332         | \$4,857,822,360         | \$4,964,743,030         | \$5,074,017,024         | \$5,185,696,138         | \$5,299,833,310         | \$5,416,482,642         |
| AV - Underserved Land                                  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| Cumulative AV  | \$4,650,839,358   | \$4,753,204,332         | \$4,857,822,360         | \$4,964,743,030         | \$5,074,017,024         | \$5,185,696,138         | \$5,299,833,310         | \$5,416,482,642         |
| Base Value   | \$48,251,473  | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            | \$48,251,473            |
| Cumulative Incremental AV                              | \$4,602,587,885   | \$4,704,952,859         | \$4,809,570,887         | \$4,916,491,557         | \$5,025,765,551         | \$5,137,444,666         | \$5,251,581,838         | \$5,368,231,169         |
| <b>Business Property</b>                               |   |                         |                         |                         |                         |                         |                         |                         |
| Buildout AV  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$579,988,882   | \$592,754,438           | \$605,800,963           | \$619,134,642           | \$632,761,796           | \$646,688,883           | \$660,922,505           | \$675,469,409           |
| Cumulative AV - Development                            | \$8,425,791,581   | \$8,611,243,253         | \$8,800,776,717         | \$8,994,481,813         | \$9,192,450,358         | \$9,394,776,190         | \$9,601,555,214         | \$9,812,885,444         |
| AV - Underserved Land                                  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| Cumulative AV  | \$8,425,791,581   | \$8,611,243,253         | \$8,800,776,717         | \$8,994,481,813         | \$9,192,450,358         | \$9,394,776,190         | \$9,601,555,214         | \$9,812,885,444         |
| Base Value   | \$119,663,221   | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           | \$119,663,221           |
| Cumulative Incremental AV                              | \$8,306,128,360   | \$8,491,580,032         | \$8,681,113,496         | \$8,874,818,592         | \$9,072,787,137         | \$9,275,112,969         | \$9,481,891,993         | \$9,693,222,223         |
| <b>Aggregate</b>                                       |   |                         |                         |                         |                         |                         |                         |                         |
| Buildout AV  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| AV of Resale   | \$1,921,057,180   | \$1,965,667,365         | \$2,011,315,960         | \$2,058,027,194         | \$2,105,825,862         | \$2,154,737,341         | \$2,204,787,598         | \$2,256,003,210         |
| Cumulative AV - Development                            | \$20,041,175,583  | \$20,498,161,019        | \$20,965,590,410        | \$21,443,702,995        | \$21,932,743,508        | \$22,432,962,302        | \$22,944,615,479        | \$23,467,965,024        |
| AV - Underserved Land                                  | \$0   | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     | \$0                     |
| <b>Cumulative AV</b>                                   | <b>\$20,041,175,583</b>                                   | <b>\$20,498,161,019</b> | <b>\$20,965,590,410</b> | <b>\$21,443,702,995</b> | <b>\$21,932,743,508</b> | <b>\$22,432,962,302</b> | <b>\$22,944,615,479</b> | <b>\$23,467,965,024</b> |
| Base Value   | \$233,030,892   | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           | \$233,030,892           |
| <b>Cumulative Incremental AV</b>                       | <b>\$19,808,144,691</b>                                   | <b>\$20,265,130,127</b> | <b>\$20,732,559,518</b> | <b>\$21,210,672,103</b> | <b>\$21,699,712,616</b> | <b>\$22,199,931,410</b> | <b>\$22,711,584,587</b> | <b>\$23,234,934,132</b> |

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

<sup>2</sup> Summary from Table 4 to Table 11 in Appendix A.

Appendix B  
Table A-4  
Scenarios for Property Tax Allocation  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Property Tax Allocation    | Distribution till FY 2036-37 | Distribution from FY 2037-38 |
|---|----------------------------|------------------------------|------------------------------|
| AB 1290 pass through to General Fund <sup>1</sup>                                 |                            | 10.20%                       | 0.00%                        |
| RPTTF "Residual" Distribution Available for Contribution to EIFD <sup>1</sup>     |                            | 30.50%                       | 48.0%                        |
| <b>City's RPTTF Distributions Available for Contribution to EIFD <sup>1</sup></b> |                            | <b>40.70%</b>                | <b>48.0%</b>                 |
| <b>Scenario 1: 100% Property Tax Available to EIFD</b>                            | <i>Percentage of Share</i> |                              |                              |
| EIFD's Share on the City's General Fund   | 100%                       | 30.50%                       | 48.00%                       |
| <b>City's Net Share on the General Fund</b>                                       |                            |                              |                              |
| For City Service  |                            | 10.20%                       | 0.00%                        |
| For Other Uses  |                            | 0.00%                        | 0.00%                        |
| <b>Subtotal</b>   |                            | <b>10.20%</b>                | <b>0.00%</b>                 |
| <b>Scenario 2: 50% Property Tax Available to EIFD</b>                             | <i>Percentage of Share</i> |                              |                              |
| EIFD's Share on the City's General Fund   | 50%                        | 15.25%                       | 24.00%                       |
| <b>City's Net Share on the General Fund</b>                                       |                            |                              |                              |
| For City Service  |                            | 10.20%                       | 0.00%                        |
| For Other Uses  |                            | 15.25%                       | 24.00%                       |
| <b>Subtotal</b>   |                            | <b>25.45%</b>                | <b>24.00%</b>                |
| <b>Scenario 3: 25% Property Tax Available to EIFD</b>                             | <i>Percentage of Share</i> |                              |                              |
| EIFD's Share on the City's General Fund   | 25%                        | 7.63%                        | 12.00%                       |
| <b>City's Net Share on the General Fund</b>                                       |                            |                              |                              |
| For City Service  |                            | 10.20%                       | 0.00%                        |
| For Other Uses  |                            | 22.88%                       | 36.00%                       |
| <b>Subtotal</b>   |                            | <b>33.08%</b>                | <b>36.00%</b>                |

Source: City of West Sacramento, KMA

<sup>1</sup> Tables 6 and 7 (pages 12 and 14)

Appendix B  
Table B-1  
Estimated Annual Project Fiscal Impact  
EIFD No. 1  
City of West Sacramento, CA

| Item                                       | Source    | Total 2017\$<br>(Rounded),<br>Discount Rate: |  | Estimates with Inflation |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |
|--|-----------|--|--|--------------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|
|  |           | 3%   | Nominal<br>Cumulative Total<br>(Rounded) | 2017-18                  | 2018-19          | 2019-20            | 2020-21            | 2021-22            | 2022-23            | 2023-24            | 2024-25             | 2025-26             | 2026-27             | 2027-28             |
| <b>100% Property Tax Available to EIFD</b> |           |  |  |                          |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |
| <b>Estimated Revenues</b>                  |           |  |  |                          |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |
| Property Tax                               | Table B-2 | \$63,608,000                                 | \$95,250,000                             | \$0                      | \$58,774         | \$165,277          | \$574,869          | \$918,042          | \$1,302,797        | \$2,033,439        | \$2,565,569         | \$3,270,833         | \$4,087,624         | \$4,867,051         |
| Property Tax In-Lieu of VLF                | Table B-3 | \$149,851,000                                | \$361,457,000                            | \$0                      | \$36,878         | \$103,703          | \$360,702          | \$576,026          | \$817,441          | \$1,275,884        | \$1,609,769         | \$2,052,287         | \$2,564,784         | \$3,053,836         |
| Real Property Transfer Tax                 | Table B-4 | \$14,589,000                                 | \$33,123,000                             | \$29,343                 | \$40,622         | \$121,813          | \$120,237          | \$191,522          | \$264,510          | \$289,467          | \$353,599           | \$407,180           | \$461,898           | \$459,788           |
| Sales Tax                                  | Table B-5 | \$283,875,000                                | \$694,274,000                            | \$23,022                 | \$234,781        | \$457,698          | \$742,874          | \$1,097,468        | \$1,601,257        | \$2,023,916        | \$2,773,636         | \$3,541,868         | \$4,374,599         | \$5,176,310         |
| Prop 172 Sales Tax                         | Table B-5 | \$22,710,000                                 | \$55,542,000                             | \$1,842                  | \$18,782         | \$36,616           | \$59,430           | \$87,797           | \$128,101          | \$161,913          | \$221,891           | \$283,349           | \$349,968           | \$414,105           |
| Transient Occupancy Tax                    | Table B-6 | \$234,311,000                                | \$549,563,000                            | \$0                      | \$484,524        | \$887,218          | \$949,531          | \$1,000,078        | \$2,211,642        | \$3,853,862        | \$4,081,973         | \$5,570,046         | \$5,847,969         | \$6,067,310         |
| Franchises                                 | Table B-7 | \$17,701,000                                 | \$43,039,000                             | \$4,216                  | \$13,434         | \$45,369           | \$68,159           | \$91,727           | \$134,494          | \$165,928          | \$210,267           | \$258,687           | \$306,754           | \$352,274           |
| Licenses and Permits                       | Table B-7 | \$310,000                                    | \$754,000                                | \$74                     | \$235            | \$795              | \$1,194            | \$1,606            | \$2,355            | \$2,906            | \$3,683             | \$4,531             | \$5,372             | \$6,170             |
| Fines and Forfeitures                      | Table B-7 | \$2,915,000                                  | \$7,089,000                              | \$694                    | \$2,213          | \$7,473            | \$11,226           | \$15,108           | \$22,152           | \$27,329           | \$34,632            | \$42,607            | \$50,524            | \$58,022            |
| <b>Total</b>                               |           | <b>\$789,872,000</b>                         | <b>\$1,840,089,000</b>                   | <b>\$59,191</b>          | <b>\$890,243</b> | <b>\$1,825,961</b> | <b>\$2,888,223</b> | <b>\$3,979,375</b> | <b>\$6,484,750</b> | <b>\$9,834,645</b> | <b>\$11,855,018</b> | <b>\$15,431,388</b> | <b>\$18,049,492</b> | <b>\$20,454,865</b> |
| <b>Total in 2017\$</b>                     |           | <b>\$789,872,000</b>                         |  | <b>\$59,191</b>          | <b>\$864,314</b> | <b>\$1,721,143</b> | <b>\$2,643,133</b> | <b>\$3,535,623</b> | <b>\$5,593,803</b> | <b>\$8,236,360</b> | <b>\$9,639,215</b>  | <b>\$12,181,680</b> | <b>\$13,833,432</b> | <b>\$15,220,341</b> |
| <b>Less:</b>                               |           |  |  |                          |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |
| <b>Estimated Expenditures</b>              |           |  |  |                          |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |
| Fund 101                                   | Table B-9 | \$640,292,000                                | \$1,555,589,000                          | \$162,014                | \$494,229        | \$1,693,704        | \$2,534,732        | \$3,394,222        | \$4,960,847        | \$6,102,487        | \$7,712,829         | \$9,468,302         | \$11,215,696        | \$12,860,687        |
| Fund 104                                   |           | \$54,163,000                                 | \$131,692,000                            | \$12,901                 | \$41,105         | \$138,823          | \$208,556          | \$280,672          | \$411,533          | \$507,715          | \$643,385           | \$791,543           | \$938,623           | \$1,077,906         |
| Fund 207                                   |           | \$3,665,000                                  | \$8,911,000                              | \$873                    | \$2,781          | \$9,393            | \$14,112           | \$18,991           | \$27,846           | \$34,354           | \$43,534            | \$53,559            | \$63,511            | \$72,936            |
| <b>Total</b>                               |           | <b>\$698,120,000</b>                         | <b>\$1,696,192,000</b>                   | <b>\$175,788</b>         | <b>\$538,116</b> | <b>\$1,841,920</b> | <b>\$2,757,399</b> | <b>\$3,693,886</b> | <b>\$5,400,226</b> | <b>\$6,644,557</b> | <b>\$8,399,749</b>  | <b>\$10,313,404</b> | <b>\$12,217,830</b> | <b>\$14,011,530</b> |
| <b>Total in 2017\$</b>                     |           | <b>\$698,120,000</b>                         |  | <b>\$175,788</b>         | <b>\$522,443</b> | <b>\$1,736,186</b> | <b>\$2,523,410</b> | <b>\$3,281,970</b> | <b>\$4,658,283</b> | <b>\$5,564,712</b> | <b>\$6,829,765</b>  | <b>\$8,141,496</b>  | <b>\$9,363,949</b>  | <b>\$10,425,894</b> |
| <b>Fiscal Impact</b>                       |           | <b>\$91,752,000</b>                          | <b>\$143,898,000</b>                     | <b>(\$116,598)</b>       | <b>\$352,127</b> | <b>(\$15,959)</b>  | <b>\$130,824</b>   | <b>\$285,490</b>   | <b>\$1,084,524</b> | <b>\$3,190,088</b> | <b>\$3,455,269</b>  | <b>\$5,117,984</b>  | <b>\$5,831,662</b>  | <b>\$6,443,336</b>  |
| <b>Fiscal Impact in 2017\$</b>             |           | <b>\$91,752,000</b>                          |  | <b>(\$116,598)</b>       | <b>\$341,871</b> | <b>(\$15,043)</b>  | <b>\$119,723</b>   | <b>\$253,654</b>   | <b>\$935,520</b>   | <b>\$2,671,649</b> | <b>\$2,809,450</b>  | <b>\$4,040,184</b>  | <b>\$4,469,483</b>  | <b>\$4,794,447</b>  |

Appendix B  
Table B-1  
Estimated Annual Project Fiscal Impact  
EIFD No. 1  
City of West Sacramento, CA

| Item                                       | Estimates with Inflation |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--|--------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2028-29                  | 2029-30             | 2030-31             | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             |
| <b>100% Property Tax Available to EIFD</b> |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Estimated Revenues</b>                  |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Property Tax                               | \$5,594,209              | \$6,437,317         | \$7,199,400         | \$7,818,115         | \$8,428,458         | \$9,095,573         | \$9,780,862         | \$10,301,341        | \$10,750,076        | \$0                 | \$0                 | \$0                 | \$0                 |
| Property Tax In-Lieu of VLF                | \$3,510,092              | \$4,039,101         | \$4,517,271         | \$4,905,484         | \$5,288,444         | \$5,707,026         | \$6,137,011         | \$6,463,587         | \$6,745,146         | \$7,039,966         | \$7,364,168         | \$7,703,783         | \$8,059,558         |
| Real Property Transfer Tax                 | \$511,921                | \$466,744           | \$435,450           | \$463,036           | \$490,396           | \$520,004           | \$550,398           | \$574,620           | \$596,244           | \$618,775           | \$642,967           | \$668,201           | \$694,523           |
| Sales Tax                                  | \$6,077,103              | \$6,988,229         | \$7,961,743         | \$8,854,812         | \$9,905,632         | \$10,897,232        | \$11,700,575        | \$12,170,347        | \$12,657,775        | \$13,167,807        | \$13,697,048        | \$14,246,193        | \$14,815,959        |
| Prop 172 Sales Tax                         | \$486,168                | \$559,058           | \$636,939           | \$708,385           | \$792,451           | \$871,779           | \$936,046           | \$973,628           | \$1,012,622         | \$1,053,425         | \$1,095,764         | \$1,139,695         | \$1,185,277         |
| Transient Occupancy Tax                    | \$7,696,352              | \$7,992,449         | \$8,280,196         | \$8,568,132         | \$8,825,176         | \$9,089,931         | \$9,362,629         | \$9,643,508         | \$9,932,813         | \$10,230,797        | \$10,537,721        | \$10,853,853        | \$11,179,469        |
| Franchises                                 | \$402,477                | \$458,679           | \$503,789           | \$547,514           | \$595,520           | \$643,850           | \$683,632           | \$716,820           | \$751,385           | \$788,361           | \$826,880           | \$867,001           | \$908,784           |
| Licenses and Permits                       | \$7,049                  | \$8,033             | \$8,823             | \$9,589             | \$10,430            | \$11,276            | \$11,973            | \$12,554            | \$13,160            | \$13,807            | \$14,482            | \$15,184            | \$15,916            |
| Fines and Forfeitures                      | \$66,290                 | \$75,547            | \$82,977            | \$90,179            | \$98,086            | \$106,046           | \$112,598           | \$118,064           | \$123,757           | \$129,848           | \$136,192           | \$142,800           | \$149,682           |
| <b>Total</b>                               | <b>\$24,351,661</b>      | <b>\$27,025,158</b> | <b>\$29,626,589</b> | <b>\$31,965,246</b> | <b>\$34,434,592</b> | <b>\$36,942,717</b> | <b>\$39,275,724</b> | <b>\$40,974,469</b> | <b>\$42,582,978</b> | <b>\$33,042,786</b> | <b>\$34,315,222</b> | <b>\$35,636,710</b> | <b>\$37,009,167</b> |
| <b>Total in 2017\$</b>                     | <b>\$17,592,158</b>      | <b>\$18,954,902</b> | <b>\$20,174,266</b> | <b>\$21,132,793</b> | <b>\$22,102,254</b> | <b>\$23,021,480</b> | <b>\$23,762,459</b> | <b>\$24,068,182</b> | <b>\$24,284,477</b> | <b>\$18,294,989</b> | <b>\$18,446,123</b> | <b>\$18,598,532</b> | <b>\$18,752,240</b> |
| <i>Less:</i>                               |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Estimated Expenditures</b>              |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Fund 101                                   | \$14,668,752             | \$16,700,650        | \$18,290,865        | \$19,837,614        | \$21,531,777        | \$23,240,743        | \$24,659,141        | \$25,858,958        | \$27,108,570        | \$28,447,815        | \$29,843,018        | \$31,296,329        | \$32,809,980        |
| Fund 104                                   | \$1,231,522              | \$1,403,490         | \$1,541,520         | \$1,675,311         | \$1,822,202         | \$1,970,086         | \$2,091,812         | \$2,193,364         | \$2,299,126         | \$2,412,269         | \$2,530,131         | \$2,652,894         | \$2,780,746         |
| Fund 207                                   | \$83,330                 | \$94,966            | \$104,306           | \$113,359           | \$123,298           | \$133,304           | \$141,541           | \$148,412           | \$155,569           | \$163,224           | \$171,199           | \$179,506           | \$188,157           |
| <b>Total</b>                               | <b>\$15,983,604</b>      | <b>\$18,199,106</b> | <b>\$19,936,691</b> | <b>\$21,626,283</b> | <b>\$23,477,277</b> | <b>\$25,344,134</b> | <b>\$26,892,494</b> | <b>\$28,200,734</b> | <b>\$29,563,265</b> | <b>\$31,023,309</b> | <b>\$32,544,348</b> | <b>\$34,128,729</b> | <b>\$35,778,883</b> |
| <b>Total in 2017\$</b>                     | <b>\$11,546,896</b>      | <b>\$12,764,487</b> | <b>\$13,575,916</b> | <b>\$14,297,521</b> | <b>\$15,069,171</b> | <b>\$15,793,626</b> | <b>\$16,270,401</b> | <b>\$16,564,959</b> | <b>\$16,859,517</b> | <b>\$17,176,854</b> | <b>\$17,494,191</b> | <b>\$17,811,528</b> | <b>\$18,128,865</b> |
| <b>Fiscal Impact</b>                       | <b>\$8,368,057</b>       | <b>\$8,826,052</b>  | <b>\$9,689,898</b>  | <b>\$10,338,962</b> | <b>\$10,957,315</b> | <b>\$11,598,583</b> | <b>\$12,383,230</b> | <b>\$12,773,735</b> | <b>\$13,019,713</b> | <b>\$2,019,477</b>  | <b>\$1,770,874</b>  | <b>\$1,507,981</b>  | <b>\$1,230,285</b>  |
| <b>Fiscal Impact in 2017\$</b>             | <b>\$6,045,263</b>       | <b>\$6,190,415</b>  | <b>\$6,598,349</b>  | <b>\$6,835,272</b>  | <b>\$7,033,084</b>  | <b>\$7,227,853</b>  | <b>\$7,492,058</b>  | <b>\$7,503,223</b>  | <b>\$7,424,960</b>  | <b>\$1,118,135</b>  | <b>\$951,932</b>    | <b>\$787,004</b>    | <b>\$623,375</b>    |

Appendix B  
Table B-1  
Estimated Annual Project Fiscal Impact  
EIFD No. 1  
City of West Sacramento, CA

| Item                                       | Estimates with Inflation |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--|--------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2041-42                  | 2042-43             | 2043-44             | 2044-45             | 2045-46             | 2046-47             | 2047-48             | 2048-49             | 2049-50             | 2050-51             | 2051-52             | 2052-53             | 2053-54             |
|  | Buildout Year            |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>100% Property Tax Available to EIFD</b> |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Estimated Revenues</b>                  |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Property Tax                               | \$0                      | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Property Tax In-Lieu of VLF                | \$8,432,277              | \$8,794,249         | \$8,998,015         | \$9,206,435         | \$9,419,613         | \$9,637,661         | \$9,860,688         | \$10,088,809        | \$10,322,140        | \$10,560,801        | \$10,804,915        | \$11,054,604        | \$11,309,998        |
| Real Property Transfer Tax                 | \$721,983                | \$748,896           | \$766,272           | \$784,053           | \$802,247           | \$820,864           | \$839,915           | \$859,408           | \$879,355           | \$899,767           | \$920,653           | \$942,025           | \$963,894           |
| Sales Tax                                  | \$15,368,580             | \$15,829,637        | \$16,304,526        | \$16,793,662        | \$17,297,472        | \$17,816,396        | \$18,350,888        | \$18,901,415        | \$19,468,457        | \$20,052,511        | \$20,654,086        | \$21,273,709        | \$21,911,920        |
| Prop 172 Sales Tax                         | \$1,229,486              | \$1,266,371         | \$1,304,362         | \$1,343,493         | \$1,383,798         | \$1,425,312         | \$1,468,071         | \$1,512,113         | \$1,557,477         | \$1,604,201         | \$1,652,327         | \$1,701,897         | \$1,752,954         |
| Transient Occupancy Tax                    | \$11,514,853             | \$11,860,298        | \$12,216,107        | \$12,582,590        | \$12,960,068        | \$13,348,870        | \$13,749,336        | \$14,161,816        | \$14,586,671        | \$15,024,271        | \$15,474,999        | \$15,939,249        | \$16,417,427        |
| Franchises                                 | \$949,634                | \$978,123           | \$1,007,466         | \$1,037,690         | \$1,068,821         | \$1,100,886         | \$1,133,912         | \$1,167,930         | \$1,202,968         | \$1,239,057         | \$1,276,228         | \$1,314,515         | \$1,353,951         |
| Licenses and Permits                       | \$16,632                 | \$17,131            | \$17,644            | \$18,174            | \$18,719            | \$19,281            | \$19,859            | \$20,455            | \$21,068            | \$21,700            | \$22,352            | \$23,022            | \$23,713            |
| Fines and Forfeitures                      | \$156,410                | \$161,103           | \$165,936           | \$170,914           | \$176,041           | \$181,322           | \$186,762           | \$192,365           | \$198,136           | \$204,080           | \$210,202           | \$216,508           | \$223,004           |
| <b>Total</b>                               | <b>\$38,389,855</b>      | <b>\$39,655,807</b> | <b>\$40,780,330</b> | <b>\$41,937,011</b> | <b>\$43,126,779</b> | <b>\$44,350,591</b> | <b>\$45,609,431</b> | <b>\$46,904,310</b> | <b>\$48,236,272</b> | <b>\$49,606,388</b> | <b>\$51,015,762</b> | <b>\$52,465,529</b> | <b>\$53,956,860</b> |
| <b>Total in 2017\$</b>                     | <b>\$18,885,265</b>      | <b>\$18,939,835</b> | <b>\$18,909,624</b> | <b>\$18,879,583</b> | <b>\$18,849,713</b> | <b>\$18,820,012</b> | <b>\$18,790,482</b> | <b>\$18,761,121</b> | <b>\$18,731,931</b> | <b>\$18,702,910</b> | <b>\$18,674,059</b> | <b>\$18,645,378</b> | <b>\$18,616,866</b> |
| <b>Less:</b>                               |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Estimated Expenditures</b>              |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Fund 101                                   | \$34,296,143             | \$35,325,028        | \$36,384,779        | \$37,476,322        | \$38,600,612        | \$39,758,630        | \$40,951,389        | \$42,179,930        | \$43,445,328        | \$44,748,688        | \$46,091,149        | \$47,473,883        | \$48,898,100        |
| Fund 104                                   | \$2,905,739              | \$2,992,912         | \$3,082,699         | \$3,175,180         | \$3,270,435         | \$3,368,548         | \$3,469,605         | \$3,573,693         | \$3,680,904         | \$3,791,331         | \$3,905,071         | \$4,022,223         | \$4,142,890         |
| Fund 207                                   | \$196,615                | \$202,513           | \$208,588           | \$214,846           | \$221,291           | \$227,930           | \$234,768           | \$241,811           | \$249,065           | \$256,537           | \$264,233           | \$272,160           | \$280,325           |
| <b>Total</b>                               | <b>\$37,398,497</b>      | <b>\$38,520,452</b> | <b>\$39,676,066</b> | <b>\$40,866,348</b> | <b>\$42,092,338</b> | <b>\$43,355,108</b> | <b>\$44,655,762</b> | <b>\$45,995,434</b> | <b>\$47,375,297</b> | <b>\$48,796,556</b> | <b>\$50,260,453</b> | <b>\$51,768,267</b> | <b>\$53,321,315</b> |
| <b>Total in 2017\$</b>                     | <b>\$18,397,583</b>      | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> |
| <b>Fiscal Impact</b>                       | <b>\$991,358</b>         | <b>\$1,135,355</b>  | <b>\$1,104,264</b>  | <b>\$1,070,663</b>  | <b>\$1,034,441</b>  | <b>\$995,483</b>    | <b>\$953,669</b>    | <b>\$908,876</b>    | <b>\$860,974</b>    | <b>\$809,831</b>    | <b>\$755,308</b>    | <b>\$697,263</b>    | <b>\$635,545</b>    |
| <b>Fiscal Impact in 2017\$</b>             | <b>\$487,682</b>         | <b>\$542,252</b>    | <b>\$512,041</b>    | <b>\$482,001</b>    | <b>\$452,130</b>    | <b>\$422,430</b>    | <b>\$392,899</b>    | <b>\$363,539</b>    | <b>\$334,348</b>    | <b>\$305,328</b>    | <b>\$276,477</b>    | <b>\$247,796</b>    | <b>\$219,284</b>    |

Appendix B  
Table B-1  
Estimated Annual Project Fiscal Impact  
EIFD No. 1  
City of West Sacramento, CA

| Item                                       | Estimates with Inflation |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--|--------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2054-55                  | 2055-56             | 2056-57             | 2057-58             | 2058-59             | 2059-60             | 2060-61             | 2061-62             | 2062-63             | 2063-64             | 2064-65             |
| <b>100% Property Tax Available to EIFD</b> |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Estimated Revenues</b>                  |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Property Tax                               | \$0                      | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Property Tax In-Lieu of VLF                | \$11,571,228             | \$11,838,425        | \$12,111,728        | \$12,391,276        | \$12,677,213        | \$12,969,683        | \$13,268,838        | \$13,574,830        | \$13,887,816        | \$14,207,956        | \$14,535,414        |
| Real Property Transfer Tax                 | \$986,273                | \$1,009,172         | \$1,032,604         | \$1,056,581         | \$1,081,117         | \$1,106,224         | \$1,131,915         | \$1,158,204         | \$1,185,106         | \$1,212,633         | \$1,240,802         |
| Sales Tax                                  | \$22,569,278             | \$23,246,356        | \$23,943,747        | \$24,662,059        | \$25,401,921        | \$26,163,978        | \$26,948,898        | \$27,757,365        | \$28,590,086        | \$29,447,788        | \$30,331,222        |
| Prop 172 Sales Tax                         | \$1,805,542              | \$1,859,708         | \$1,915,500         | \$1,972,965         | \$2,032,154         | \$2,093,118         | \$2,155,912         | \$2,220,589         | \$2,287,207         | \$2,355,823         | \$2,426,498         |
| Transient Occupancy Tax                    | \$16,909,949             | \$17,417,248        | \$17,939,765        | \$18,477,958        | \$19,032,297        | \$19,603,266        | \$20,191,364        | \$20,797,105        | \$21,421,018        | \$22,063,648        | \$22,725,558        |
| Franchises                                 | \$1,394,569              | \$1,436,406         | \$1,479,498         | \$1,523,883         | \$1,569,600         | \$1,616,688         | \$1,665,188         | \$1,715,144         | \$1,766,598         | \$1,819,596         | \$1,874,184         |
| Licenses and Permits                       | \$24,424                 | \$25,157            | \$25,912            | \$26,689            | \$27,490            | \$28,314            | \$29,164            | \$30,039            | \$30,940            | \$31,868            | \$32,824            |
| Fines and Forfeitures                      | \$229,694                | \$236,585           | \$243,682           | \$250,993           | \$258,522           | \$266,278           | \$274,266           | \$282,494           | \$290,969           | \$299,698           | \$308,689           |
| <b>Total</b>                               | <b>\$55,490,956</b>      | <b>\$57,069,057</b> | <b>\$58,692,436</b> | <b>\$60,362,405</b> | <b>\$62,080,313</b> | <b>\$63,847,550</b> | <b>\$65,665,545</b> | <b>\$67,535,770</b> | <b>\$69,459,739</b> | <b>\$71,439,012</b> | <b>\$73,475,191</b> |
| <b>Total in 2017\$</b>                     | <b>\$18,588,524</b>      | <b>\$18,560,350</b> | <b>\$18,532,345</b> | <b>\$18,504,508</b> | <b>\$18,476,839</b> | <b>\$18,449,338</b> | <b>\$18,422,005</b> | <b>\$18,394,838</b> | <b>\$18,367,838</b> | <b>\$18,341,004</b> | <b>\$18,314,335</b> |
| <b>Less:</b>                               |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Estimated Expenditures</b>              |                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Fund 101                                   | \$50,365,043             | \$51,875,994        | \$53,432,274        | \$55,035,242        | \$56,686,299        | \$58,386,888        | \$60,138,495        | \$61,942,650        | \$63,800,929        | \$65,714,957        | \$67,686,406        |
| Fund 104                                   | \$4,267,176              | \$4,395,192         | \$4,527,047         | \$4,662,859         | \$4,802,744         | \$4,946,827         | \$5,095,232         | \$5,248,089         | \$5,405,531         | \$5,567,697         | \$5,734,728         |
| Fund 207                                   | \$288,735                | \$297,397           | \$306,319           | \$315,509           | \$324,974           | \$334,723           | \$344,765           | \$355,108           | \$365,761           | \$376,734           | \$388,036           |
| <b>Total</b>                               | <b>\$54,920,954</b>      | <b>\$56,568,583</b> | <b>\$58,265,640</b> | <b>\$60,013,609</b> | <b>\$61,814,018</b> | <b>\$63,668,438</b> | <b>\$65,578,491</b> | <b>\$67,545,846</b> | <b>\$69,572,222</b> | <b>\$71,659,388</b> | <b>\$73,809,170</b> |
| <b>Total in 2017\$</b>                     | <b>\$18,397,583</b>      | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> | <b>\$18,397,583</b> |
| <b>Fiscal Impact</b>                       | <b>\$570,002</b>         | <b>\$500,474</b>    | <b>\$426,796</b>    | <b>\$348,795</b>    | <b>\$266,295</b>    | <b>\$179,111</b>    | <b>\$87,054</b>     | <b>(\$10,076)</b>   | <b>(\$112,482)</b>  | <b>(\$220,377)</b>  | <b>(\$333,979)</b>  |
| <b>Fiscal Impact in 2017\$</b>             | <b>\$190,941</b>         | <b>\$162,767</b>    | <b>\$134,762</b>    | <b>\$106,926</b>    | <b>\$79,257</b>     | <b>\$51,756</b>     | <b>\$24,422</b>     | <b>(\$2,744)</b>    | <b>(\$29,745)</b>   | <b>(\$56,579)</b>   | <b>(\$83,247)</b>   |

Appendix B  
Table B-2  
Estimated Annual Project Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Revenues  | Estimating Procedure / Source |           | Estimates with Inflation Rates |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
|---|-------------------------------|-----------|--------------------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | Source                        | Source    | 2017-18                        | 2018-19          | 2019-20            | 2020-21            | 2021-22            | 2022-23            | 2023-24            | 2024-25             | 2025-26             | 2026-27             | 2027-28             | 2028-29             |
| <b>100% Property Tax Available to EIFD <sup>2</sup></b>     |                               |           |                                |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
| <b>Fund 101, 104, 207, 213 Revenues (\$ with Inflation)</b> |                               |           |                                |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
| Taxes:  |                               |           |                                |                  |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
| Property Tax  | Case Study                    | Table B-3 | \$0                            | \$58,774         | \$165,277          | \$574,869          | \$918,042          | \$1,302,797        | \$2,033,439        | \$2,565,569         | \$3,270,833         | \$4,087,624         | \$4,867,051         | \$5,594,209         |
| Property Tax In-Lieu of VLF                                 | Case Study                    | Table B-3 | \$0                            | \$36,878         | \$103,703          | \$360,702          | \$576,026          | \$817,441          | \$1,275,884        | \$1,609,769         | \$2,052,287         | \$2,564,784         | \$3,053,836         | \$3,510,092         |
| Real Property Transfer Tax                                  | Case Study                    | Table B-4 | \$29,343                       | \$40,622         | \$121,813          | \$120,237          | \$191,522          | \$264,510          | \$289,467          | \$353,599           | \$407,180           | \$461,898           | \$459,788           | \$511,921           |
| Sales Tax   | Case Study                    | Table B-5 | \$23,022                       | \$234,781        | \$457,698          | \$742,874          | \$1,097,468        | \$1,601,257        | \$2,023,916        | \$2,773,636         | \$3,541,868         | \$4,374,599         | \$5,176,310         | \$6,077,103         |
| Prop 172 Sales Tax  | Case Study                    | Table B-5 | \$1,842                        | \$18,782         | \$36,616           | \$59,430           | \$87,797           | \$128,101          | \$161,913          | \$221,891           | \$283,349           | \$349,968           | \$414,105           | \$486,168           |
| Transient Occupancy Tax                                     | Case Study                    | Table B-6 | \$0                            | \$484,524        | \$887,218          | \$949,531          | \$1,000,078        | \$2,211,642        | \$3,853,862        | \$4,081,973         | \$5,570,046         | \$5,847,969         | \$6,067,310         | \$7,696,352         |
| Franchises <sup>1</sup>                                     | Persons Served                | Table B-7 | \$4,216                        | \$13,434         | \$45,369           | \$68,159           | \$91,727           | \$134,494          | \$165,928          | \$210,267           | \$258,687           | \$306,754           | \$352,274           | \$402,477           |
| Licenses and Permits <sup>1</sup>                           | Persons Served                | Table B-7 | \$74                           | \$235            | \$795              | \$1,194            | \$1,606            | \$2,355            | \$2,906            | \$3,683             | \$4,531             | \$5,372             | \$6,170             | \$7,049             |
| Fines and Forfeitures <sup>1</sup>                          | Persons Served                | Table B-7 | \$694                          | \$2,213          | \$7,473            | \$11,226           | \$15,108           | \$22,152           | \$27,329           | \$34,632            | \$42,607            | \$50,524            | \$58,022            | \$66,290            |
| <b>Total</b>  |                               |           | <b>\$59,191</b>                | <b>\$890,243</b> | <b>\$1,825,961</b> | <b>\$2,888,223</b> | <b>\$3,979,375</b> | <b>\$6,484,750</b> | <b>\$9,834,645</b> | <b>\$11,855,018</b> | <b>\$15,431,388</b> | <b>\$18,049,492</b> | <b>\$20,454,865</b> | <b>\$24,351,661</b> |

Appendix B  
Table B-2  
Estimated Annual Project Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Revenues  | Estimates with Inflation Rates |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | 2029-30                        | 2030-31             | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42             |
| <b>100% Property Tax Available to EIFD <sup>2</sup></b>     |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Fund 101, 104, 207, 213 Revenues (\$ with Inflation)</b> |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Taxes:  |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Property Tax  | \$6,437,317                    | \$7,199,400         | \$7,818,115         | \$8,428,458         | \$9,095,573         | \$9,780,862         | \$10,301,341        | \$10,750,076        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Property Tax In-Lieu of VLF                                 | \$4,039,101                    | \$4,517,271         | \$4,905,484         | \$5,288,444         | \$5,707,026         | \$6,137,011         | \$6,463,587         | \$6,745,146         | \$7,039,966         | \$7,364,168         | \$7,703,783         | \$8,059,558         | \$8,432,277         |
| Real Property Transfer Tax                                  | \$466,744                      | \$435,450           | \$463,036           | \$490,396           | \$520,004           | \$550,398           | \$574,620           | \$596,244           | \$618,775           | \$642,967           | \$668,201           | \$694,523           | \$721,983           |
| Sales Tax   | \$6,988,229                    | \$7,961,743         | \$8,854,812         | \$9,905,632         | \$10,897,232        | \$11,700,575        | \$12,170,347        | \$12,657,775        | \$13,167,807        | \$13,697,048        | \$14,246,193        | \$14,815,959        | \$15,368,580        |
| Prop 172 Sales Tax  | \$559,058                      | \$636,939           | \$708,385           | \$792,451           | \$871,779           | \$936,046           | \$973,628           | \$1,012,622         | \$1,053,425         | \$1,095,764         | \$1,139,695         | \$1,185,277         | \$1,229,486         |
| Transient Occupancy Tax                                     | \$7,992,449                    | \$8,280,196         | \$8,568,132         | \$8,825,176         | \$9,089,931         | \$9,362,629         | \$9,643,508         | \$9,932,813         | \$10,230,797        | \$10,537,721        | \$10,853,853        | \$11,179,469        | \$11,514,853        |
| Franchises <sup>1</sup>                                     | \$458,679                      | \$503,789           | \$547,514           | \$595,520           | \$643,850           | \$683,632           | \$716,820           | \$751,385           | \$788,361           | \$826,880           | \$867,001           | \$908,784           | \$949,634           |
| Licenses and Permits <sup>1</sup>                           | \$8,033                        | \$8,823             | \$9,589             | \$10,430            | \$11,276            | \$11,973            | \$12,554            | \$13,160            | \$13,807            | \$14,482            | \$15,184            | \$15,916            | \$16,632            |
| Fines and Forfeitures <sup>1</sup>                          | \$75,547                       | \$82,977            | \$90,179            | \$98,086            | \$106,046           | \$112,598           | \$118,064           | \$123,757           | \$129,848           | \$136,192           | \$142,800           | \$149,682           | \$156,410           |
| <b>Total</b>  | <b>\$27,025,158</b>            | <b>\$29,626,589</b> | <b>\$31,965,246</b> | <b>\$34,434,592</b> | <b>\$36,942,717</b> | <b>\$39,275,724</b> | <b>\$40,974,469</b> | <b>\$42,582,978</b> | <b>\$33,042,786</b> | <b>\$34,315,222</b> | <b>\$35,636,710</b> | <b>\$37,009,167</b> | <b>\$38,389,855</b> |

Appendix B  
Table B-2  
Estimated Annual Project Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Revenues  | Estimates with Inflation Rates |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | 2042-43                        | 2043-44             | 2044-45             | 2045-46             | 2046-47             | 2047-48             | 2048-49             | 2049-50             | 2050-51             | 2051-52             | 2052-53             | 2053-54             | 2054-55             |
| <b>100% Property Tax Available to EIFD <sup>2</sup></b>     |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Fund 101, 104, 207, 213 Revenues (\$ with Inflation)</b> |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Taxes:  |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Property Tax  | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Property Tax In-Lieu of VLF                                 | \$8,794,249                    | \$8,998,015         | \$9,206,435         | \$9,419,613         | \$9,637,661         | \$9,860,688         | \$10,088,809        | \$10,322,140        | \$10,560,801        | \$10,804,915        | \$11,054,604        | \$11,309,998        | \$11,571,228        |
| Real Property Transfer Tax                                  | \$748,896                      | \$766,272           | \$784,053           | \$802,247           | \$820,864           | \$839,915           | \$859,408           | \$879,355           | \$899,767           | \$920,653           | \$942,025           | \$963,894           | \$986,273           |
| Sales Tax   | \$15,829,637                   | \$16,304,526        | \$16,793,662        | \$17,297,472        | \$17,816,396        | \$18,350,888        | \$18,901,415        | \$19,468,457        | \$20,052,511        | \$20,654,086        | \$21,273,709        | \$21,911,920        | \$22,569,278        |
| Prop 172 Sales Tax  | \$1,266,371                    | \$1,304,362         | \$1,343,493         | \$1,383,798         | \$1,425,312         | \$1,468,071         | \$1,512,113         | \$1,557,477         | \$1,604,201         | \$1,652,327         | \$1,701,897         | \$1,752,954         | \$1,805,542         |
| Transient Occupancy Tax                                     | \$11,860,298                   | \$12,216,107        | \$12,582,590        | \$12,960,068        | \$13,348,870        | \$13,749,336        | \$14,161,816        | \$14,586,671        | \$15,024,271        | \$15,474,999        | \$15,939,249        | \$16,417,427        | \$16,909,949        |
| Franchises <sup>1</sup>                                     | \$978,123                      | \$1,007,466         | \$1,037,690         | \$1,068,821         | \$1,100,886         | \$1,133,912         | \$1,167,930         | \$1,202,968         | \$1,239,057         | \$1,276,228         | \$1,314,515         | \$1,353,951         | \$1,394,569         |
| Licenses and Permits <sup>1</sup>                           | \$17,131                       | \$17,644            | \$18,174            | \$18,719            | \$19,281            | \$19,859            | \$20,455            | \$21,068            | \$21,700            | \$22,352            | \$23,022            | \$23,713            | \$24,424            |
| Fines and Forfeitures <sup>1</sup>                          | \$161,103                      | \$165,936           | \$170,914           | \$176,041           | \$181,322           | \$186,762           | \$192,365           | \$198,136           | \$204,080           | \$210,202           | \$216,508           | \$223,004           | \$229,694           |
| <b>Total</b>  | <b>\$39,655,807</b>            | <b>\$40,780,330</b> | <b>\$41,937,011</b> | <b>\$43,126,779</b> | <b>\$44,350,591</b> | <b>\$45,609,431</b> | <b>\$46,904,310</b> | <b>\$48,236,272</b> | <b>\$49,606,388</b> | <b>\$51,015,762</b> | <b>\$52,465,529</b> | <b>\$53,956,860</b> | <b>\$55,490,956</b> |

Appendix B  
Table B-2  
Estimated Annual Project Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Revenues  | Estimates with Inflation Rates |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | 2055-56                        | 2056-57             | 2057-58             | 2058-59             | 2059-60             | 2060-61             | 2061-62             | 2062-63             | 2063-64             | 2064-65             |
| <b>100% Property Tax Available to EIFD <sup>2</sup></b>     |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Fund 101, 104, 207, 213 Revenues (\$ with Inflation)</b> |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Taxes:  |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Property Tax  | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Property Tax In-Lieu of VLF                                 | \$11,838,425                   | \$12,111,728        | \$12,391,276        | \$12,677,213        | \$12,969,683        | \$13,268,838        | \$13,574,830        | \$13,887,816        | \$14,207,956        | \$14,535,414        |
| Real Property Transfer Tax                                  | \$1,009,172                    | \$1,032,604         | \$1,056,581         | \$1,081,117         | \$1,106,224         | \$1,131,915         | \$1,158,204         | \$1,185,106         | \$1,212,633         | \$1,240,802         |
| Sales Tax   | \$23,246,356                   | \$23,943,747        | \$24,662,059        | \$25,401,921        | \$26,163,978        | \$26,948,898        | \$27,757,365        | \$28,590,086        | \$29,447,788        | \$30,331,222        |
| Prop 172 Sales Tax  | \$1,859,708                    | \$1,915,500         | \$1,972,965         | \$2,032,154         | \$2,093,118         | \$2,155,912         | \$2,220,589         | \$2,287,207         | \$2,355,823         | \$2,426,498         |
| Transient Occupancy Tax                                     | \$17,417,248                   | \$17,939,765        | \$18,477,958        | \$19,032,297        | \$19,603,266        | \$20,191,364        | \$20,797,105        | \$21,421,018        | \$22,063,648        | \$22,725,558        |
| Franchises <sup>1</sup>                                     | \$1,436,406                    | \$1,479,498         | \$1,523,883         | \$1,569,600         | \$1,616,688         | \$1,665,188         | \$1,715,144         | \$1,766,598         | \$1,819,596         | \$1,874,184         |
| Licenses and Permits <sup>1</sup>                           | \$25,157                       | \$25,912            | \$26,689            | \$27,490            | \$28,314            | \$29,164            | \$30,039            | \$30,940            | \$31,868            | \$32,824            |
| Fines and Forfeitures <sup>1</sup>                          | \$236,585                      | \$243,682           | \$250,993           | \$258,522           | \$266,278           | \$274,266           | \$282,494           | \$290,969           | \$299,698           | \$308,689           |
| <b>Total</b>  | <b>\$57,069,057</b>            | <b>\$58,692,436</b> | <b>\$60,362,405</b> | <b>\$62,080,313</b> | <b>\$63,847,550</b> | <b>\$65,665,545</b> | <b>\$67,535,770</b> | <b>\$69,459,739</b> | <b>\$71,439,012</b> | <b>\$73,475,191</b> |

Appendix B  
Table B-2  
Estimated Annual Project Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Revenues  | Estimating Procedure / |           | Estimates with Inflation Rates |                  |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
|---|------------------------|-----------|--------------------------------|------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | Source                 | Source    | 2017-18                        | 2018-19          | 2019-20            | 2020-21            | 2021-22            | 2022-23            | 2023-24             | 2024-25             | 2025-26             | 2026-27             | 2027-28             | 2028-29             |
| <b>50% Property Tax Available to EIFD <sup>2</sup></b>      |                        |           |                                |                  |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
| <b>Fund 101, 104, 207, 213 Revenues (\$ with Inflation)</b> |                        |           |                                |                  |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
| Taxes:  |                        |           |                                |                  |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
| Property Tax  | Case Study             | Table B-3 | \$0                            | \$146,647        | \$412,382          | \$1,434,356        | \$2,290,605        | \$3,250,605        | \$5,073,631         | \$6,401,346         | \$8,161,049         | \$10,199,023        | \$12,143,770        | \$13,958,099        |
| Property Tax In-Lieu of VLF                                 | Case Study             | Table B-3 | \$0                            | \$36,878         | \$103,703          | \$360,702          | \$576,026          | \$817,441          | \$1,275,884         | \$1,609,769         | \$2,052,287         | \$2,564,784         | \$3,053,836         | \$3,510,092         |
| Real Property Transfer Tax                                  | Case Study             | Table B-4 | \$29,343                       | \$40,622         | \$121,813          | \$120,237          | \$191,522          | \$264,510          | \$289,467           | \$353,599           | \$407,180           | \$461,898           | \$459,788           | \$511,921           |
| Sales Tax   | Case Study             | Table B-5 | \$23,022                       | \$234,781        | \$457,698          | \$742,874          | \$1,097,468        | \$1,601,257        | \$2,023,916         | \$2,773,636         | \$3,541,868         | \$4,374,599         | \$5,176,310         | \$6,077,103         |
| Prop 172 Sales Tax  | Case Study             | Table B-5 | \$1,842                        | \$18,782         | \$36,616           | \$59,430           | \$87,797           | \$128,101          | \$161,913           | \$221,891           | \$283,349           | \$349,968           | \$414,105           | \$486,168           |
| Transient Occupancy Tax                                     | Case Study             | Table B-6 | \$0                            | \$484,524        | \$887,218          | \$949,531          | \$1,000,078        | \$2,211,642        | \$3,853,862         | \$4,081,973         | \$5,570,046         | \$5,847,969         | \$6,067,310         | \$7,696,352         |
| Franchises <sup>1</sup>                                     | Persons Served         | Table B-7 | \$4,216                        | \$13,434         | \$45,369           | \$68,159           | \$91,727           | \$134,494          | \$165,928           | \$210,267           | \$258,687           | \$306,754           | \$352,274           | \$402,477           |
| Licenses and Permits <sup>1</sup>                           | Persons Served         | Table B-7 | \$74                           | \$235            | \$795              | \$1,194            | \$1,606            | \$2,355            | \$2,906             | \$3,683             | \$4,531             | \$5,372             | \$6,170             | \$7,049             |
| Fines and Forfeitures <sup>1</sup>                          | Persons Served         | Table B-7 | \$694                          | \$2,213          | \$7,473            | \$11,226           | \$15,108           | \$22,152           | \$27,329            | \$34,632            | \$42,607            | \$50,524            | \$58,022            | \$66,290            |
| <b>Total</b>  |                        |           | <b>\$59,191</b>                | <b>\$978,116</b> | <b>\$2,073,066</b> | <b>\$3,747,710</b> | <b>\$5,351,938</b> | <b>\$8,432,558</b> | <b>\$12,874,837</b> | <b>\$15,690,795</b> | <b>\$20,321,604</b> | <b>\$24,160,891</b> | <b>\$27,731,584</b> | <b>\$32,715,551</b> |

Appendix B  
Table B-2  
Estimated Annual Project Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Revenues  | Estimates with Inflation Rates |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | 2029-30                        | 2030-31             | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42             |
| <b>50% Property Tax Available to EIFD <sup>2</sup></b>      |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Fund 101, 104, 207, 213 Revenues (\$ with Inflation)</b> |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Taxes:  |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Property Tax  | \$16,061,737                   | \$17,963,210        | \$19,506,963        | \$21,029,829        | \$22,694,346        | \$24,404,209        | \$25,702,857        | \$26,822,493        | \$26,399,874        | \$27,615,630        | \$28,889,185        | \$30,223,341        | \$31,621,040        |
| Property Tax In-Lieu of VLF                                 | \$4,039,101                    | \$4,517,271         | \$4,905,484         | \$5,288,444         | \$5,707,026         | \$6,137,011         | \$6,463,587         | \$6,745,146         | \$7,039,966         | \$7,364,168         | \$7,703,783         | \$8,059,558         | \$8,432,277         |
| Real Property Transfer Tax                                  | \$466,744                      | \$435,450           | \$463,036           | \$490,396           | \$520,004           | \$550,398           | \$574,620           | \$596,244           | \$618,775           | \$642,967           | \$668,201           | \$694,523           | \$721,983           |
| Sales Tax   | \$6,988,229                    | \$7,961,743         | \$8,854,812         | \$9,905,632         | \$10,897,232        | \$11,700,575        | \$12,170,347        | \$12,657,775        | \$13,167,807        | \$13,697,048        | \$14,246,193        | \$14,815,959        | \$15,368,580        |
| Prop 172 Sales Tax  | \$559,058                      | \$636,939           | \$708,385           | \$792,451           | \$871,779           | \$936,046           | \$973,628           | \$1,012,622         | \$1,053,425         | \$1,095,764         | \$1,139,695         | \$1,185,277         | \$1,229,486         |
| Transient Occupancy Tax                                     | \$7,992,449                    | \$8,280,196         | \$8,568,132         | \$8,825,176         | \$9,089,931         | \$9,362,629         | \$9,643,508         | \$9,932,813         | \$10,230,797        | \$10,537,721        | \$10,853,853        | \$11,179,469        | \$11,514,853        |
| Franchises <sup>1</sup>                                     | \$458,679                      | \$503,789           | \$547,514           | \$595,520           | \$643,850           | \$683,632           | \$716,820           | \$751,385           | \$788,361           | \$826,880           | \$867,001           | \$908,784           | \$949,634           |
| Licenses and Permits <sup>1</sup>                           | \$8,033                        | \$8,823             | \$9,589             | \$10,430            | \$11,276            | \$11,973            | \$12,554            | \$13,160            | \$13,807            | \$14,482            | \$15,184            | \$15,916            | \$16,632            |
| Fines and Forfeitures <sup>1</sup>                          | \$75,547                       | \$82,977            | \$90,179            | \$98,086            | \$106,046           | \$112,598           | \$118,064           | \$123,757           | \$129,848           | \$136,192           | \$142,800           | \$149,682           | \$156,410           |
| <b>Total</b>  | <b>\$36,649,578</b>            | <b>\$40,390,399</b> | <b>\$43,654,094</b> | <b>\$47,035,963</b> | <b>\$50,541,490</b> | <b>\$53,899,071</b> | <b>\$56,375,985</b> | <b>\$58,655,395</b> | <b>\$59,442,660</b> | <b>\$61,930,852</b> | <b>\$64,525,895</b> | <b>\$67,232,508</b> | <b>\$70,010,895</b> |

Appendix B  
Table B-2  
Estimated Annual Project Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Revenues  | Estimates with Inflation Rates |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | 2042-43                        | 2043-44             | 2044-45             | 2045-46             | 2046-47             | 2047-48             | 2048-49             | 2049-50             | 2050-51             | 2051-52             | 2052-53             | 2053-54             | 2054-55             |
| <b>50% Property Tax Available to EIFD <sup>2</sup></b>      |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Fund 101, 104, 207, 213 Revenues (\$ with Inflation)</b> |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Taxes:  |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Property Tax  | \$32,978,435                   | \$33,742,558        | \$34,524,130        | \$35,323,550        | \$36,141,227        | \$36,977,578        | \$37,833,032        | \$38,708,025        | \$39,603,005        | \$40,518,429        | \$41,454,766        | \$42,412,494        | \$43,392,103        |
| Property Tax In-Lieu of VLF                                 | \$8,794,249                    | \$8,998,015         | \$9,206,435         | \$9,419,613         | \$9,637,661         | \$9,860,688         | \$10,088,809        | \$10,322,140        | \$10,560,801        | \$10,804,915        | \$11,054,604        | \$11,309,998        | \$11,571,228        |
| Real Property Transfer Tax                                  | \$748,896                      | \$766,272           | \$784,053           | \$802,247           | \$820,864           | \$839,915           | \$859,408           | \$879,355           | \$899,767           | \$920,653           | \$942,025           | \$963,894           | \$986,273           |
| Sales Tax   | \$15,829,637                   | \$16,304,526        | \$16,793,662        | \$17,297,472        | \$17,816,396        | \$18,350,888        | \$18,901,415        | \$19,468,457        | \$20,052,511        | \$20,654,086        | \$21,273,709        | \$21,911,920        | \$22,569,278        |
| Prop 172 Sales Tax  | \$1,266,371                    | \$1,304,362         | \$1,343,493         | \$1,383,798         | \$1,425,312         | \$1,468,071         | \$1,512,113         | \$1,557,477         | \$1,604,201         | \$1,652,327         | \$1,701,897         | \$1,752,954         | \$1,805,542         |
| Transient Occupancy Tax                                     | \$11,860,298                   | \$12,216,107        | \$12,582,590        | \$12,960,068        | \$13,348,870        | \$13,749,336        | \$14,161,816        | \$14,586,671        | \$15,024,271        | \$15,474,999        | \$15,939,249        | \$16,417,427        | \$16,909,949        |
| Franchises <sup>1</sup>                                     | \$978,123                      | \$1,007,466         | \$1,037,690         | \$1,068,821         | \$1,100,886         | \$1,133,912         | \$1,167,930         | \$1,202,968         | \$1,239,057         | \$1,276,228         | \$1,314,515         | \$1,353,951         | \$1,394,569         |
| Licenses and Permits <sup>1</sup>                           | \$17,131                       | \$17,644            | \$18,174            | \$18,719            | \$19,281            | \$19,859            | \$20,455            | \$21,068            | \$21,700            | \$22,352            | \$23,022            | \$23,713            | \$24,424            |
| Fines and Forfeitures <sup>1</sup>                          | \$161,103                      | \$165,936           | \$170,914           | \$176,041           | \$181,322           | \$186,762           | \$192,365           | \$198,136           | \$204,080           | \$210,202           | \$216,508           | \$223,004           | \$229,694           |
| <b>Total</b>  | <b>\$72,634,242</b>            | <b>\$74,522,888</b> | <b>\$76,461,141</b> | <b>\$78,450,329</b> | <b>\$80,491,818</b> | <b>\$82,587,009</b> | <b>\$84,737,342</b> | <b>\$86,944,297</b> | <b>\$89,209,393</b> | <b>\$91,534,191</b> | <b>\$93,920,295</b> | <b>\$96,369,354</b> | <b>\$98,883,059</b> |

Appendix B  
Table B-2  
Estimated Annual Project Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Revenues  | Estimates with Inflation Rates |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|---|--------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | 2055-56                        | 2056-57              | 2057-58              | 2058-59              | 2059-60              | 2060-61              | 2061-62              | 2062-63              | 2063-64              | 2064-65              |
| <b>50% Property Tax Available to EIFD <sup>2</sup></b>      |                                |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Fund 101, 104, 207, 213 Revenues (\$ with Inflation)</b> |                                |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxes:  |                                |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Property Tax  | \$44,394,095                   | \$45,418,981         | \$46,467,286         | \$47,539,547         | \$48,636,312         | \$49,758,143         | \$50,905,613         | \$52,079,310         | \$53,279,835         | \$54,507,803         |
| Property Tax In-Lieu of VLF                                 | \$11,838,425                   | \$12,111,728         | \$12,391,276         | \$12,677,213         | \$12,969,683         | \$13,268,838         | \$13,574,830         | \$13,887,816         | \$14,207,956         | \$14,535,414         |
| Real Property Transfer Tax                                  | \$1,009,172                    | \$1,032,604          | \$1,056,581          | \$1,081,117          | \$1,106,224          | \$1,131,915          | \$1,158,204          | \$1,185,106          | \$1,212,633          | \$1,240,802          |
| Sales Tax   | \$23,246,356                   | \$23,943,747         | \$24,662,059         | \$25,401,921         | \$26,163,978         | \$26,948,898         | \$27,757,365         | \$28,590,086         | \$29,447,788         | \$30,331,222         |
| Prop 172 Sales Tax  | \$1,859,708                    | \$1,915,500          | \$1,972,965          | \$2,032,154          | \$2,093,118          | \$2,155,912          | \$2,220,589          | \$2,287,207          | \$2,355,823          | \$2,426,498          |
| Transient Occupancy Tax                                     | \$17,417,248                   | \$17,939,765         | \$18,477,958         | \$19,032,297         | \$19,603,266         | \$20,191,364         | \$20,797,105         | \$21,421,018         | \$22,063,648         | \$22,725,558         |
| Franchises <sup>1</sup>                                     | \$1,436,406                    | \$1,479,498          | \$1,523,883          | \$1,569,600          | \$1,616,688          | \$1,665,188          | \$1,715,144          | \$1,766,598          | \$1,819,596          | \$1,874,184          |
| Licenses and Permits <sup>1</sup>                           | \$25,157                       | \$25,912             | \$26,689             | \$27,490             | \$28,314             | \$29,164             | \$30,039             | \$30,940             | \$31,868             | \$32,824             |
| Fines and Forfeitures <sup>1</sup>                          | \$236,585                      | \$243,682            | \$250,993            | \$258,522            | \$266,278            | \$274,266            | \$282,494            | \$290,969            | \$299,698            | \$308,689            |
| <b>Total</b>  | <b>\$101,463,152</b>           | <b>\$104,111,417</b> | <b>\$106,829,691</b> | <b>\$109,619,860</b> | <b>\$112,483,862</b> | <b>\$115,423,688</b> | <b>\$118,441,383</b> | <b>\$121,539,049</b> | <b>\$124,718,847</b> | <b>\$127,982,994</b> |

Appendix B  
Table B-2  
Estimated Annual Project Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Revenues  | Estimating Procedure / |           | Estimates with Inflation Rates |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
|---|------------------------|-----------|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | Source                 | Source    | 2017-18                        | 2018-19            | 2019-20            | 2020-21            | 2021-22            | 2022-23            | 2023-24             | 2024-25             | 2025-26             | 2026-27             | 2027-28             | 2028-29             |
| <b>25% Property Tax Available to EIFD <sup>2</sup></b>      |                        |           |                                |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
| <b>Fund 101, 104, 207, 213 Revenues (\$ with Inflation)</b> |                        |           |                                |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
| Taxes:  |                        |           |                                |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
| Property Tax  | Case Study             | Table B-3 | \$0                            | \$190,583          | \$535,935          | \$1,864,099        | \$2,976,887        | \$4,224,509        | \$6,593,726         | \$8,319,235         | \$10,606,157        | \$13,254,723        | \$15,782,130        | \$18,140,045        |
| Property Tax In-Lieu of VLF                                 | Case Study             | Table B-3 | \$0                            | \$36,878           | \$103,703          | \$360,702          | \$576,026          | \$817,441          | \$1,275,884         | \$1,609,769         | \$2,052,287         | \$2,564,784         | \$3,053,836         | \$3,510,092         |
| Real Property Transfer Tax                                  | Case Study             | Table B-4 | \$29,343                       | \$40,622           | \$121,813          | \$120,237          | \$191,522          | \$264,510          | \$289,467           | \$353,599           | \$407,180           | \$461,898           | \$459,788           | \$511,921           |
| Sales Tax   | Case Study             | Table B-5 | \$23,022                       | \$234,781          | \$457,698          | \$742,874          | \$1,097,468        | \$1,601,257        | \$2,023,916         | \$2,773,636         | \$3,541,868         | \$4,374,599         | \$5,176,310         | \$6,077,103         |
| Prop 172 Sales Tax  | Case Study             | Table B-5 | \$1,842                        | \$18,782           | \$36,616           | \$59,430           | \$87,797           | \$128,101          | \$161,913           | \$221,891           | \$283,349           | \$349,968           | \$414,105           | \$486,168           |
| Transient Occupancy Tax                                     | Case Study             | Table B-6 | \$0                            | \$484,524          | \$887,218          | \$949,531          | \$1,000,078        | \$2,211,642        | \$3,853,862         | \$4,081,973         | \$5,570,046         | \$5,847,969         | \$6,067,310         | \$7,696,352         |
| Franchises <sup>1</sup>                                     | Persons Served         | Table B-7 | \$4,216                        | \$13,434           | \$45,369           | \$68,159           | \$91,727           | \$134,494          | \$165,928           | \$210,267           | \$258,687           | \$306,754           | \$352,274           | \$402,477           |
| Licenses and Permits <sup>1</sup>                           | Persons Served         | Table B-7 | \$74                           | \$235              | \$795              | \$1,194            | \$1,606            | \$2,355            | \$2,906             | \$3,683             | \$4,531             | \$5,372             | \$6,170             | \$7,049             |
| Fines and Forfeitures <sup>1</sup>                          | Persons Served         | Table B-7 | \$694                          | \$2,213            | \$7,473            | \$11,226           | \$15,108           | \$22,152           | \$27,329            | \$34,632            | \$42,607            | \$50,524            | \$58,022            | \$66,290            |
| <b>Total</b>  |                        |           | <b>\$59,191</b>                | <b>\$1,022,052</b> | <b>\$2,196,619</b> | <b>\$4,177,453</b> | <b>\$6,038,220</b> | <b>\$9,406,462</b> | <b>\$14,394,932</b> | <b>\$17,608,684</b> | <b>\$22,766,712</b> | <b>\$27,216,591</b> | <b>\$31,369,944</b> | <b>\$36,897,497</b> |

Appendix B  
Table B-2  
Estimated Annual Project Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Revenues  | Estimates with Inflation Rates |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | 2029-30                        | 2030-31             | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42             |
| <b>25% Property Tax Available to EIFD <sup>2</sup></b>      |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Fund 101, 104, 207, 213 Revenues (\$ with Inflation)</b> |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Taxes:  |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Property Tax  | \$20,873,947                   | \$23,345,114        | \$25,351,387        | \$27,330,514        | \$29,493,732        | \$31,715,882        | \$33,403,614        | \$34,858,702        | \$39,599,811        | \$41,423,445        | \$43,333,777        | \$45,335,012        | \$47,431,560        |
| Property Tax In-Lieu of VLF                                 | \$4,039,101                    | \$4,517,271         | \$4,905,484         | \$5,288,444         | \$5,707,026         | \$6,137,011         | \$6,463,587         | \$6,745,146         | \$7,039,966         | \$7,364,168         | \$7,703,783         | \$8,059,558         | \$8,432,277         |
| Real Property Transfer Tax                                  | \$466,744                      | \$435,450           | \$463,036           | \$490,396           | \$520,004           | \$550,398           | \$574,620           | \$596,244           | \$618,775           | \$642,967           | \$668,201           | \$694,523           | \$721,983           |
| Sales Tax   | \$6,988,229                    | \$7,961,743         | \$8,854,812         | \$9,905,632         | \$10,897,232        | \$11,700,575        | \$12,170,347        | \$12,657,775        | \$13,167,807        | \$13,697,048        | \$14,246,193        | \$14,815,959        | \$15,368,580        |
| Prop 172 Sales Tax  | \$559,058                      | \$636,939           | \$708,385           | \$792,451           | \$871,779           | \$936,046           | \$973,628           | \$1,012,622         | \$1,053,425         | \$1,095,764         | \$1,139,695         | \$1,185,277         | \$1,229,486         |
| Transient Occupancy Tax                                     | \$7,992,449                    | \$8,280,196         | \$8,568,132         | \$8,825,176         | \$9,089,931         | \$9,362,629         | \$9,643,508         | \$9,932,813         | \$10,230,797        | \$10,537,721        | \$10,853,853        | \$11,179,469        | \$11,514,853        |
| Franchises <sup>1</sup>                                     | \$458,679                      | \$503,789           | \$547,514           | \$595,520           | \$643,850           | \$683,632           | \$716,820           | \$751,385           | \$788,361           | \$826,880           | \$867,001           | \$908,784           | \$949,634           |
| Licenses and Permits <sup>1</sup>                           | \$8,033                        | \$8,823             | \$9,589             | \$10,430            | \$11,276            | \$11,973            | \$12,554            | \$13,160            | \$13,807            | \$14,482            | \$15,184            | \$15,916            | \$16,632            |
| Fines and Forfeitures <sup>1</sup>                          | \$75,547                       | \$82,977            | \$90,179            | \$98,086            | \$106,046           | \$112,598           | \$118,064           | \$123,757           | \$129,848           | \$136,192           | \$142,800           | \$149,682           | \$156,410           |
| <b>Total</b>  | <b>\$41,461,788</b>            | <b>\$45,772,303</b> | <b>\$49,498,518</b> | <b>\$53,336,648</b> | <b>\$57,340,876</b> | <b>\$61,210,744</b> | <b>\$64,076,742</b> | <b>\$66,691,604</b> | <b>\$72,642,597</b> | <b>\$75,738,667</b> | <b>\$78,970,487</b> | <b>\$82,344,179</b> | <b>\$85,821,415</b> |

Appendix B  
Table B-2  
Estimated Annual Project Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Revenues  | Estimates with Inflation Rates |                     |                     |                     |                     |                      |                      |                      |                      |                      |                      |                      |                      |
|---|--------------------------------|---------------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | 2042-43                        | 2043-44             | 2044-45             | 2045-46             | 2046-47             | 2047-48              | 2048-49              | 2049-50              | 2050-51              | 2051-52              | 2052-53              | 2053-54              | 2054-55              |
| <b>25% Property Tax Available to EIFD <sup>2</sup></b>      |                                |                     |                     |                     |                     |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Fund 101, 104, 207, 213 Revenues (\$ with Inflation)</b> |                                |                     |                     |                     |                     |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxes:  |                                |                     |                     |                     |                     |                      |                      |                      |                      |                      |                      |                      |                      |
| Property Tax  | \$49,467,652                   | \$50,613,837        | \$51,786,195        | \$52,985,325        | \$54,211,840        | \$55,466,368         | \$56,749,548         | \$58,062,038         | \$59,404,508         | \$60,777,644         | \$62,182,149         | \$63,618,741         | \$65,088,155         |
| Property Tax In-Lieu of VLF                                 | \$8,794,249                    | \$8,998,015         | \$9,206,435         | \$9,419,613         | \$9,637,661         | \$9,860,688          | \$10,088,809         | \$10,322,140         | \$10,560,801         | \$10,804,915         | \$11,054,604         | \$11,309,998         | \$11,571,228         |
| Real Property Transfer Tax                                  | \$748,896                      | \$766,272           | \$784,053           | \$802,247           | \$820,864           | \$839,915            | \$859,408            | \$879,355            | \$899,767            | \$920,653            | \$942,025            | \$963,894            | \$986,273            |
| Sales Tax   | \$15,829,637                   | \$16,304,526        | \$16,793,662        | \$17,297,472        | \$17,816,396        | \$18,350,888         | \$18,901,415         | \$19,468,457         | \$20,052,511         | \$20,654,086         | \$21,273,709         | \$21,911,920         | \$22,569,278         |
| Prop 172 Sales Tax  | \$1,266,371                    | \$1,304,362         | \$1,343,493         | \$1,383,798         | \$1,425,312         | \$1,468,071          | \$1,512,113          | \$1,557,477          | \$1,604,201          | \$1,652,327          | \$1,701,897          | \$1,752,954          | \$1,805,542          |
| Transient Occupancy Tax                                     | \$11,860,298                   | \$12,216,107        | \$12,582,590        | \$12,960,068        | \$13,348,870        | \$13,749,336         | \$14,161,816         | \$14,586,671         | \$15,024,271         | \$15,474,999         | \$15,939,249         | \$16,417,427         | \$16,909,949         |
| Franchises <sup>1</sup>                                     | \$978,123                      | \$1,007,466         | \$1,037,690         | \$1,068,821         | \$1,100,886         | \$1,133,912          | \$1,167,930          | \$1,202,968          | \$1,239,057          | \$1,276,228          | \$1,314,515          | \$1,353,951          | \$1,394,569          |
| Licenses and Permits <sup>1</sup>                           | \$17,131                       | \$17,644            | \$18,174            | \$18,719            | \$19,281            | \$19,859             | \$20,455             | \$21,068             | \$21,700             | \$22,352             | \$23,022             | \$23,713             | \$24,424             |
| Fines and Forfeitures <sup>1</sup>                          | \$161,103                      | \$165,936           | \$170,914           | \$176,041           | \$181,322           | \$186,762            | \$192,365            | \$198,136            | \$204,080            | \$210,202            | \$216,508            | \$223,004            | \$229,694            |
| <b>Total</b>  | <b>\$89,123,459</b>            | <b>\$91,394,167</b> | <b>\$93,723,206</b> | <b>\$96,112,104</b> | <b>\$98,562,431</b> | <b>\$101,075,799</b> | <b>\$103,653,858</b> | <b>\$106,298,310</b> | <b>\$109,010,896</b> | <b>\$111,793,406</b> | <b>\$114,647,678</b> | <b>\$117,575,601</b> | <b>\$120,579,111</b> |

Appendix B  
Table B-2  
Estimated Annual Project Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Revenues  | Estimates with Inflation Rates |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|---|--------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | 2055-56                        | 2056-57              | 2057-58              | 2058-59              | 2059-60              | 2060-61              | 2061-62              | 2062-63              | 2063-64              | 2064-65              |
| <b>25% Property Tax Available to EIFD <sup>2</sup></b>      |                                |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Fund 101, 104, 207, 213 Revenues (\$ with Inflation)</b> |                                |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxes:  |                                |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Property Tax  | \$66,591,142                   | \$68,128,472         | \$69,700,930         | \$71,309,321         | \$72,954,468         | \$74,637,214         | \$76,358,420         | \$78,118,965         | \$79,919,753         | \$81,761,705         |
| Property Tax In-Lieu of VLF                                 | \$11,838,425                   | \$12,111,728         | \$12,391,276         | \$12,677,213         | \$12,969,683         | \$13,268,838         | \$13,574,830         | \$13,887,816         | \$14,207,956         | \$14,535,414         |
| Real Property Transfer Tax                                  | \$1,009,172                    | \$1,032,604          | \$1,056,581          | \$1,081,117          | \$1,106,224          | \$1,131,915          | \$1,158,204          | \$1,185,106          | \$1,212,633          | \$1,240,802          |
| Sales Tax   | \$23,246,356                   | \$23,943,747         | \$24,662,059         | \$25,401,921         | \$26,163,978         | \$26,948,898         | \$27,757,365         | \$28,590,086         | \$29,447,788         | \$30,331,222         |
| Prop 172 Sales Tax  | \$1,859,708                    | \$1,915,500          | \$1,972,965          | \$2,032,154          | \$2,093,118          | \$2,155,912          | \$2,220,589          | \$2,287,207          | \$2,355,823          | \$2,426,498          |
| Transient Occupancy Tax                                     | \$17,417,248                   | \$17,939,765         | \$18,477,958         | \$19,032,297         | \$19,603,266         | \$20,191,364         | \$20,797,105         | \$21,421,018         | \$22,063,648         | \$22,725,558         |
| Franchises <sup>1</sup>                                     | \$1,436,406                    | \$1,479,498          | \$1,523,883          | \$1,569,600          | \$1,616,688          | \$1,665,188          | \$1,715,144          | \$1,766,598          | \$1,819,596          | \$1,874,184          |
| Licenses and Permits <sup>1</sup>                           | \$25,157                       | \$25,912             | \$26,689             | \$27,490             | \$28,314             | \$29,164             | \$30,039             | \$30,940             | \$31,868             | \$32,824             |
| Fines and Forfeitures <sup>1</sup>                          | \$236,585                      | \$243,682            | \$250,993            | \$258,522            | \$266,278            | \$274,266            | \$282,494            | \$290,969            | \$299,698            | \$308,689            |
| <b>Total</b>  | <b>\$123,660,199</b>           | <b>\$126,820,908</b> | <b>\$130,063,335</b> | <b>\$133,389,634</b> | <b>\$136,802,018</b> | <b>\$140,302,759</b> | <b>\$143,894,190</b> | <b>\$147,578,704</b> | <b>\$151,358,765</b> | <b>\$155,236,896</b> |

Source: City of West Sacramento FY 2016-2017 Adopted Budget; KMA

<sup>1</sup> Including an annual inflation rate of 3%.

<sup>2</sup> See Table A-4 in Appendix B.

Appendix B  
Table B-3  
Estimated Revenue: Property Tax and Property Tax In-Lieu of VLF  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Assumption | Formula        | Revenue Added to Tax Roll (\$ with inflation) |                 |                  |                  |                  |                    |                    |                    |                    |                    |
|--|------------|----------------|---|-----------------|------------------|------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|  |            |                | 2017-18                                       | 2018-19         | 2019-20          | 2020-21          | 2021-22          | 2022-23            | 2023-24            | 2024-25            | 2025-26            | 2026-27            |
| <b>1-Percent Property Tax</b>  |            |                |   |                 |                  |                  |                  |                    |                    |                    |                    |                    |
| Cumulative Incremental AV of Project Area <sup>1</sup>                 |            | a              | \$0   | \$57,621,569    | \$162,036,213    | \$563,597,463    | \$900,041,281    | \$1,277,251,508    | \$1,993,568,049    | \$2,515,263,833    | \$3,206,698,931    | \$4,007,474,846    |
| Property Tax Revenue (1% of Assessed Value)                            | 1.00%      | b=a*1.00%      | \$0   | \$576,216       | \$1,620,362      | \$5,635,975      | \$9,000,413      | \$12,772,515       | \$19,935,680       | \$25,152,638       | \$32,066,989       | \$40,074,748       |
| <b>Estimated Property Tax Allocation <sup>2</sup></b>                  |            |                |   |                 |                  |                  |                  |                    |                    |                    |                    |                    |
| <b>100% Property Tax Available to EIFD <sup>2</sup></b>                |            |                |   |                 |                  |                  |                  |                    |                    |                    |                    |                    |
| City of West Sacramento General Fund through 2036-37                   | 10.20%     | c=b*0.102      |   |                 |                  |                  |                  |                    |                    |                    |                    |                    |
| City of West Sacramento General Fund after 2036-37                     | 0.00%      | c=b*0          |   |                 |                  |                  |                  |                    |                    |                    |                    |                    |
| <b>City of West Sacramento General Fund</b>                            |            | c              | <b>\$0</b>                                    | <b>\$58,774</b> | <b>\$165,277</b> | <b>\$574,869</b> | <b>\$918,042</b> | <b>\$1,302,797</b> | <b>\$2,033,439</b> | <b>\$2,565,569</b> | <b>\$3,270,833</b> | <b>\$4,087,624</b> |
| <b>Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)</b> |            |                |   |                 |                  |                  |                  |                    |                    |                    |                    |                    |
| Rate per \$1,000 of AV <sup>3</sup>                                    | \$0.64     | f              |   |                 |                  |                  |                  |                    |                    |                    |                    |                    |
| Cumulative AV Increment of Project Area <sup>1</sup>                   |            | g              | \$0   | \$57,621,569    | \$162,036,213    | \$563,597,463    | \$900,041,281    | \$1,277,251,508    | \$1,993,568,049    | \$2,515,263,833    | \$3,206,698,931    | \$4,007,474,846    |
| <b>Property Tax In-Lieu of VLF</b>                                     |            | h = f * g/1000 | <b>\$0</b>                                    | <b>\$36,878</b> | <b>\$103,703</b> | <b>\$360,702</b> | <b>\$576,026</b> | <b>\$817,441</b>   | <b>\$1,275,884</b> | <b>\$1,609,769</b> | <b>\$2,052,287</b> | <b>\$2,564,784</b> |

Appendix B  
Table B-3  
Estimated Revenue: Property Tax and Property Tax In-Lieu  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Revenue Added to Tax Roll (\$ with inflation) |                    |                    |                    |                    |                    |                    |                    |                     |                     |
|--|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|
|  | 2027-28                                       | 2028-29            | 2029-30            | 2030-31            | 2031-32            | 2032-33            | 2033-34            | 2034-35            | 2035-36             | 2036-37             |
| <b>1-Percent Property Tax</b>  |   |                    |                    |                    |                    |                    |                    |                    |                     |                     |
| Cumulative Incremental AV of Project Area <sup>1</sup>                     | \$4,771,619,044                               | \$5,484,518,462    | \$6,311,095,226    | \$7,058,235,632    | \$7,664,818,527    | \$8,263,193,981    | \$8,917,228,192    | \$9,589,079,968    | \$10,099,354,287    | \$10,539,290,113    |
| Property Tax Revenue (1% of Assessed Value)                                | \$47,716,190                                  | \$54,845,185       | \$63,110,952       | \$70,582,356       | \$76,648,185       | \$82,631,940       | \$89,172,282       | \$95,890,800       | \$100,993,543       | \$105,392,901       |
| <b>Estimated Property Tax Allocation <sup>2</sup></b>                      |   |                    |                    |                    |                    |                    |                    |                    |                     |                     |
| <b>100% Property Tax Available to EIFD <sup>2</sup></b>                    |   |                    |                    |                    |                    |                    |                    |                    |                     |                     |
| City of West Sacramento General Fund through<br>2036-37                    |   |                    |                    |                    |                    |                    |                    |                    |                     |                     |
| City of West Sacramento General Fund after 2036-<br>37                     |   |                    |                    |                    |                    |                    |                    |                    |                     |                     |
| <b>City of West Sacramento General Fund</b>                                | <b>\$4,867,051</b>                            | <b>\$5,594,209</b> | <b>\$6,437,317</b> | <b>\$7,199,400</b> | <b>\$7,818,115</b> | <b>\$8,428,458</b> | <b>\$9,095,573</b> | <b>\$9,780,862</b> | <b>\$10,301,341</b> | <b>\$10,750,076</b> |
| <b>Property Tax In-Lieu of Motor Vehicle In-Lieu Fee<br/>Revenue (VLF)</b> |   |                    |                    |                    |                    |                    |                    |                    |                     |                     |
| Rate per \$1,000 of AV <sup>3</sup>  |   |                    |                    |                    |                    |                    |                    |                    |                     |                     |
| Cumulative AV Increment of Project Area <sup>1</sup>                       | \$4,771,619,044                               | \$5,484,518,462    | \$6,311,095,226    | \$7,058,235,632    | \$7,664,818,527    | \$8,263,193,981    | \$8,917,228,192    | \$9,589,079,968    | \$10,099,354,287    | \$10,539,290,113    |
| <b>Property Tax In-Lieu of VLF</b>   | <b>\$3,053,836</b>                            | <b>\$3,510,092</b> | <b>\$4,039,101</b> | <b>\$4,517,271</b> | <b>\$4,905,484</b> | <b>\$5,288,444</b> | <b>\$5,707,026</b> | <b>\$6,137,011</b> | <b>\$6,463,587</b>  | <b>\$6,745,146</b>  |

Appendix B  
Table B-3  
Estimated Revenue: Property Tax and Property Tax In-Lieu  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Revenue Added to Tax Roll (\$ with inflation) |                    |                    |                    |                    |                    |                    |                    |                    |                    |
|--|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|  | 2037-38                                       | 2038-39            | 2039-40            | 2040-41            | 2041-42            | 2042-43            | 2043-44            | 2044-45            | 2045-46            | 2046-47            |
| <b>1-Percent Property Tax</b>  |   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Cumulative Incremental AV of Project Area <sup>1</sup>                 | \$10,999,947,606                              | \$11,506,512,492   | \$12,037,160,353   | \$12,593,058,897   | \$13,175,433,269   | \$13,741,014,578   | \$14,059,399,168   | \$14,385,054,121   | \$14,718,145,837   | \$15,058,844,537   |
| Property Tax Revenue (1% of Assessed Value)                            | \$109,999,476                                 | \$115,065,125      | \$120,371,604      | \$125,930,589      | \$131,754,333      | \$137,410,146      | \$140,593,992      | \$143,850,541      | \$147,181,458      | \$150,588,445      |
| <b>Estimated Property Tax Allocation <sup>2</sup></b>                  |   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| <b>100% Property Tax Available to EIFD <sup>2</sup></b>                |   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| City of West Sacramento General Fund through 2036-37                   |   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| City of West Sacramento General Fund after 2036-37                     |   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| <b>City of West Sacramento General Fund</b>                            | <b>\$0</b>                                    | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         |
| <b>Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)</b> |   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Rate per \$1,000 of AV <sup>3</sup>                                    |   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Cumulative AV Increment of Project Area <sup>1</sup>                   | \$10,999,947,606                              | \$11,506,512,492   | \$12,037,160,353   | \$12,593,058,897   | \$13,175,433,269   | \$13,741,014,578   | \$14,059,399,168   | \$14,385,054,121   | \$14,718,145,837   | \$15,058,844,537   |
| <b>Property Tax In-Lieu of VLF</b>                                     | <b>\$7,039,966</b>                            | <b>\$7,364,168</b> | <b>\$7,703,783</b> | <b>\$8,059,558</b> | <b>\$8,432,277</b> | <b>\$8,794,249</b> | <b>\$8,998,015</b> | <b>\$9,206,435</b> | <b>\$9,419,613</b> | <b>\$9,637,661</b> |

Appendix B  
Table B-3  
Estimated Revenue: Property Tax and Property Tax In-Lieu  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Revenue Added to Tax Roll (\$ with inflation) |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2047-48                                       | 2048-49             | 2049-50             | 2050-51             | 2051-52             | 2052-53             | 2053-54             | 2054-55             | 2055-56             | 2056-57             |
| <b>1-Percent Property Tax</b>  |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Cumulative Incremental AV of Project Area <sup>1</sup>                 | \$15,407,324,345                              | \$15,763,763,382    | \$16,128,343,853    | \$16,501,252,149    | \$16,882,678,932    | \$17,272,819,245    | \$17,671,872,604    | \$18,080,043,104    | \$18,497,539,528    | \$18,924,575,447    |
| Property Tax Revenue (1% of Assessed Value)                            | \$154,073,243                                 | \$157,637,634       | \$161,283,439       | \$165,012,521       | \$168,826,789       | \$172,728,192       | \$176,718,726       | \$180,800,431       | \$184,975,395       | \$189,245,754       |
| <b>Estimated Property Tax Allocation <sup>2</sup></b>                  |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>100% Property Tax Available to EIFD <sup>2</sup></b>                |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| City of West Sacramento General Fund through 2036-37                   |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| City of West Sacramento General Fund after 2036-37                     |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>City of West Sacramento General Fund</b>                            | <b>\$0</b>                                    | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          |
| <b>Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)</b> |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Rate per \$1,000 of AV <sup>3</sup>                                    |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Cumulative AV Increment of Project Area <sup>1</sup>                   | \$15,407,324,345                              | \$15,763,763,382    | \$16,128,343,853    | \$16,501,252,149    | \$16,882,678,932    | \$17,272,819,245    | \$17,671,872,604    | \$18,080,043,104    | \$18,497,539,528    | \$18,924,575,447    |
| <b>Property Tax In-Lieu of VLF</b>                                     | <b>\$9,860,688</b>                            | <b>\$10,088,809</b> | <b>\$10,322,140</b> | <b>\$10,560,801</b> | <b>\$10,804,915</b> | <b>\$11,054,604</b> | <b>\$11,309,998</b> | <b>\$11,571,228</b> | <b>\$11,838,425</b> | <b>\$12,111,728</b> |

Appendix B  
Table B-3  
Estimated Revenue: Property Tax and Property Tax In-Lieu  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Revenue Added to Tax Roll (\$ with inflation) |                     |                     |                     |                     |                     |                     |                     |
|--|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2057-58                                       | 2058-59             | 2059-60             | 2060-61             | 2061-62             | 2062-63             | 2063-64             | 2064-65             |
| <b>1-Percent Property Tax</b>  |   |                     |                     |                     |                     |                     |                     |                     |
| Cumulative Incremental AV of Project Area <sup>1</sup>                 | \$19,361,369,338                              | \$19,808,144,691    | \$20,265,130,127    | \$20,732,559,518    | \$21,210,672,103    | \$21,699,712,616    | \$22,199,931,410    | \$22,711,584,587    |
| Property Tax Revenue (1% of Assessed Value)                            | \$193,613,693                                 | \$198,081,447       | \$202,651,301       | \$207,325,595       | \$212,106,721       | \$216,997,126       | \$221,999,314       | \$227,115,846       |
| <b>Estimated Property Tax Allocation <sup>2</sup></b>                  |   |                     |                     |                     |                     |                     |                     |                     |
| <b>100% Property Tax Available to EIFD <sup>2</sup></b>                |   |                     |                     |                     |                     |                     |                     |                     |
| City of West Sacramento General Fund through 2036-37                   |   |                     |                     |                     |                     |                     |                     |                     |
| City of West Sacramento General Fund after 2036-37                     |   |                     |                     |                     |                     |                     |                     |                     |
| <b>City of West Sacramento General Fund</b>                            | <b>\$0</b>                                    | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          |
| <b>Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)</b> |   |                     |                     |                     |                     |                     |                     |                     |
| Rate per \$1,000 of AV <sup>3</sup>                                    |   |                     |                     |                     |                     |                     |                     |                     |
| Cumulative AV Increment of Project Area <sup>1</sup>                   | \$19,361,369,338                              | \$19,808,144,691    | \$20,265,130,127    | \$20,732,559,518    | \$21,210,672,103    | \$21,699,712,616    | \$22,199,931,410    | \$22,711,584,587    |
| <b>Property Tax In-Lieu of VLF</b>                                     | <b>\$12,391,276</b>                           | <b>\$12,677,213</b> | <b>\$12,969,683</b> | <b>\$13,268,838</b> | <b>\$13,574,830</b> | <b>\$13,887,816</b> | <b>\$14,207,956</b> | <b>\$14,535,414</b> |

Source: City of West Sacramento FY 2016-2017 Adopted Budget; KMA

<sup>1</sup> See Table A-3 in Appendix B.

<sup>2</sup> See Table A-4 in Appendix B.

<sup>3</sup> According to the State Controller's Office, FY2004-05 assessed valuation (AV) of the City is \$3,389,514,559 and City Property Tax In-Lieu of VLF is \$2,166,357.

Appendix B  
Table B-4  
Estimated Revenue: Real Property Transfer Tax  
EIFD No. 1  
City of West Sacramento, CA

| Description  | Assumptions/<br>Sources   | Formula              | Revenue Added to Tax Roll (\$ with inflation) |                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|--|---------------------------|----------------------|---|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
|  |                           |                      | 2017-18                                       | 2018-19         | 2019-20          | 2020-21          | 2021-22          | 2022-23          | 2023-24          | 2024-25          | 2025-26          | 2026-27          | 2027-28          |
| <b>Assumptions</b>   |                           |                      |   |                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Rate per \$1,000 of AV <sup>1</sup>                          | \$0.55                    | a                    |   |                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| <b>New Sale - Assessed Value with Inflation <sup>2</sup></b> |                           |                      |   |                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Owner-Occupied Homes   | Table A-3 (in Appendix B) | e                    | \$53,350,000                                  | \$65,572,500    | \$199,943,143    | \$151,480,238    | \$243,775,036    | \$328,967,093    | \$295,161,861    | \$348,755,925    | \$366,193,722    | \$375,815,970    | \$283,190,376    |
| <b>Resale - Assessed Value with Inflation</b>                |                           |                      |   |                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Owner-Occupied Homes   | Table A-3 (in Appendix B) | i                    | \$0   | \$8,010,503     | \$18,050,788     | \$48,510,705     | \$72,433,788     | \$110,796,026    | \$162,881,671    | \$211,156,620    | \$268,651,316    | \$330,160,844    | \$394,609,219    |
| Renter-Occupied Homes <sup>3</sup>                           |                           | j                    | \$0   | \$0             | \$0              | \$14,077,299     | \$20,690,086     | \$21,145,475     | \$29,569,981     | \$30,220,817     | \$35,206,351     | \$40,775,428     | \$46,436,108     |
| Business Properties <sup>4</sup>                             |                           | k                    | \$0   | \$274,717       | \$3,483,668      | \$4,545,367      | \$11,323,402     | \$20,019,183     | \$38,690,749     | \$52,773,653     | \$70,275,640     | \$93,061,618     | \$111,742,718    |
| <b>Annual Transfer Tax Revenue</b>                           |                           |                      |   |                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Owner-Occupied Homes   |                           | $m = a * (e+i)/1000$ | \$29,343                                      | \$40,471        | \$119,897        | \$109,995        | \$173,915        | \$241,870        | \$251,924        | \$307,952        | \$349,165        | \$388,287        | \$372,790        |
| Renter-Occupied Homes  |                           | $n = a * j / 1000$   | \$0   | \$0             | \$0              | \$7,743          | \$11,380         | \$11,630         | \$16,263         | \$16,621         | \$19,363         | \$22,426         | \$25,540         |
| Business Properties  |                           | $o = a * k / 1000$   | \$0   | \$151           | \$1,916          | \$2,500          | \$6,228          | \$11,011         | \$21,280         | \$29,026         | \$38,652         | \$51,184         | \$61,458         |
| <b>Total Annual Transfer Tax Revenue</b>                     |                           | $i = m + n + o$      | <b>\$29,343</b>                               | <b>\$40,622</b> | <b>\$121,813</b> | <b>\$120,237</b> | <b>\$191,522</b> | <b>\$264,510</b> | <b>\$289,467</b> | <b>\$353,599</b> | <b>\$407,180</b> | <b>\$461,898</b> | <b>\$459,788</b> |

Appendix B  
Table B-4  
Estimated Revenue: Real Property Transf  
EIFD No. 1  
City of West Sacramento, CA

| Description  | Revenue Added to Tax Roll (\$ with inflation) |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|--|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
|  | 2028-29                                       | 2029-30          | 2030-31          | 2031-32          | 2032-33          | 2033-34          | 2034-35          | 2035-36          | 2036-37          | 2037-38          | 2038-39          | 2039-40          | 2040-41          | 2041-42          |
| <b>Assumptions</b>   |   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Rate per \$1,000 of AV <sup>1</sup>                          |   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| <b>New Sale - Assessed Value with Inflation <sup>2</sup></b> |   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Owner-Occupied Homes   | \$299,456,562                                 | \$128,583,313    | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Resale - Assessed Value with Inflation</b>                |   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Owner-Occupied Homes   | \$446,715,312                                 | \$502,529,429    | \$534,042,654    | \$547,014,550    | \$560,301,533    | \$573,911,257    | \$587,851,562    | \$602,130,476    | \$616,756,226    | \$631,737,234    | \$647,082,132    | \$662,799,757    | \$678,899,163    | \$695,389,623    |
| Renter-Occupied Homes <sup>3</sup>                           | \$52,743,756                                  | \$59,210,226     | \$73,873,739     | \$83,558,517     | \$93,859,397     | \$104,810,088    | \$116,549,702    | \$127,386,752    | \$138,875,915    | \$151,052,223    | \$165,254,464    | \$180,313,176    | \$196,274,403    | \$213,186,564    |
| Business Properties <sup>4</sup>                             | \$131,849,978                                 | \$158,302,122    | \$183,811,375    | \$211,311,145    | \$237,468,833    | \$266,740,114    | \$296,322,127    | \$315,245,872    | \$328,448,743    | \$342,255,425    | \$356,694,868    | \$371,797,444    | \$387,595,013    | \$404,121,002    |
| <b>Annual Transfer Tax Revenue</b>                           |   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Owner-Occupied Homes   | \$410,395                                     | \$347,112        | \$293,723        | \$300,858        | \$308,166        | \$315,651        | \$323,318        | \$331,172        | \$339,216        | \$347,455        | \$355,895        | \$364,540        | \$373,395        | \$382,464        |
| Renter-Occupied Homes  | \$29,009                                      | \$32,566         | \$40,631         | \$45,957         | \$51,623         | \$57,646         | \$64,102         | \$70,063         | \$76,382         | \$83,079         | \$90,890         | \$99,172         | \$107,951        | \$117,253        |
| Business Properties  | \$72,517                                      | \$87,066         | \$101,096        | \$116,221        | \$130,608        | \$146,707        | \$162,977        | \$173,385        | \$180,647        | \$188,240        | \$196,182        | \$204,489        | \$213,177        | \$222,267        |
| <b>Total Annual Transfer Tax Revenue</b>                     | <b>\$511,921</b>                              | <b>\$466,744</b> | <b>\$435,450</b> | <b>\$463,036</b> | <b>\$490,396</b> | <b>\$520,004</b> | <b>\$550,398</b> | <b>\$574,620</b> | <b>\$596,244</b> | <b>\$618,775</b> | <b>\$642,967</b> | <b>\$668,201</b> | <b>\$694,523</b> | <b>\$721,983</b> |

**Appendix B**  
**Table B-4**  
**Estimated Revenue: Real Property Transf**  
**EIFD No. 1**  
**City of West Sacramento, CA**

| Description  | Revenue Added to Tax Roll (\$ with inflation) |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|--|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
|  | 2042-43                                       | 2043-44          | 2044-45          | 2045-46          | 2046-47          | 2047-48          | 2048-49          | 2049-50          | 2050-51          | 2051-52          | 2052-53          | 2053-54          | 2054-55          |
| <b>Assumptions</b>   |   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Rate per \$1,000 of AV <sup>1</sup>                          |   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| <b>New Sale - Assessed Value with Inflation <sup>2</sup></b> |   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Owner-Occupied Homes   | \$0   | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Resale - Assessed Value with Inflation</b>                |   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Owner-Occupied Homes   | \$712,280,637                                 | \$729,581,934    | \$747,303,479    | \$765,455,481    | \$784,048,394    | \$803,092,930    | \$822,600,057    | \$842,581,013    | \$863,047,305    | \$884,010,724    | \$905,483,345    | \$927,477,535    | \$950,005,965    |
| Renter-Occupied Homes <sup>3</sup>                           | \$230,947,421                                 | \$236,030,574    | \$241,225,607    | \$246,534,982    | \$251,961,217    | \$257,506,884    | \$263,174,610    | \$268,967,083    | \$274,887,049    | \$280,937,313    | \$287,120,743    | \$293,440,271    | \$299,898,891    |
| Business Properties <sup>4</sup>                             | \$418,400,785                                 | \$427,609,786    | \$437,021,477    | \$446,640,320    | \$456,470,873    | \$466,517,797    | \$476,785,854    | \$487,279,911    | \$498,004,942    | \$508,966,030    | \$520,168,373    | \$531,617,279    | \$543,318,175    |
| <b>Annual Transfer Tax Revenue</b>                           |   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Owner-Occupied Homes   | \$391,754                                     | \$401,270        | \$411,017        | \$421,001        | \$431,227        | \$441,701        | \$452,430        | \$463,420        | \$474,676        | \$486,206        | \$498,016        | \$510,113        | \$522,503        |
| Renter-Occupied Homes  | \$127,021                                     | \$129,817        | \$132,674        | \$135,594        | \$138,579        | \$141,629        | \$144,746        | \$147,932        | \$151,188        | \$154,516        | \$157,916        | \$161,392        | \$164,944        |
| Business Properties  | \$230,120                                     | \$235,185        | \$240,362        | \$245,652        | \$251,059        | \$256,585        | \$262,232        | \$268,004        | \$273,903        | \$279,931        | \$286,093        | \$292,390        | \$298,825        |
| <b>Total Annual Transfer Tax Revenue</b>                     | <b>\$748,896</b>                              | <b>\$766,272</b> | <b>\$784,053</b> | <b>\$802,247</b> | <b>\$820,864</b> | <b>\$839,915</b> | <b>\$859,408</b> | <b>\$879,355</b> | <b>\$899,767</b> | <b>\$920,653</b> | <b>\$942,025</b> | <b>\$963,894</b> | <b>\$986,273</b> |

Appendix B  
Table B-4  
Estimated Revenue: Real Property Transf  
EIFD No. 1  
City of West Sacramento, CA

| Description  | Revenue Added to Tax Roll (\$ with inflation) |                    |                    |                    |                    |                    |                    |                    |                    |                    |
|--|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|  | 2055-56                                       | 2056-57            | 2057-58            | 2058-59            | 2059-60            | 2060-61            | 2061-62            | 2062-63            | 2063-64            | 2064-65            |
| <b>Assumptions</b>   |   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Rate per \$1,000 of AV <sup>1</sup>                          |   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| <b>New Sale - Assessed Value with Inflation <sup>2</sup></b> |   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Owner-Occupied Homes   | \$0   | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>Resale - Assessed Value with Inflation</b>                |   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Owner-Occupied Homes   | \$973,081,610                                 | \$996,717,762      | \$1,020,928,036    | \$1,045,726,378    | \$1,071,127,072    | \$1,097,144,749    | \$1,123,794,395    | \$1,151,091,360    | \$1,179,051,370    | \$1,207,690,527    |
| Renter-Occupied Homes <sup>3</sup>                           | \$306,499,666                                 | \$313,245,723      | \$320,140,262      | \$327,186,549      | \$334,387,925      | \$341,747,803      | \$349,269,672      | \$356,957,098      | \$364,813,723      | \$372,843,273      |
| Business Properties <sup>4</sup>                             | \$555,276,608                                 | \$567,498,246      | \$579,988,882      | \$592,754,438      | \$605,800,963      | \$619,134,642      | \$632,761,796      | \$646,688,883      | \$660,922,505      | \$675,469,409      |
| <b>Annual Transfer Tax Revenue</b>                           |   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Owner-Occupied Homes   | \$535,195                                     | \$548,195          | \$561,510          | \$575,150          | \$589,120          | \$603,430          | \$618,087          | \$633,100          | \$648,478          | \$664,230          |
| Renter-Occupied Homes  | \$168,575                                     | \$172,285          | \$176,077          | \$179,953          | \$183,913          | \$187,961          | \$192,098          | \$196,326          | \$200,648          | \$205,064          |
| Business Properties  | \$305,402                                     | \$312,124          | \$318,994          | \$326,015          | \$333,191          | \$340,524          | \$348,019          | \$355,679          | \$363,507          | \$371,508          |
| <b>Total Annual Transfer Tax Revenue</b>                     | <b>\$1,009,172</b>                            | <b>\$1,032,604</b> | <b>\$1,056,581</b> | <b>\$1,081,117</b> | <b>\$1,106,224</b> | <b>\$1,131,915</b> | <b>\$1,158,204</b> | <b>\$1,185,106</b> | <b>\$1,212,633</b> | <b>\$1,240,802</b> |

Source: City of West Sacramento; KMA

<sup>1</sup> EPS, IFD No.1 Fiscal Impact Analysis report: "California Revenue and Taxation Code §§ 11901-11929 authorizes cities and counties to levy a real estate transfer tax at the forementioned rate."

<sup>2</sup> Reflects Assumption that developers don't sell renter-occupied homes and business properties at the beginning.

<sup>3</sup> Affordable housing is assumed to be tax exempt and not included.

<sup>4</sup> Including commercial and industrial land use development.

Appendix B  
Table B-5  
Estimated Annual Sales and Use Tax Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Formula        | Assumptions / Sources | Revenue Added to Tax Roll (\$ with Inflation) |              |              |              |               |               |               |               |               |               |
|--|----------------|-----------------------|---|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|
|  |                |                       | 2017-18                                       | 2018-19      | 2019-20      | 2020-21      | 2021-22       | 2022-23       | 2023-24       | 2024-25       | 2025-26       | 2026-27       |
| <b>Citywide Market Support Retail from Residents &amp; Employees</b> |                |                       |   |              |              |              |               |               |               |               |               |               |
| Total City Taxable Sales from New Households                         |                | Table B-5.1           | \$2,017,300                                   | \$4,181,285  | \$17,064,470 | \$25,236,257 | \$33,550,123  | \$47,995,628  | \$57,928,731  | \$71,346,520  | \$85,624,537  | \$100,350,236 |
| Total City Taxable Sales from New Employees                          |                | Table B-5.1           | \$25,200                                      | \$1,007,340  | \$2,374,294  | \$3,979,712  | \$6,073,696   | \$9,577,922   | \$12,569,072  | \$16,784,827  | \$21,520,397  | \$26,023,962  |
| <b>Total Annual City Taxable Sales from Market Support</b>           | g              | Table B-5.1           | \$2,042,500                                   | \$5,188,625  | \$19,438,765 | \$29,215,969 | \$39,623,819  | \$57,573,550  | \$70,497,803  | \$88,131,347  | \$107,144,934 | \$126,374,198 |
| <b>Annual Taxable Sales from New Retail Dev.</b>                     | h              | Table B-5.2           | \$2,302,200                                   | \$5,387,909  | \$5,549,547  | \$5,716,033  | \$5,887,514   | \$6,956,201   | \$7,164,887   | \$22,538,644  | \$26,293,054  | \$27,081,846  |
| <b>Annual Taxable Sales - Retail</b>                                 | i = max (g, h) |                       | \$2,302,200                                   | \$5,387,909  | \$19,438,765 | \$29,215,969 | \$39,623,819  | \$57,573,550  | \$70,497,803  | \$88,131,347  | \$107,144,934 | \$126,374,198 |
| <b>Annual Taxable Use Sales from New Non-Retail Dev.</b>             | j              | Table B-5.3           | \$0   | \$18,090,189 | \$26,331,050 | \$45,071,481 | \$70,122,970  | \$102,552,185 | \$131,893,800 | \$189,232,223 | \$247,041,872 | \$311,085,677 |
| <b>Annual City Taxable Sales with Inflation</b>                      | a = i + j      |                       | \$2,302,200                                   | \$23,478,098 | \$45,769,815 | \$74,287,450 | \$109,746,789 | \$160,125,735 | \$202,391,603 | \$277,363,570 | \$354,186,806 | \$437,459,876 |
| <b>Annual Sales-Tax Revenue From Proposed Development</b>            |                |                       |   |              |              |              |               |               |               |               |               |               |
| Bradley Burns Sales Tax Rate <sup>1</sup>                            | b              | 1.0000%               |   |              |              |              |               |               |               |               |               |               |
| <b>Total Annual Sales-Tax Revenue</b>                                | d = a * b      |                       | \$23,022                                      | \$234,781    | \$457,698    | \$742,874    | \$1,097,468   | \$1,601,257   | \$2,023,916   | \$2,773,636   | \$3,541,868   | \$4,374,599   |
| <b>Estimated Proposition 172 Sales Tax Factor <sup>2</sup></b>       | e = a * 0.080% | 0.0800%               | \$1,842                                       | \$18,782     | \$36,616     | \$59,430     | \$87,797      | \$128,101     | \$161,913     | \$221,891     | \$283,349     | \$349,968     |

Appendix B  
Table B-5  
Estimated Annual Sales and Use Tax Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Revenue Added to Tax Roll |                      |                      |                      |                      |                      |                        |                        |                        |                        |
|--|---------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|------------------------|------------------------|------------------------|------------------------|
|  | 2027-28                   | 2028-29              | 2029-30              | 2030-31              | 2031-32              | 2032-33              | 2033-34                | 2034-35                | 2035-36                | 2036-37                |
| <b>Citywide Market Support Retail from Residents &amp; Employees</b> |                           |                      |                      |                      |                      |                      |                        |                        |                        |                        |
| Total City Taxable Sales from New Households                         | \$113,020,209             | \$126,319,162        | \$139,483,970        | \$146,721,570        | \$154,267,892        | \$162,134,943        | \$170,372,244          | \$178,385,151          | \$186,725,497          | \$195,405,717          |
| Total City Taxable Sales from New Employees                          | \$30,699,351              | \$36,118,538         | \$41,855,777         | \$48,177,892         | \$54,077,503         | \$60,727,077         | \$67,274,429           | \$72,172,584           | \$75,563,513           | \$79,092,943           |
| <b>Total Annual City Taxable Sales from Market Support</b>           | <b>\$143,719,560</b>      | <b>\$162,437,699</b> | <b>\$181,339,747</b> | <b>\$194,899,462</b> | <b>\$208,345,394</b> | <b>\$222,862,020</b> | <b>\$237,646,673</b>   | <b>\$250,557,734</b>   | <b>\$262,289,010</b>   | <b>\$274,498,660</b>   |
| <b>Annual Taxable Sales from New Retail Dev.</b>                     | <b>\$36,844,785</b>       | <b>\$37,950,128</b>  | <b>\$62,541,657</b>  | <b>\$64,417,907</b>  | <b>\$66,350,444</b>  | <b>\$68,340,957</b>  | <b>\$70,391,186</b>    | <b>\$72,502,922</b>    | <b>\$74,678,009</b>    | <b>\$76,918,350</b>    |
| <b>Annual Taxable Sales - Retail</b>                                 | <b>\$143,719,560</b>      | <b>\$162,437,699</b> | <b>\$181,339,747</b> | <b>\$194,899,462</b> | <b>\$208,345,394</b> | <b>\$222,862,020</b> | <b>\$237,646,673</b>   | <b>\$250,557,734</b>   | <b>\$262,289,010</b>   | <b>\$274,498,660</b>   |
| <b>Annual Taxable Use Sales from New Non-Retail Dev.</b>             | <b>\$373,911,449</b>      | <b>\$445,272,554</b> | <b>\$517,483,187</b> | <b>\$601,274,870</b> | <b>\$677,135,842</b> | <b>\$767,701,213</b> | <b>\$852,076,564</b>   | <b>\$919,499,767</b>   | <b>\$954,745,709</b>   | <b>\$991,278,857</b>   |
| <b>Annual City Taxable Sales with Inflation</b>                      | <b>\$517,631,009</b>      | <b>\$607,710,253</b> | <b>\$698,822,934</b> | <b>\$796,174,333</b> | <b>\$885,481,236</b> | <b>\$990,563,232</b> | <b>\$1,089,723,238</b> | <b>\$1,170,057,501</b> | <b>\$1,217,034,718</b> | <b>\$1,265,777,517</b> |
| <b>Annual Sales-Tax Revenue From Proposed Development</b>            |                           |                      |                      |                      |                      |                      |                        |                        |                        |                        |
| Bradley Burns Sales Tax Rate <sup>1</sup>                            |                           |                      |                      |                      |                      |                      |                        |                        |                        |                        |
| <b>Total Annual Sales-Tax Revenue</b>                                | <b>\$5,176,310</b>        | <b>\$6,077,103</b>   | <b>\$6,988,229</b>   | <b>\$7,961,743</b>   | <b>\$8,854,812</b>   | <b>\$9,905,632</b>   | <b>\$10,897,232</b>    | <b>\$11,700,575</b>    | <b>\$12,170,347</b>    | <b>\$12,657,775</b>    |
| <b>Estimated Proposition 172 Sales Tax Factor <sup>2</sup></b>       | <b>\$414,105</b>          | <b>\$486,168</b>     | <b>\$559,058</b>     | <b>\$636,939</b>     | <b>\$708,385</b>     | <b>\$792,451</b>     | <b>\$871,779</b>       | <b>\$936,046</b>       | <b>\$973,628</b>       | <b>\$1,012,622</b>     |

Appendix B  
Table B-5  
Estimated Annual Sales and Use Tax Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Revenue Added to Tax Roll |                        |                        |                        |                        |                        |                        |                        |                        |                        |
|--|---------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
|  | 2037-38                   | 2038-39                | 2039-40                | 2040-41                | 2041-42                | 2042-43                | 2043-44                | 2044-45                | 2045-46                | 2046-47                |
| <b>Citywide Market Support Retail from Residents &amp; Employees</b> |                           |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Total City Taxable Sales from New Households                         | \$204,869,816             | \$214,725,896          | \$224,988,958          | \$235,674,550          | \$246,751,831          | \$254,154,386          | \$261,779,017          | \$269,632,388          | \$277,721,359          | \$286,053,000          |
| Total City Taxable Sales from New Employees                          | \$82,766,131              | \$86,588,527           | \$90,565,777           | \$94,703,733           | \$98,483,996           | \$101,438,516          | \$104,481,671          | \$107,616,121          | \$110,844,605          | \$114,169,943          |
| <b>Total Annual City Taxable Sales from Market Support</b>           | <b>\$287,635,947</b>      | <b>\$301,314,423</b>   | <b>\$315,554,735</b>   | <b>\$330,378,283</b>   | <b>\$345,235,826</b>   | <b>\$355,592,901</b>   | <b>\$366,260,688</b>   | <b>\$377,248,509</b>   | <b>\$388,565,964</b>   | <b>\$400,222,943</b>   |
| <b>Annual Taxable Sales from New Retail Dev.</b>                     | <b>\$79,225,900</b>       | <b>\$81,602,677</b>    | <b>\$84,050,757</b>    | <b>\$86,572,280</b>    | <b>\$89,169,449</b>    | <b>\$91,844,532</b>    | <b>\$94,599,868</b>    | <b>\$97,437,864</b>    | <b>\$100,361,000</b>   | <b>\$103,371,830</b>   |
| <b>Annual Taxable Sales - Retail</b>                                 | <b>\$287,635,947</b>      | <b>\$301,314,423</b>   | <b>\$315,554,735</b>   | <b>\$330,378,283</b>   | <b>\$345,235,826</b>   | <b>\$355,592,901</b>   | <b>\$366,260,688</b>   | <b>\$377,248,509</b>   | <b>\$388,565,964</b>   | <b>\$400,222,943</b>   |
| <b>Annual Taxable Use Sales from New Non-Retail Dev.</b>             | <b>\$1,029,144,723</b>    | <b>\$1,068,390,391</b> | <b>\$1,109,064,568</b> | <b>\$1,151,217,644</b> | <b>\$1,191,622,159</b> | <b>\$1,227,370,824</b> | <b>\$1,264,191,948</b> | <b>\$1,302,117,707</b> | <b>\$1,341,181,238</b> | <b>\$1,381,416,675</b> |
| <b>Annual City Taxable Sales with Inflation</b>                      | <b>\$1,316,780,671</b>    | <b>\$1,369,704,814</b> | <b>\$1,424,619,303</b> | <b>\$1,481,595,927</b> | <b>\$1,536,857,985</b> | <b>\$1,582,963,725</b> | <b>\$1,630,452,637</b> | <b>\$1,679,366,216</b> | <b>\$1,729,747,202</b> | <b>\$1,781,639,618</b> |
| <b>Annual Sales-Tax Revenue From Proposed Development</b>            |                           |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Bradley Burns Sales Tax Rate <sup>1</sup>                            |                           |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| <b>Total Annual Sales-Tax Revenue</b>                                | <b>\$13,167,807</b>       | <b>\$13,697,048</b>    | <b>\$14,246,193</b>    | <b>\$14,815,959</b>    | <b>\$15,368,580</b>    | <b>\$15,829,637</b>    | <b>\$16,304,526</b>    | <b>\$16,793,662</b>    | <b>\$17,297,472</b>    | <b>\$17,816,396</b>    |
| <b>Estimated Proposition 172 Sales Tax Factor <sup>2</sup></b>       | <b>\$1,053,425</b>        | <b>\$1,095,764</b>     | <b>\$1,139,695</b>     | <b>\$1,185,277</b>     | <b>\$1,229,486</b>     | <b>\$1,266,371</b>     | <b>\$1,304,362</b>     | <b>\$1,343,493</b>     | <b>\$1,383,798</b>     | <b>\$1,425,312</b>     |

Appendix B  
Table B-5  
Estimated Annual Sales and Use Tax Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Revenue Added to Tax Roll |                        |                        |                        |                        |                        |                        |                        |                        |                        |
|--|---------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
|  | 2047-48                   | 2048-49                | 2049-50                | 2050-51                | 2051-52                | 2052-53                | 2053-54                | 2054-55                | 2055-56                | 2056-57                |
| <b>Citywide Market Support Retail from Residents &amp; Employees</b> |                           |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Total City Taxable Sales from New Households                         | \$294,634,590             | \$303,473,628          | \$312,577,837          | \$321,955,172          | \$331,613,827          | \$341,562,242          | \$351,809,109          | \$362,363,382          | \$373,234,284          | \$384,431,312          |
| Total City Taxable Sales from New Employees                          | \$117,595,041             | \$121,122,893          | \$124,756,579          | \$128,499,277          | \$132,354,255          | \$136,324,883          | \$140,414,629          | \$144,627,068          | \$148,965,880          | \$153,434,856          |
| <b>Total Annual City Taxable Sales from Market Support</b>           | <b>\$412,229,631</b>      | <b>\$424,596,520</b>   | <b>\$437,334,416</b>   | <b>\$450,454,448</b>   | <b>\$463,968,082</b>   | <b>\$477,887,124</b>   | <b>\$492,223,738</b>   | <b>\$506,990,450</b>   | <b>\$522,200,164</b>   | <b>\$537,866,169</b>   |
| <b>Annual Taxable Sales from New Retail Dev.</b>                     | <b>\$106,472,985</b>      | <b>\$109,667,174</b>   | <b>\$112,957,190</b>   | <b>\$116,345,905</b>   | <b>\$119,836,282</b>   | <b>\$123,431,371</b>   | <b>\$127,134,312</b>   | <b>\$130,948,341</b>   | <b>\$134,876,792</b>   | <b>\$138,923,095</b>   |
| <b>Annual Taxable Sales - Retail</b>                                 | <b>\$412,229,631</b>      | <b>\$424,596,520</b>   | <b>\$437,334,416</b>   | <b>\$450,454,448</b>   | <b>\$463,968,082</b>   | <b>\$477,887,124</b>   | <b>\$492,223,738</b>   | <b>\$506,990,450</b>   | <b>\$522,200,164</b>   | <b>\$537,866,169</b>   |
| <b>Annual Taxable Use Sales from New Non-Retail Dev.</b>             | <b>\$1,422,859,175</b>    | <b>\$1,465,544,951</b> | <b>\$1,509,511,299</b> | <b>\$1,554,796,638</b> | <b>\$1,601,440,537</b> | <b>\$1,649,483,753</b> | <b>\$1,698,968,266</b> | <b>\$1,749,937,314</b> | <b>\$1,802,435,433</b> | <b>\$1,856,508,496</b> |
| <b>Annual City Taxable Sales with Inflation</b>                      | <b>\$1,835,088,807</b>    | <b>\$1,890,141,471</b> | <b>\$1,946,845,715</b> | <b>\$2,005,251,087</b> | <b>\$2,065,408,619</b> | <b>\$2,127,370,878</b> | <b>\$2,191,192,004</b> | <b>\$2,256,927,764</b> | <b>\$2,324,635,597</b> | <b>\$2,394,374,665</b> |
| <b>Annual Sales-Tax Revenue From Proposed Development</b>            |                           |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Bradley Burns Sales Tax Rate <sup>1</sup>                            |                           |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| <b>Total Annual Sales-Tax Revenue</b>                                | <b>\$18,350,888</b>       | <b>\$18,901,415</b>    | <b>\$19,468,457</b>    | <b>\$20,052,511</b>    | <b>\$20,654,086</b>    | <b>\$21,273,709</b>    | <b>\$21,911,920</b>    | <b>\$22,569,278</b>    | <b>\$23,246,356</b>    | <b>\$23,943,747</b>    |
| <b>Estimated Proposition 172 Sales Tax Factor <sup>2</sup></b>       | <b>\$1,468,071</b>        | <b>\$1,512,113</b>     | <b>\$1,557,477</b>     | <b>\$1,604,201</b>     | <b>\$1,652,327</b>     | <b>\$1,701,897</b>     | <b>\$1,752,954</b>     | <b>\$1,805,542</b>     | <b>\$1,859,708</b>     | <b>\$1,915,500</b>     |

Appendix B  
Table B-5  
Estimated Annual Sales and Use Tax Revenues  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Revenue Added to Tax Roll |                        |                        |                        |                        |                        |                        |                        |
|--|---------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
|  | 2057-58                   | 2058-59                | 2059-60                | 2060-61                | 2061-62                | 2062-63                | 2063-64                | 2064-65                |
| <b>Citywide Market Support Retail from Residents &amp; Employees</b> |                           |                        |                        |                        |                        |                        |                        |                        |
| Total City Taxable Sales from New Households                         | \$395,964,252             | \$407,843,179          | \$420,078,474          | \$432,680,829          | \$445,661,254          | \$459,031,091          | \$472,802,024          | \$486,986,085          |
| Total City Taxable Sales from New Employees                          | \$158,037,902             | \$162,779,039          | \$167,662,410          | \$172,692,283          | \$177,873,051          | \$183,209,243          | \$188,705,520          | \$194,366,686          |
| <b>Total Annual City Taxable Sales from Market Support</b>           | <b>\$554,002,154</b>      | <b>\$570,622,218</b>   | <b>\$587,740,885</b>   | <b>\$605,373,111</b>   | <b>\$623,534,305</b>   | <b>\$642,240,334</b>   | <b>\$661,507,544</b>   | <b>\$681,352,770</b>   |
| <b>Annual Taxable Sales from New Retail Dev.</b>                     |                           |                        |                        |                        |                        |                        |                        |                        |
|  | \$143,090,788             | \$147,383,512          | \$151,805,017          | \$156,359,168          | \$161,049,943          | \$165,881,441          | \$170,857,884          | \$175,983,621          |
| <b>Annual Taxable Sales - Retail</b>                                 |                           |                        |                        |                        |                        |                        |                        |                        |
|  | \$554,002,154             | \$570,622,218          | \$587,740,885          | \$605,373,111          | \$623,534,305          | \$642,240,334          | \$661,507,544          | \$681,352,770          |
| <b>Annual Taxable Use Sales from New Non-Retail Dev.</b>             |                           |                        |                        |                        |                        |                        |                        |                        |
|  | \$1,912,203,751           | \$1,969,569,864        | \$2,028,656,960        | \$2,089,516,669        | \$2,152,202,169        | \$2,216,768,234        | \$2,283,271,281        | \$2,351,769,419        |
| <b>Annual City Taxable Sales with Inflation</b>                      |                           |                        |                        |                        |                        |                        |                        |                        |
|  | <b>\$2,466,205,905</b>    | <b>\$2,540,192,082</b> | <b>\$2,616,397,845</b> | <b>\$2,694,889,780</b> | <b>\$2,775,736,473</b> | <b>\$2,859,008,567</b> | <b>\$2,944,778,825</b> | <b>\$3,033,122,189</b> |
| <b>Annual Sales-Tax Revenue From Proposed Development</b>            |                           |                        |                        |                        |                        |                        |                        |                        |
| Bradley Burns Sales Tax Rate <sup>1</sup>                            |                           |                        |                        |                        |                        |                        |                        |                        |
| <b>Total Annual Sales-Tax Revenue</b>                                | <b>\$24,662,059</b>       | <b>\$25,401,921</b>    | <b>\$26,163,978</b>    | <b>\$26,948,898</b>    | <b>\$27,757,365</b>    | <b>\$28,590,086</b>    | <b>\$29,447,788</b>    | <b>\$30,331,222</b>    |
| <b>Estimated Proposition 172 Sales Tax Factor <sup>2</sup></b>       | <b>\$1,972,965</b>        | <b>\$2,032,154</b>     | <b>\$2,093,118</b>     | <b>\$2,155,912</b>     | <b>\$2,220,589</b>     | <b>\$2,287,207</b>     | <b>\$2,355,823</b>     | <b>\$2,426,498</b>     |

Source: California State Board of Equalization, City of West Sacramento and EPS

<sup>1</sup> EPS, IFD No.1 Fiscal Impact Analysis report: "The City is allocated a full 1.0000% of the Uniform Local Sales Tax."

<sup>2</sup> EPS, IFD No.1 Fiscal Impact Analysis report: "The City of receives approximately \$.08 for every \$1 generated by of the Public Safety Sales Tax authorized by Proposition 172."

Appendix B  
Table B-5.1  
Estimated Annual Retail Sales from Population  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Assumptions     | Revenue Added to Tax Roll (\$ with inflation) |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |                      |
|--|-----------------|---|--------------------|---------------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|  |                 | 2017-18                                       | 2018-19            | 2019-20             | 2020-21             | 2021-22             | 2022-23             | 2023-24              | 2024-25              | 2025-26              | 2026-27              | 2027-28              | 2028-29              |
| Inflation Rate   |                 |   | 1.03               | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 |
| <b>Taxable Sales from New Household<sup>1</sup></b>                          |                 |   |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |                      |
| Taxable Sales from New For Sale Households                                   |                 | \$3,464,800                                   | \$7,028,720        | \$19,031,273        | \$29,133,085        | \$45,120,635        | \$66,318,244        | \$85,294,260         | \$107,538,572        | \$131,040,778        | \$155,387,787        | \$175,125,609        | \$196,017,898        |
| Taxable Sales from New For Rent Households (Market Rate)                     |                 | \$0   | \$0                | \$13,723,802        | \$19,924,347        | \$20,522,077        | \$28,171,751        | \$29,016,904         | \$33,561,782         | \$38,567,829         | \$43,623,004         | \$49,174,438         | \$54,827,843         |
| Taxable Sales from New For Rent Households (LI)                              |                 | \$569,800                                     | \$1,333,850        | \$1,373,866         | \$1,415,081         | \$1,457,534         | \$1,501,260         | \$1,546,298          | \$1,592,687          | \$1,640,467          | \$1,689,681          | \$1,740,372          | \$1,792,583          |
| <b>Total New Taxable Sales from New Occupied Households</b>                  |                 | <b>\$4,034,600</b>                            | <b>\$8,362,570</b> | <b>\$34,128,941</b> | <b>\$50,472,514</b> | <b>\$67,100,247</b> | <b>\$95,991,255</b> | <b>\$115,857,461</b> | <b>\$142,693,041</b> | <b>\$171,249,074</b> | <b>\$200,700,472</b> | <b>\$226,040,419</b> | <b>\$252,638,323</b> |
| Estimated Retail Capture Rate <sup>3</sup>                                   | 50%<br>of total |   |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households (inflated \$)</b>            |                 | <b>\$2,017,300</b>                            | <b>\$4,181,285</b> | <b>\$17,064,470</b> | <b>\$25,236,257</b> | <b>\$33,550,123</b> | <b>\$47,995,628</b> | <b>\$57,928,731</b>  | <b>\$71,346,520</b>  | <b>\$85,624,537</b>  | <b>\$100,350,236</b> | <b>\$113,020,209</b> | <b>\$126,319,162</b> |
| <b>Total City Taxable Sales from New Households (2017\$)</b>                 |                 | <b>\$2,017,300</b>                            | <b>\$4,059,500</b> | <b>\$16,084,900</b> | <b>\$23,094,750</b> | <b>\$29,808,850</b> | <b>\$41,401,450</b> | <b>\$48,514,400</b>  | <b>\$58,011,250</b>  | <b>\$67,592,800</b>  | <b>\$76,910,100</b>  | <b>\$84,097,650</b>  | <b>\$91,255,650</b>  |
| <b>Taxable Sales from New Employment</b>                                     |                 |   |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                                 | \$10.00         | \$10.00                                       | \$10.30            | \$10.61             | \$10.93             | \$11.26             | \$11.59             | \$11.94              | \$12.30              | \$12.67              | \$13.05              | \$13.44              | \$13.84              |
| Work Days per Year   | 240             |   |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento   | 100%            |   |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                              |                 | 21  | 815                | 1,865               | 3,035               | 4,497               | 6,885               | 8,772                | 11,373               | 14,157               | 16,621               | 19,036               | 21,744               |
| <b>Total City Taxable Sales from New Employees (inflated \$)<sup>4</sup></b> | 50%<br>of total | <b>\$25,200</b>                               | <b>\$1,007,340</b> | <b>\$2,374,294</b>  | <b>\$3,979,712</b>  | <b>\$6,073,696</b>  | <b>\$9,577,922</b>  | <b>\$12,569,072</b>  | <b>\$16,784,827</b>  | <b>\$21,520,397</b>  | <b>\$26,023,962</b>  | <b>\$30,699,351</b>  | <b>\$36,118,538</b>  |
| <b>Total City Taxable Sales from New Employees (2017\$)</b>                  |                 | <b>\$25,200</b>                               | <b>\$978,000</b>   | <b>\$2,238,000</b>  | <b>\$3,642,000</b>  | <b>\$5,396,400</b>  | <b>\$8,262,000</b>  | <b>\$10,526,400</b>  | <b>\$13,647,600</b>  | <b>\$16,988,400</b>  | <b>\$19,945,200</b>  | <b>\$22,843,200</b>  | <b>\$26,092,800</b>  |
| <b>Total Annual City Taxable Sales from Market Support (inflated \$)</b>     |                 | <b>\$2,042,500</b>                            | <b>\$5,188,625</b> | <b>\$19,438,765</b> | <b>\$29,215,969</b> | <b>\$39,623,819</b> | <b>\$57,573,550</b> | <b>\$70,497,803</b>  | <b>\$88,131,347</b>  | <b>\$107,144,934</b> | <b>\$126,374,198</b> | <b>\$143,719,560</b> | <b>\$162,437,699</b> |
| <b>Total Annual City Taxable Sales from Market Support (2017\$)</b>          |                 | <b>\$2,042,500</b>                            | <b>\$5,037,500</b> | <b>\$18,322,900</b> | <b>\$26,736,750</b> | <b>\$35,205,250</b> | <b>\$49,663,450</b> | <b>\$59,040,800</b>  | <b>\$71,658,850</b>  | <b>\$84,581,200</b>  | <b>\$96,855,300</b>  | <b>\$106,940,850</b> | <b>\$117,348,450</b> |

Appendix B  
Table B-5.1  
Estimated Annual Retail Sales from Population  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Revenue Added to Tax Roll |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|--|---------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|  | 2029-30                   | 2030-31              | 2031-32              | 2032-33              | 2033-34              | 2034-35              | 2035-36              | 2036-37              | 2037-38              | 2038-39              | 2039-40              | 2040-41              |
| Inflation Rate   | 1.03                      | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 |
| <b>Taxable Sales from New Household <sup>1</sup></b>                         |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxable Sales from New For Sale Households                                   | \$208,482,884             | \$214,737,370        | \$221,179,491        | \$227,814,876        | \$234,649,322        | \$241,688,802        | \$248,939,466        | \$256,407,650        | \$264,099,880        | \$272,022,876        | \$280,183,562        | \$288,589,069        |
| Taxable Sales from New For Rent Households (Market Rate)                     | \$66,792,335              | \$74,902,268         | \$83,438,684         | \$92,419,874         | \$101,938,977        | \$110,800,624        | \$120,102,226        | \$129,862,203        | \$140,961,925        | \$152,610,753        | \$164,831,646        | \$177,648,443        |
| Taxable Sales from New For Rent Households (LI)                              | \$3,692,721               | \$3,803,502          | \$3,917,607          | \$4,035,136          | \$4,156,190          | \$4,280,875          | \$4,409,302          | \$4,541,581          | \$4,677,828          | \$4,818,163          | \$4,962,708          | \$5,111,589          |
| <b>Total New Taxable Sales from New Occupied Households</b>                  | <b>\$278,967,940</b>      | <b>\$293,443,141</b> | <b>\$308,535,783</b> | <b>\$324,269,885</b> | <b>\$340,744,489</b> | <b>\$356,770,302</b> | <b>\$373,450,994</b> | <b>\$390,811,434</b> | <b>\$409,739,632</b> | <b>\$429,451,792</b> | <b>\$449,977,916</b> | <b>\$471,349,101</b> |
| Estimated Retail Capture Rate <sup>3</sup>                                   |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households (inflated \$)</b>            | <b>\$139,483,970</b>      | <b>\$146,721,570</b> | <b>\$154,267,892</b> | <b>\$162,134,943</b> | <b>\$170,372,244</b> | <b>\$178,385,151</b> | <b>\$186,725,497</b> | <b>\$195,405,717</b> | <b>\$204,869,816</b> | <b>\$214,725,896</b> | <b>\$224,988,958</b> | <b>\$235,674,550</b> |
| <b>Total City Taxable Sales from New Households (2017\$)</b>                 | <b>\$97,831,250</b>       | <b>\$99,910,250</b>  | <b>\$101,989,250</b> | <b>\$104,068,250</b> | <b>\$106,170,350</b> | <b>\$107,925,950</b> | <b>\$109,681,550</b> | <b>\$111,437,150</b> | <b>\$113,431,450</b> | <b>\$115,425,750</b> | <b>\$117,420,050</b> | <b>\$119,414,350</b> |
| <b>Taxable Sales from New Employment</b>                                     |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                                 | \$14.26                   | \$14.69              | \$15.13              | \$15.58              | \$16.05              | \$16.53              | \$17.02              | \$17.54              | \$18.06              | \$18.60              | \$19.16              | \$19.74              |
| Work Days per Year   |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento   |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                              | 24,464                    | 27,339               | 29,793               | 32,482               | 34,936               | 36,388               | 36,988               | 37,588               | 38,188               | 38,788               | 39,388               | 39,988               |
| <b>Total City Taxable Sales from New Employees (inflated \$)<sup>4</sup></b> | <b>\$41,855,777</b>       | <b>\$48,177,892</b>  | <b>\$54,077,503</b>  | <b>\$60,727,077</b>  | <b>\$67,274,429</b>  | <b>\$72,172,584</b>  | <b>\$75,563,513</b>  | <b>\$79,092,943</b>  | <b>\$82,766,131</b>  | <b>\$86,588,527</b>  | <b>\$90,565,777</b>  | <b>\$94,703,733</b>  |
| <b>Total City Taxable Sales from New Employees (2017\$)</b>                  | <b>\$29,356,800</b>       | <b>\$32,806,800</b>  | <b>\$35,751,600</b>  | <b>\$38,978,400</b>  | <b>\$41,923,200</b>  | <b>\$43,665,600</b>  | <b>\$44,385,600</b>  | <b>\$45,105,600</b>  | <b>\$45,825,600</b>  | <b>\$46,545,600</b>  | <b>\$47,265,600</b>  | <b>\$47,985,600</b>  |
| <b>Total Annual City Taxable Sales from Market Support (inflated \$)</b>     | <b>\$181,339,747</b>      | <b>\$194,899,462</b> | <b>\$208,345,394</b> | <b>\$222,862,020</b> | <b>\$237,646,673</b> | <b>\$250,557,734</b> | <b>\$262,289,010</b> | <b>\$274,498,660</b> | <b>\$287,635,947</b> | <b>\$301,314,423</b> | <b>\$315,554,735</b> | <b>\$330,378,283</b> |
| <b>Total Annual City Taxable Sales from Market Support (2017\$)</b>          | <b>\$127,188,050</b>      | <b>\$132,717,050</b> | <b>\$137,740,850</b> | <b>\$143,046,650</b> | <b>\$148,093,550</b> | <b>\$151,591,550</b> | <b>\$154,067,150</b> | <b>\$156,542,750</b> | <b>\$159,257,050</b> | <b>\$161,971,350</b> | <b>\$164,685,650</b> | <b>\$167,399,950</b> |

Appendix B  
Table B-5.1  
Estimated Annual Retail Sales from Population  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Revenue Added to Tax Roll |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|--|---------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|  | 2041-42                   | 2042-43              | 2043-44              | 2044-45              | 2045-46              | 2046-47              | 2047-48              | 2048-49              | 2049-50              | 2050-51              | 2051-52              | 2052-53              |
| Inflation Rate   | 1.03                      | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 |
| <b>Taxable Sales from New Household <sup>1</sup></b>                         |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxable Sales from New For Sale Households                                   | \$297,246,741             | \$306,164,143        | \$315,349,068        | \$324,809,540        | \$334,553,826        | \$344,590,441        | \$354,928,154        | \$365,575,999        | \$376,543,279        | \$387,839,577        | \$399,474,764        | \$411,459,007        |
| Taxable Sales from New For Rent Households (Market Rate)                     | \$190,991,983             | \$196,721,743        | \$202,623,395        | \$208,702,097        | \$214,963,160        | \$221,412,055        | \$228,054,416        | \$234,896,049        | \$241,942,930        | \$249,201,218        | \$256,677,255        | \$264,377,572        |
| Taxable Sales from New For Rent Households (LI)                              | \$5,264,937               | \$5,422,885          | \$5,585,571          | \$5,753,139          | \$5,925,733          | \$6,103,505          | \$6,286,610          | \$6,475,208          | \$6,669,464          | \$6,869,548          | \$7,075,635          | \$7,287,904          |
| <b>Total New Taxable Sales from New Occupied Households</b>                  | <b>\$493,503,661</b>      | <b>\$508,308,771</b> | <b>\$523,558,034</b> | <b>\$539,264,775</b> | <b>\$555,442,719</b> | <b>\$572,106,000</b> | <b>\$589,269,180</b> | <b>\$606,947,256</b> | <b>\$625,155,673</b> | <b>\$643,910,343</b> | <b>\$663,227,654</b> | <b>\$683,124,483</b> |
| Estimated Retail Capture Rate <sup>3</sup>                                   |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households (inflated \$)</b>            | <b>\$246,751,831</b>      | <b>\$254,154,386</b> | <b>\$261,779,017</b> | <b>\$269,632,388</b> | <b>\$277,721,359</b> | <b>\$286,053,000</b> | <b>\$294,634,590</b> | <b>\$303,473,628</b> | <b>\$312,577,837</b> | <b>\$321,955,172</b> | <b>\$331,613,827</b> | <b>\$341,562,242</b> |
| <b>Total City Taxable Sales from New Households (2017\$)</b>                 | <b>\$121,385,550</b>      | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> |
| <b>Taxable Sales from New Employment</b>                                     |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                                 | \$20.33                   | \$20.94              | \$21.57              | \$22.21              | \$22.88              | \$23.57              | \$24.27              | \$25.00              | \$25.75              | \$26.52              | \$27.32              | \$28.14              |
| Work Days per Year   |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento   |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                              | 40,373                    | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               |
| <b>Total City Taxable Sales from New Employees (inflated \$)<sup>4</sup></b> | <b>\$98,483,996</b>       | <b>\$101,438,516</b> | <b>\$104,481,671</b> | <b>\$107,616,121</b> | <b>\$110,844,605</b> | <b>\$114,169,943</b> | <b>\$117,595,041</b> | <b>\$121,122,893</b> | <b>\$124,756,579</b> | <b>\$128,499,277</b> | <b>\$132,354,255</b> | <b>\$136,324,883</b> |
| <b>Total City Taxable Sales from New Employees (2017\$)</b>                  | <b>\$48,447,600</b>       | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  |
| <b>Total Annual City Taxable Sales from Market Support (inflated \$)</b>     | <b>\$345,235,826</b>      | <b>\$355,592,901</b> | <b>\$366,260,688</b> | <b>\$377,248,509</b> | <b>\$388,565,964</b> | <b>\$400,222,943</b> | <b>\$412,229,631</b> | <b>\$424,596,520</b> | <b>\$437,334,416</b> | <b>\$450,454,448</b> | <b>\$463,968,082</b> | <b>\$477,887,124</b> |
| <b>Total Annual City Taxable Sales from Market Support (2017\$)</b>          | <b>\$169,833,150</b>      | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> |

Appendix B  
Table B-5.1  
Estimated Annual Retail Sales from Population  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Revenue Added to Tax Roll |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|--|---------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|  | 2053-54                   | 2054-55              | 2055-56              | 2056-57              | 2057-58              | 2058-59              | 2059-60              | 2060-61              | 2061-62              | 2062-63              | 2063-64              | 2064-65              |
| Inflation Rate   | 1.03                      | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 |
| <b>Taxable Sales from New Household<sup>1</sup></b>                          |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxable Sales from New For Sale Households                                   | \$423,802,777             | \$436,516,861        | \$449,612,366        | \$463,100,737        | \$476,993,760        | \$491,303,572        | \$506,042,680        | \$521,223,960        | \$536,860,679        | \$552,966,499        | \$569,555,494        | \$586,642,159        |
| Taxable Sales from New For Rent Households (Market Rate)                     | \$272,308,900             | \$280,478,167        | \$288,892,512        | \$297,559,287        | \$306,486,066        | \$315,680,648        | \$325,151,067        | \$334,905,599        | \$344,952,767        | \$355,301,350        | \$365,960,390        | \$376,939,202        |
| Taxable Sales from New For Rent Households (LI)                              | \$7,506,541               | \$7,731,737          | \$7,963,689          | \$8,202,600          | \$8,448,678          | \$8,702,138          | \$8,963,202          | \$9,232,098          | \$9,509,061          | \$9,794,333          | \$10,088,163         | \$10,390,808         |
| <b>Total New Taxable Sales from New Occupied Households</b>                  | <b>\$703,618,218</b>      | <b>\$724,726,764</b> | <b>\$746,468,567</b> | <b>\$768,862,624</b> | <b>\$791,928,503</b> | <b>\$815,686,358</b> | <b>\$840,156,949</b> | <b>\$865,361,657</b> | <b>\$891,322,507</b> | <b>\$918,062,182</b> | <b>\$945,604,048</b> | <b>\$973,972,169</b> |
| Estimated Retail Capture Rate <sup>3</sup>                                   |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households (inflated \$)</b>            | <b>\$351,809,109</b>      | <b>\$362,363,382</b> | <b>\$373,234,284</b> | <b>\$384,431,312</b> | <b>\$395,964,252</b> | <b>\$407,843,179</b> | <b>\$420,078,474</b> | <b>\$432,680,829</b> | <b>\$445,661,254</b> | <b>\$459,031,091</b> | <b>\$472,802,024</b> | <b>\$486,986,085</b> |
| <b>Total City Taxable Sales from New Households (2017\$)</b>                 | <b>\$121,385,550</b>      | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> | <b>\$121,385,550</b> |
| <b>Taxable Sales from New Employment</b>                                     |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                                 | \$28.98                   | \$29.85              | \$30.75              | \$31.67              | \$32.62              | \$33.60              | \$34.61              | \$35.65              | \$36.71              | \$37.82              | \$38.95              | \$40.12              |
| Work Days per Year   |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento   |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                              | 40,373                    | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               |
| <b>Total City Taxable Sales from New Employees (inflated \$)<sup>4</sup></b> | <b>\$140,414,629</b>      | <b>\$144,627,068</b> | <b>\$148,965,880</b> | <b>\$153,434,856</b> | <b>\$158,037,902</b> | <b>\$162,779,039</b> | <b>\$167,662,410</b> | <b>\$172,692,283</b> | <b>\$177,873,051</b> | <b>\$183,209,243</b> | <b>\$188,705,520</b> | <b>\$194,366,686</b> |
| <b>Total City Taxable Sales from New Employees (2017\$)</b>                  | <b>\$48,447,600</b>       | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  | <b>\$48,447,600</b>  |
| <b>Total Annual City Taxable Sales from Market Support (inflated \$)</b>     | <b>\$492,223,738</b>      | <b>\$506,990,450</b> | <b>\$522,200,164</b> | <b>\$537,866,169</b> | <b>\$554,002,154</b> | <b>\$570,622,218</b> | <b>\$587,740,885</b> | <b>\$605,373,111</b> | <b>\$623,534,305</b> | <b>\$642,240,334</b> | <b>\$661,507,544</b> | <b>\$681,352,770</b> |
| <b>Total Annual City Taxable Sales from Market Support (2017\$)</b>          | <b>\$169,833,150</b>      | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> | <b>\$169,833,150</b> |

Source: U.S. Department of Labor, Bureau of Labor Statistics and KMA

<sup>1</sup> Summarized from Table B5.1a in Appendix B.

<sup>2</sup> From Table 2 in Appendix A.

<sup>3</sup> EPS, IFD No.1 Fiscal Impact Analysis report: "project capture rate based on a qualitative analysis of the Project's residential market and composition of retail product types in the Project area."

<sup>4</sup> EPS, IFD No.1 Fiscal Impact Analysis report: "Taxable Sales from New Employees" is calculated by multiplying daily sales per new employee by the number of work days per year, the estimated capture of sales in the City, and the cumulative number of new employees. Discounted by 50% to avoid double-counting employees who are also residents.

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item           | Formula | Assumpti<br>ons | Revenue Added to Tax Roll (\$ with inflation) |         |         |         |         |         |         |         |         |         |         |
|----------------|---------|-----------------|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                |         |                 | 2017-18                                       | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| Inflation Rate |         |                 |   | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    |

1. Bridge District

Table Sales from New Households

Average Annual Household Income Calculation <sup>1</sup>

|   |                      |          |                    |                    |                     |                     |                     |                     |                     |                     |                     |                     |                      |
|---|----------------------|----------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| For Sale Households   | a                    | \$26,500 | \$26,500           | \$27,295           | \$28,114            | \$28,957            | \$29,826            | \$30,721            | \$31,642            | \$32,592            | \$33,569            | \$34,576            | \$35,614             |
| For Rent Households (Market Rate)                           | b                    | \$15,400 | \$15,400           | \$15,862           | \$16,338            | \$16,828            | \$17,333            | \$17,853            | \$18,388            | \$18,940            | \$19,508            | \$20,094            | \$20,696             |
| For Rent Households (Low Income )                           | c                    | \$7,400  | \$7,400            | \$7,622            | \$7,851             | \$8,086             | \$8,329             | \$8,579             | \$8,836             | \$9,101             | \$9,374             | \$9,655             | \$9,945              |
| New for Sale Households <sup>2</sup>                        | d                    |          | 22                 | 22                 | 273                 | 524                 | 775                 | 1,026               | 1,277               | 1,528               | 1,779               | 2,030               | 2,281                |
| New for Rent Households <sup>2</sup>                        | e                    |          | -                  | -                  | 328                 | 522                 | 522                 | 716                 | 716                 | 910                 | 910                 | 1,104               | 1,104                |
| Low Income Household <sup>2</sup>                           | f                    |          | 77                 | 175                | 175                 | 175                 | 175                 | 175                 | 175                 | 175                 | 175                 | 175                 | 175                  |
| Taxable Sales from New For Sale Households                  | h = a * d            |          | \$583,000          | \$600,490          | \$7,675,081         | \$15,173,607        | \$23,115,137        | \$31,519,503        | \$40,407,327        | \$49,800,053        | \$59,719,975        | \$70,190,273        | \$81,235,041         |
| Taxable Sales from New For Rent Households (Market Rate)    | i = b * e            |          | \$0                | \$0                | \$5,358,818         | \$8,784,214         | \$9,047,740         | \$12,782,620        | \$13,166,098        | \$17,235,452        | \$17,752,516        | \$22,183,232        | \$22,848,729         |
| Taxable Sales from New For Rent Households (LI)             | j = c * f            |          | \$569,800          | \$1,333,850        | \$1,373,866         | \$1,415,081         | \$1,457,534         | \$1,501,260         | \$1,546,298         | \$1,592,687         | \$1,640,467         | \$1,689,681         | \$1,740,372          |
| <b>Total New Taxable Sales from New Occupied Households</b> | <b>k = h + i + j</b> |          | <b>\$1,152,800</b> | <b>\$1,934,340</b> | <b>\$14,407,765</b> | <b>\$25,372,902</b> | <b>\$33,620,411</b> | <b>\$45,803,382</b> | <b>\$55,119,723</b> | <b>\$68,628,192</b> | <b>\$79,112,959</b> | <b>\$94,063,186</b> | <b>\$105,824,142</b> |
| Estimated Retail Capture Rate <sup>3</sup>                  | l                    |          | 50%                |                    |                     |                     |                     |                     |                     |                     |                     |                     |                      |
| <b>Total City Taxable Sales from New Households</b>         | <b>m = k * l</b>     |          | <b>\$576,400</b>   | <b>\$967,170</b>   | <b>\$7,203,882</b>  | <b>\$12,686,451</b> | <b>\$16,810,206</b> | <b>\$22,901,691</b> | <b>\$27,559,861</b> | <b>\$34,314,096</b> | <b>\$39,556,479</b> | <b>\$47,031,593</b> | <b>\$52,912,071</b>  |

Table Sales from New Employment

|   |   |         |                  |                    |                    |                     |                     |                     |                     |                     |                     |                     |                     |
|---|---|---------|------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Average Daily Taxable Sales per New Employee                    | p   | \$10.00 | \$10.00          | \$10.30            | \$10.61            | \$10.93             | \$11.26             | \$11.59             | \$11.94             | \$12.30             | \$12.67             | \$13.05             | \$13.44             |
| Work Days per Year  | q   | 240     |                  |                    |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| Estimated Capture in West Sacramento                            | r   | 100%    |                  |                    |                    |                     |                     |                     |                     |                     |                     |                     |                     |
| Cumulative Growth in New Employees <sup>2</sup>                 | s   |         | 16               | 49                 | 49                 | 799                 | 1,549               | 2,729               | 3,672               | 4,615               | 5,795               | 6,738               | 7,681               |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>t = p * q * r * (s * 50%)<br/>of total</b> |         | <b>\$19,200</b>  | <b>\$60,564</b>    | <b>\$62,381</b>    | <b>\$1,047,707</b>  | <b>\$2,092,096</b>  | <b>\$3,796,391</b>  | <b>\$5,261,472</b>  | <b>\$6,811,041</b>  | <b>\$8,809,119</b>  | <b>\$10,549,874</b> | <b>\$12,387,146</b> |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>w = m + t</b>                              |         | <b>\$595,600</b> | <b>\$1,027,734</b> | <b>\$7,266,263</b> | <b>\$13,734,158</b> | <b>\$18,902,301</b> | <b>\$26,698,082</b> | <b>\$32,821,333</b> | <b>\$41,125,137</b> | <b>\$48,365,598</b> | <b>\$57,581,467</b> | <b>\$65,299,217</b> |

2. Riverside

Table Sales from New Employment

|   |  |          |            |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|---|--|----------|------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Average Daily Taxable Sales per New Employee                    |  | \$10.00  | \$10.00    | \$10.30          | \$10.61          | \$10.93          | \$11.26          | \$11.59          | \$11.94          | \$12.30          | \$12.67          | \$13.05          | \$13.44          |
| Work Days per Year  |  | \$240.00 |            |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Estimated Capture in West Sacramento                            |  | 100%     |            |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Cumulative Growth in New Employees <sup>2</sup>                 |  |          | -          | 178              | 328              | 396              | 464              | 464              | 464              | 464              | 464              | 464              | 464              |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> |  | 50%      | <b>\$0</b> | <b>\$220,008</b> | <b>\$417,570</b> | <b>\$519,264</b> | <b>\$626,683</b> | <b>\$645,484</b> | <b>\$664,848</b> | <b>\$684,794</b> | <b>\$705,338</b> | <b>\$726,498</b> | <b>\$748,293</b> |
| <b>Total Annual City Taxable Sales from Market Support</b>      |  |          | <b>\$0</b> | <b>\$220,008</b> | <b>\$417,570</b> | <b>\$519,264</b> | <b>\$626,683</b> | <b>\$645,484</b> | <b>\$664,848</b> | <b>\$684,794</b> | <b>\$705,338</b> | <b>\$726,498</b> | <b>\$748,293</b> |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | 2028-29                                       | 2029-30              | 2030-31              | 2031-32              | 2032-33              | 2033-34              | 2034-35              | 2035-36              | 2036-37              | 2037-38              | 2038-39              | 2039-40              | 2040-41              | 2041-42              |
| <b>Inflation Rate</b>   | 1.03  | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 |
| <b>1. Bridge District</b>                                       |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <u>Table Sales from New Households</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Average Annual Household Income Calculation <sup>1</sup></b> |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| For Sale Households   | \$36,682                                      | \$37,783             | \$38,916             | \$40,084             | \$41,286             | \$42,525             | \$43,800             | \$45,114             | \$46,468             | \$47,862             | \$49,298             | \$50,777             | \$52,300             | \$53,869             |
| For Rent Households (Market Rate)                               | \$21,317                                      | \$21,957             | \$22,615             | \$23,294             | \$23,993             | \$24,712             | \$25,454             | \$26,217             | \$27,004             | \$27,814             | \$28,649             | \$29,508             | \$30,393             | \$31,305             |
| For Rent Households (Low Income )                               | \$10,243                                      | \$10,551             | \$10,867             | \$11,193             | \$11,529             | \$11,875             | \$12,231             | \$12,598             | \$12,976             | \$13,365             | \$13,766             | \$14,179             | \$14,605             | \$15,043             |
| New for Sale Households <sup>2</sup>                            | 2,535   | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                |
| New for Rent Households <sup>2</sup>                            | 1,300   | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                |
| Low Income Household <sup>2</sup>                               | 175   | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  |
| Table Sales from New For Sale Households                        | \$92,989,371                                  | \$95,779,052         | \$98,652,424         | \$101,611,996        | \$104,660,356        | \$107,800,167        | \$111,034,172        | \$114,365,197        | \$117,796,153        | \$121,330,037        | \$124,969,939        | \$128,719,037        | \$132,580,608        | \$136,558,026        |
| Table Sales from New For Rent Households (Market Rate)          | \$27,712,362                                  | \$28,543,733         | \$29,400,045         | \$30,282,046         | \$31,190,508         | \$32,126,223         | \$33,090,010         | \$34,082,710         | \$35,105,191         | \$36,158,347         | \$37,243,097         | \$38,360,390         | \$39,511,202         | \$40,696,538         |
| Table Sales from New For Rent Households (LI)                   | \$1,792,583                                   | \$1,846,360          | \$1,901,751          | \$1,958,804          | \$2,017,568          | \$2,078,095          | \$2,140,438          | \$2,204,651          | \$2,270,790          | \$2,338,914          | \$2,409,081          | \$2,481,354          | \$2,555,795          | \$2,632,468          |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$122,494,316</b>                          | <b>\$126,169,145</b> | <b>\$129,954,220</b> | <b>\$133,852,846</b> | <b>\$137,868,432</b> | <b>\$142,004,485</b> | <b>\$146,264,619</b> | <b>\$150,652,558</b> | <b>\$155,172,134</b> | <b>\$159,827,298</b> | <b>\$164,622,117</b> | <b>\$169,560,781</b> | <b>\$174,647,604</b> | <b>\$179,887,032</b> |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$61,247,158</b>                           | <b>\$63,084,573</b>  | <b>\$64,977,110</b>  | <b>\$66,926,423</b>  | <b>\$68,934,216</b>  | <b>\$71,002,242</b>  | <b>\$73,132,310</b>  | <b>\$75,326,279</b>  | <b>\$77,586,067</b>  | <b>\$79,913,649</b>  | <b>\$82,311,059</b>  | <b>\$84,780,390</b>  | <b>\$87,323,802</b>  | <b>\$89,943,516</b>  |
| <u>Table Sales from New Employment</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                    | \$13.84                                       | \$14.26              | \$14.69              | \$15.13              | \$15.58              | \$16.05              | \$16.53              | \$17.02              | \$17.54              | \$18.06              | \$18.60              | \$19.16              | \$19.74              | \$20.33              |
| Work Days per Year  |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento                            |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                 | 8,862   | 9,805                | 10,748               | 11,691               | 12,634               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$14,720,497</b>                           | <b>\$16,775,503</b>  | <b>\$18,940,560</b>  | <b>\$21,220,424</b>  | <b>\$23,620,032</b>  | <b>\$26,144,519</b>  | <b>\$26,928,855</b>  | <b>\$27,736,720</b>  | <b>\$28,568,822</b>  | <b>\$29,425,887</b>  | <b>\$30,308,663</b>  | <b>\$31,217,923</b>  | <b>\$32,154,461</b>  | <b>\$33,119,095</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$75,967,655</b>                           | <b>\$79,860,075</b>  | <b>\$83,917,670</b>  | <b>\$88,146,847</b>  | <b>\$92,554,248</b>  | <b>\$97,146,761</b>  | <b>\$100,061,164</b> | <b>\$103,062,999</b> | <b>\$106,154,889</b> | <b>\$109,339,536</b> | <b>\$112,619,722</b> | <b>\$115,998,314</b> | <b>\$119,478,263</b> | <b>\$123,062,611</b> |
| <b>2. Riverside</b>   |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <u>Table Sales from New Employment</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                    | \$13.84                                       | \$14.26              | \$14.69              | \$15.13              | \$15.58              | \$16.05              | \$16.53              | \$17.02              | \$17.54              | \$18.06              | \$18.60              | \$19.16              | \$19.74              | \$20.33              |
| Work Days per Year  |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento                            |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                 | 464   | 464                  | 464                  | 464                  | 464                  | 464                  | 464                  | 464                  | 464                  | 464                  | 464                  | 464                  | 464                  | 464                  |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$770,741</b>                              | <b>\$793,864</b>     | <b>\$817,680</b>     | <b>\$842,210</b>     | <b>\$867,476</b>     | <b>\$893,501</b>     | <b>\$920,306</b>     | <b>\$947,915</b>     | <b>\$976,352</b>     | <b>\$1,005,643</b>   | <b>\$1,035,812</b>   | <b>\$1,066,886</b>   | <b>\$1,098,893</b>   | <b>\$1,131,860</b>   |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$770,741</b>                              | <b>\$793,864</b>     | <b>\$817,680</b>     | <b>\$842,210</b>     | <b>\$867,476</b>     | <b>\$893,501</b>     | <b>\$920,306</b>     | <b>\$947,915</b>     | <b>\$976,352</b>     | <b>\$1,005,643</b>   | <b>\$1,035,812</b>   | <b>\$1,066,886</b>   | <b>\$1,098,893</b>   | <b>\$1,131,860</b>   |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item           | Revenue Added to Tax Roll (\$ with inflation) |         |         |         |         |         |         |         |         |         |         |         |         |         |
|----------------|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                | 2042-43                                       | 2043-44 | 2044-45 | 2045-46 | 2046-47 | 2047-48 | 2048-49 | 2049-50 | 2050-51 | 2051-52 | 2052-53 | 2053-54 | 2054-55 | 2055-56 |
| Inflation Rate | 1.03  | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    |

1. Bridge District

Tableable Sales from New Households

Average Annual Household Income Calculation <sup>1</sup>

|   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| For Sale Households   | \$55,485             | \$57,150             | \$58,864             | \$60,630             | \$62,449             | \$64,322             | \$66,252             | \$68,240             | \$70,287             | \$72,395             | \$74,567             | \$76,804             | \$79,109             | \$81,482             |
| For Rent Households (Market Rate)                           | \$32,244             | \$33,212             | \$34,208             | \$35,234             | \$36,291             | \$37,380             | \$38,501             | \$39,656             | \$40,846             | \$42,071             | \$43,333             | \$44,633             | \$45,972             | \$47,352             |
| For Rent Households (Low Income )                           | \$15,494             | \$15,959             | \$16,438             | \$16,931             | \$17,439             | \$17,962             | \$18,501             | \$19,056             | \$19,627             | \$20,216             | \$20,823             | \$21,447             | \$22,091             | \$22,753             |
| New for Sale Households <sup>2</sup>                        | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                |
| New for Rent Households <sup>2</sup>                        | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                |
| Low Income Household <sup>2</sup>                           | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  |
| Taxable Sales from New For Sale Households                  | \$140,654,767        | \$144,874,410        | \$149,220,642        | \$153,697,261        | \$158,308,179        | \$163,057,425        | \$167,949,147        | \$172,987,622        | \$178,177,250        | \$183,522,568        | \$189,028,245        | \$194,699,092        | \$200,540,065        | \$206,556,267        |
| Taxable Sales from New For Rent Households (Market Rate)    | \$41,917,434         | \$43,174,957         | \$44,470,206         | \$45,804,312         | \$47,178,441         | \$48,593,795         | \$50,051,609         | \$51,553,157         | \$53,099,751         | \$54,692,744         | \$56,333,526         | \$58,023,532         | \$59,764,238         | \$61,557,165         |
| Taxable Sales from New For Rent Households (LI)             | \$2,711,442          | \$2,792,786          | \$2,876,569          | \$2,962,866          | \$3,051,752          | \$3,143,305          | \$3,237,604          | \$3,334,732          | \$3,434,774          | \$3,537,817          | \$3,643,952          | \$3,753,270          | \$3,865,869          | \$3,981,845          |
| <b>Total New Taxable Sales from New Occupied Households</b> | <b>\$185,283,643</b> | <b>\$190,842,153</b> | <b>\$196,567,417</b> | <b>\$202,464,440</b> | <b>\$208,538,373</b> | <b>\$214,794,524</b> | <b>\$221,238,360</b> | <b>\$227,875,511</b> | <b>\$234,711,776</b> | <b>\$241,753,129</b> | <b>\$249,005,723</b> | <b>\$256,475,895</b> | <b>\$264,170,172</b> | <b>\$272,095,277</b> |
| Estimated Retail Capture Rate <sup>3</sup>                  |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households</b>         | <b>\$92,641,822</b>  | <b>\$95,421,076</b>  | <b>\$98,283,709</b>  | <b>\$101,232,220</b> | <b>\$104,269,187</b> | <b>\$107,397,262</b> | <b>\$110,619,180</b> | <b>\$113,937,755</b> | <b>\$117,355,888</b> | <b>\$120,876,565</b> | <b>\$124,502,862</b> | <b>\$128,237,947</b> | <b>\$132,085,086</b> | <b>\$136,047,638</b> |

Tableable Sales from New Employment

|   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Average Daily Taxable Sales per New Employee                    | \$20.94              | \$21.57              | \$22.21              | \$22.88              | \$23.57              | \$24.27              | \$25.00              | \$25.75              | \$26.52              | \$27.32              | \$28.14              | \$28.98              | \$29.85              | \$30.75              |
| Work Days per Year  |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento                            |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                 | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$34,112,668</b>  | <b>\$35,136,048</b>  | <b>\$36,190,129</b>  | <b>\$37,275,833</b>  | <b>\$38,394,108</b>  | <b>\$39,545,931</b>  | <b>\$40,732,309</b>  | <b>\$41,954,278</b>  | <b>\$43,212,907</b>  | <b>\$44,509,294</b>  | <b>\$45,844,573</b>  | <b>\$47,219,910</b>  | <b>\$48,636,507</b>  | <b>\$50,095,602</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$126,754,489</b> | <b>\$130,557,124</b> | <b>\$134,473,838</b> | <b>\$138,508,053</b> | <b>\$142,663,294</b> | <b>\$146,943,193</b> | <b>\$151,351,489</b> | <b>\$155,892,034</b> | <b>\$160,568,795</b> | <b>\$165,385,859</b> | <b>\$170,347,434</b> | <b>\$175,457,857</b> | <b>\$180,721,593</b> | <b>\$186,143,241</b> |

2. Riverside

Tableable Sales from New Employment

|   |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Average Daily Taxable Sales per New Employee                    | \$20.94            | \$21.57            | \$22.21            | \$22.88            | \$23.57            | \$24.27            | \$25.00            | \$25.75            | \$26.52            | \$27.32            | \$28.14            | \$28.98            | \$29.85            | \$30.75            |
| Work Days per Year  |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Estimated Capture in West Sacramento                            |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Cumulative Growth in New Employees <sup>2</sup>                 | 464                | 464                | 464                | 464                | 464                | 464                | 464                | 464                | 464                | 464                | 464                | 464                | 464                | 464                |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$1,165,816</b> | <b>\$1,200,790</b> | <b>\$1,236,814</b> | <b>\$1,273,918</b> | <b>\$1,312,136</b> | <b>\$1,351,500</b> | <b>\$1,392,045</b> | <b>\$1,433,806</b> | <b>\$1,476,820</b> | <b>\$1,521,125</b> | <b>\$1,566,759</b> | <b>\$1,613,761</b> | <b>\$1,662,174</b> | <b>\$1,712,039</b> |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$1,165,816</b> | <b>\$1,200,790</b> | <b>\$1,236,814</b> | <b>\$1,273,918</b> | <b>\$1,312,136</b> | <b>\$1,351,500</b> | <b>\$1,392,045</b> | <b>\$1,433,806</b> | <b>\$1,476,820</b> | <b>\$1,521,125</b> | <b>\$1,566,759</b> | <b>\$1,613,761</b> | <b>\$1,662,174</b> | <b>\$1,712,039</b> |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item           | Revenue Added to Tax Roll (\$ with inflation) |         |         |         |         |         |         |         |         |
|----------------|---|---------|---------|---------|---------|---------|---------|---------|---------|
|                | 2056-57                                       | 2057-58 | 2058-59 | 2059-60 | 2060-61 | 2061-62 | 2062-63 | 2063-64 | 2064-65 |
| Inflation Rate | 1.03  | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    | 1.03    |

1. Bridge District

Table Sales from New Households

Average Annual Household Income Calculation <sup>1</sup>

|   |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| For Sale Households   | \$83,926             | \$86,444             | \$89,037             | \$91,708             | \$94,460             | \$97,293             | \$100,212            | \$103,219            | \$106,315            |
| For Rent Households (Market Rate)                           | \$48,772             | \$50,235             | \$51,742             | \$53,295             | \$54,894             | \$56,540             | \$58,237             | \$59,984             | \$61,783             |
| For Rent Households (Low Income )                           | \$23,436             | \$24,139             | \$24,863             | \$25,609             | \$26,377             | \$27,169             | \$27,984             | \$28,823             | \$29,688             |
| New for Sale Households <sup>2</sup>                        | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                | 2,535                |
| New for Rent Households <sup>2</sup>                        | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                | 1,300                |
| Low Income Household <sup>2</sup>                           | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  |
| Taxable Sales from New For Sale Households                  | \$212,752,955        | \$219,135,544        | \$225,709,610        | \$232,480,898        | \$239,455,325        | \$246,638,985        | \$254,038,155        | \$261,659,299        | \$269,509,078        |
| Taxable Sales from New For Rent Households (Market Rate)    | \$63,403,880         | \$65,305,997         | \$67,265,176         | \$69,283,132         | \$71,361,626         | \$73,502,475         | \$75,707,549         | \$77,978,775         | \$80,318,138         |
| Taxable Sales from New For Rent Households (LI)             | \$4,101,300          | \$4,224,339          | \$4,351,069          | \$4,481,601          | \$4,616,049          | \$4,754,531          | \$4,897,167          | \$5,044,082          | \$5,195,404          |
| <b>Total New Taxable Sales from New Occupied Households</b> | <b>\$280,258,135</b> | <b>\$288,665,879</b> | <b>\$297,325,856</b> | <b>\$306,245,631</b> | <b>\$315,433,000</b> | <b>\$324,895,990</b> | <b>\$334,642,870</b> | <b>\$344,682,156</b> | <b>\$355,022,621</b> |
| Estimated Retail Capture Rate <sup>3</sup>                  |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households</b>         | <b>\$140,129,068</b> | <b>\$144,332,940</b> | <b>\$148,662,928</b> | <b>\$153,122,816</b> | <b>\$157,716,500</b> | <b>\$162,447,995</b> | <b>\$167,321,435</b> | <b>\$172,341,078</b> | <b>\$177,511,310</b> |

Table Sales from New Employment

|   |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Average Daily Taxable Sales per New Employee                    | \$31.67              | \$32.62              | \$33.60              | \$34.61              | \$35.65              | \$36.71              | \$37.82              | \$38.95              | \$40.12              |
| Work Days per Year  |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento                            |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                 | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               | 13,577               |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$51,598,470</b>  | <b>\$53,146,425</b>  | <b>\$54,740,817</b>  | <b>\$56,383,042</b>  | <b>\$58,074,533</b>  | <b>\$59,816,769</b>  | <b>\$61,611,272</b>  | <b>\$63,459,610</b>  | <b>\$65,363,399</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$191,727,538</b> | <b>\$197,479,364</b> | <b>\$203,403,745</b> | <b>\$209,505,857</b> | <b>\$215,791,033</b> | <b>\$222,264,764</b> | <b>\$228,932,707</b> | <b>\$235,800,688</b> | <b>\$242,874,709</b> |

2. Riverside

Table Sales from New Employment

|   |                    |                    |                    |                    |                    |                    |                    |                    |                    |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Average Daily Taxable Sales per New Employee                    | \$31.67            | \$32.62            | \$33.60            | \$34.61            | \$35.65            | \$36.71            | \$37.82            | \$38.95            | \$40.12            |
| Work Days per Year  |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Estimated Capture in West Sacramento                            |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Cumulative Growth in New Employees <sup>2</sup>                 | 464                | 464                | 464                | 464                | 464                | 464                | 464                | 464                | 464                |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$1,763,401</b> | <b>\$1,816,303</b> | <b>\$1,870,792</b> | <b>\$1,926,915</b> | <b>\$1,984,723</b> | <b>\$2,044,265</b> | <b>\$2,105,593</b> | <b>\$2,168,760</b> | <b>\$2,233,823</b> |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$1,763,401</b> | <b>\$1,816,303</b> | <b>\$1,870,792</b> | <b>\$1,926,915</b> | <b>\$1,984,723</b> | <b>\$2,044,265</b> | <b>\$2,105,593</b> | <b>\$2,168,760</b> | <b>\$2,233,823</b> |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Formula | Assumpti<br>ons | Revenue Added to Tax Roll (\$ with inflation) |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
|---|---------|-----------------|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|--------------------|
|   |         |                 | 2017-18                                       | 2018-19            | 2019-20            | 2020-21            | 2021-22            | 2022-23            | 2023-24            | 2024-25             | 2025-26             | 2026-27             | 2027-28             |                    |
| <b>3. Southport Industrial Park</b>                             |         |                 |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| <u>Table Sales from New Households</u>                          |         |                 |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| <u>Average Annual Household Income Calculation <sup>1</sup></u> |         |                 |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| For Sale Households   |         | \$29,100        | \$29,100                                      | \$29,973           | \$30,872           | \$31,798           | \$32,752           | \$33,735           | \$34,747           | \$35,789            | \$36,863            | \$37,969            | \$39,108            |                    |
| New for Sale Households <sup>2</sup>                            |         |                 | 75  | 150                | 222                | 222                | 222                | 222                | 222                | 222                 | 222                 | 222                 | 222                 |                    |
| Taxable Sales from New For Sale Households                      |         |                 | \$2,182,500                                   | \$4,495,950        | \$6,853,626        | \$7,059,235        | \$7,271,012        | \$7,489,142        | \$7,713,817        | \$7,945,231         | \$8,183,588         | \$8,429,096         | \$8,681,969         |                    |
| <b>Total New Taxable Sales from New Occupied Households</b>     |         |                 | <b>\$2,182,500</b>                            | <b>\$4,495,950</b> | <b>\$6,853,626</b> | <b>\$7,059,235</b> | <b>\$7,271,012</b> | <b>\$7,489,142</b> | <b>\$7,713,817</b> | <b>\$7,945,231</b>  | <b>\$8,183,588</b>  | <b>\$8,429,096</b>  | <b>\$8,681,969</b>  |                    |
| Estimated Retail Capture Rate <sup>3</sup>                      |         |                 | 50%   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| <b>Total City Taxable Sales from New Households</b>             |         |                 | <b>\$1,091,250</b>                            | <b>\$2,247,975</b> | <b>\$3,426,813</b> | <b>\$3,529,617</b> | <b>\$3,635,506</b> | <b>\$3,744,571</b> | <b>\$3,856,908</b> | <b>\$3,972,616</b>  | <b>\$4,091,794</b>  | <b>\$4,214,548</b>  | <b>\$4,340,984</b>  |                    |
| <u>Table Sales from New Employment</u>                          |         |                 |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| Average Daily Taxable Sales per New Employee                    |         | \$10.00         | \$10.00                                       | \$10.30            | \$10.61            | \$10.93            | \$11.26            | \$11.59            | \$11.94            | \$12.30             | \$12.67             | \$13.05             | \$13.44             |                    |
| Work Days per Year  |         | \$240.00        |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| Estimated Capture in West Sacramento                            |         | 100%            |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| Cumulative Growth in New Employees <sup>2</sup>                 |         |                 | -   | 583                | 583                | 935                | 1,399              | 1,863              | 2,327              | 2,791               | 3,255               | 3,719               | 4,183               |                    |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> |         |                 | 50%   | <b>\$0</b>         | <b>\$720,588</b>   | <b>\$742,206</b>   | <b>\$1,226,040</b> | <b>\$1,889,504</b> | <b>\$2,591,673</b> | <b>\$3,334,272</b>  | <b>\$4,119,094</b>  | <b>\$4,948,004</b>  | <b>\$5,822,942</b>  | <b>\$6,745,923</b> |
| <b>Total Annual City Taxable Sales from Market Support</b>      |         |                 | <b>\$1,091,250</b>                            | <b>\$2,968,563</b> | <b>\$4,169,019</b> | <b>\$4,755,657</b> | <b>\$5,525,010</b> | <b>\$6,336,244</b> | <b>\$7,191,180</b> | <b>\$8,091,709</b>  | <b>\$9,039,798</b>  | <b>\$10,037,490</b> | <b>\$11,086,907</b> |                    |
| <b>4. Stone Lock</b>  |         |                 |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| <u>Table Sales from New Households</u>                          |         |                 |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| <u>Average Annual Household Income Calculation <sup>1</sup></u> |         |                 |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| For Sale Households   |         | \$25,800        | \$25,800                                      | \$26,574           | \$27,371           | \$28,192           | \$29,038           | \$29,909           | \$30,807           | \$31,731            | \$32,683            | \$33,663            | \$34,673            |                    |
| New for Sale Households <sup>2</sup>                            |         |                 | -   | -                  | -                  | -                  | -                  | 143                | 286                | 498                 | 710                 | 887                 | 1,064               |                    |
| Taxable Sales from New For Sale Households                      |         |                 | \$0   | \$0                | \$0                | \$0                | \$0                | \$4,277,026        | \$8,810,673        | \$15,801,911        | \$23,204,694        | \$29,859,212        | \$36,892,117        |                    |
| <b>Total New Taxable Sales from New Occupied Households</b>     |         |                 | <b>\$0</b>                                    | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$4,277,026</b> | <b>\$8,810,673</b> | <b>\$15,801,911</b> | <b>\$23,204,694</b> | <b>\$29,859,212</b> | <b>\$36,892,117</b> |                    |
| Estimated Retail Capture Rate <sup>3</sup>                      |         |                 | 50%   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| <b>Total City Taxable Sales from New Households</b>             |         |                 | <b>\$0</b>                                    | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$2,138,513</b> | <b>\$4,405,337</b> | <b>\$7,900,956</b>  | <b>\$11,602,347</b> | <b>\$14,929,606</b> | <b>\$18,446,059</b> |                    |
| <u>Table Sales from New Employment</u>                          |         |                 |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| Average Daily Taxable Sales per New Employee                    |         | \$10.00         | \$10.00                                       | \$10.30            | \$10.61            | \$10.93            | \$11.26            | \$11.59            | \$11.94            | \$12.30             | \$12.67             | \$13.05             | \$13.44             |                    |
| Work Days per Year  |         | \$240.00        |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| Estimated Capture in West Sacramento                            |         | 100%            |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                    |
| Cumulative Growth in New Employees <sup>2</sup>                 |         |                 | -   | -                  | -                  | -                  | -                  | 9                  | 9                  | 36                  | 63                  | 63                  | 137                 |                    |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> |         |                 | 50%   | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$12,520</b>    | <b>\$12,896</b>     | <b>\$53,131</b>     | <b>\$95,768</b>     | <b>\$98,641</b>     | <b>\$220,940</b>   |
| <b>Total Annual City Taxable Sales from Market Support</b>      |         |                 | <b>\$0</b>                                    | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$2,151,033</b> | <b>\$4,418,232</b> | <b>\$7,954,086</b>  | <b>\$11,698,115</b> | <b>\$15,028,247</b> | <b>\$18,666,999</b> |                    |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | 2028-29                                       | 2029-30             | 2030-31             | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42             |
| <b>3. Southport Industrial Park</b>                             |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <u>Table Sales from New Households</u>                          |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Average Annual Household Income Calculation <sup>1</sup>        |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| For Sale Households   | \$40,281                                      | \$41,490            | \$42,734            | \$44,016            | \$45,337            | \$46,697            | \$48,098            | \$49,541            | \$51,027            | \$52,558            | \$54,135            | \$55,759            | \$57,431            | \$59,154            |
| New for Sale Households <sup>2</sup>                            | 222   | 222                 | 222                 | 222                 | 222                 | 222                 | 222                 | 222                 | 222                 | 222                 | 222                 | 222                 | 222                 | 222                 |
| Taxable Sales from New For Sale Households                      | \$8,942,428                                   | \$9,210,700         | \$9,487,021         | \$9,771,632         | \$10,064,781        | \$10,366,725        | \$10,677,726        | \$10,998,058        | \$11,328,000        | \$11,667,840        | \$12,017,875        | \$12,378,411        | \$12,749,764        | \$13,132,256        |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$8,942,428</b>                            | <b>\$9,210,700</b>  | <b>\$9,487,021</b>  | <b>\$9,771,632</b>  | <b>\$10,064,781</b> | <b>\$10,366,725</b> | <b>\$10,677,726</b> | <b>\$10,998,058</b> | <b>\$11,328,000</b> | <b>\$11,667,840</b> | <b>\$12,017,875</b> | <b>\$12,378,411</b> | <b>\$12,749,764</b> | <b>\$13,132,256</b> |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$4,471,214</b>                            | <b>\$4,605,350</b>  | <b>\$4,743,511</b>  | <b>\$4,885,816</b>  | <b>\$5,032,391</b>  | <b>\$5,183,362</b>  | <b>\$5,338,863</b>  | <b>\$5,499,029</b>  | <b>\$5,664,000</b>  | <b>\$5,833,920</b>  | <b>\$6,008,937</b>  | <b>\$6,189,206</b>  | <b>\$6,374,882</b>  | <b>\$6,566,128</b>  |
| <u>Table Sales from New Employment</u>                          |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Average Daily Taxable Sales per New Employee                    | \$13.84                                       | \$14.26             | \$14.69             | \$15.13             | \$15.58             | \$16.05             | \$16.53             | \$17.02             | \$17.54             | \$18.06             | \$18.60             | \$19.16             | \$19.74             | \$20.33             |
| Work Days per Year  |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Estimated Capture in West Sacramento                            |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Cumulative Growth in New Employees <sup>2</sup>                 | 4,647   | 5,111               | 5,575               | 6,039               | 6,503               | 6,967               | 6,967               | 6,967               | 6,967               | 6,967               | 6,967               | 6,967               | 6,967               | 6,967               |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$7,719,042</b>                            | <b>\$8,744,477</b>  | <b>\$9,824,491</b>  | <b>\$10,961,435</b> | <b>\$12,157,755</b> | <b>\$13,415,988</b> | <b>\$13,818,467</b> | <b>\$14,233,021</b> | <b>\$14,660,012</b> | <b>\$15,099,812</b> | <b>\$15,552,807</b> | <b>\$16,019,391</b> | <b>\$16,499,973</b> | <b>\$16,994,972</b> |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$12,190,256</b>                           | <b>\$13,349,827</b> | <b>\$14,568,001</b> | <b>\$15,847,251</b> | <b>\$17,190,145</b> | <b>\$18,599,350</b> | <b>\$19,157,330</b> | <b>\$19,732,050</b> | <b>\$20,324,012</b> | <b>\$20,933,732</b> | <b>\$21,561,744</b> | <b>\$22,208,597</b> | <b>\$22,874,854</b> | <b>\$23,561,100</b> |
| <b>4. Stone Lock</b>  |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <u>Table Sales from New Households</u>                          |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Average Annual Household Income Calculation <sup>1</sup>        |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| For Sale Households   | \$35,713                                      | \$36,785            | \$37,888            | \$39,025            | \$40,196            | \$41,401            | \$42,643            | \$43,923            | \$45,240            | \$46,598            | \$47,996            | \$49,435            | \$50,919            | \$52,446            |
| New for Sale Households <sup>2</sup>                            | 1,241   | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               |
| Taxable Sales from New For Sale Households                      | \$44,320,123                                  | \$52,234,176        | \$53,801,201        | \$55,415,237        | \$57,077,694        | \$58,790,025        | \$60,553,726        | \$62,370,338        | \$64,241,448        | \$66,168,691        | \$68,153,752        | \$70,198,364        | \$72,304,315        | \$74,473,445        |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$44,320,123</b>                           | <b>\$52,234,176</b> | <b>\$53,801,201</b> | <b>\$55,415,237</b> | <b>\$57,077,694</b> | <b>\$58,790,025</b> | <b>\$60,553,726</b> | <b>\$62,370,338</b> | <b>\$64,241,448</b> | <b>\$66,168,691</b> | <b>\$68,153,752</b> | <b>\$70,198,364</b> | <b>\$72,304,315</b> | <b>\$74,473,445</b> |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$22,160,062</b>                           | <b>\$26,117,088</b> | <b>\$26,900,601</b> | <b>\$27,707,619</b> | <b>\$28,538,847</b> | <b>\$29,395,013</b> | <b>\$30,276,863</b> | <b>\$31,185,169</b> | <b>\$32,120,724</b> | <b>\$33,084,346</b> | <b>\$34,076,876</b> | <b>\$35,099,182</b> | <b>\$36,152,158</b> | <b>\$37,236,722</b> |
| <u>Table Sales from New Employment</u>                          |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Average Daily Taxable Sales per New Employee                    | \$13.84                                       | \$14.26             | \$14.69             | \$15.13             | \$15.58             | \$16.05             | \$16.53             | \$17.02             | \$17.54             | \$18.06             | \$18.60             | \$19.16             | \$19.74             | \$20.33             |
| Work Days per Year  |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Estimated Capture in West Sacramento                            |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Cumulative Growth in New Employees <sup>2</sup>                 | 137   | 212                 | 212                 | 212                 | 212                 | 212                 | 212                 | 212                 | 212                 | 212                 | 212                 | 212                 | 212                 | 212                 |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$227,568</b>                              | <b>\$362,714</b>    | <b>\$373,595</b>    | <b>\$384,803</b>    | <b>\$396,347</b>    | <b>\$408,237</b>    | <b>\$420,484</b>    | <b>\$433,099</b>    | <b>\$446,092</b>    | <b>\$459,475</b>    | <b>\$473,259</b>    | <b>\$487,457</b>    | <b>\$502,080</b>    | <b>\$517,143</b>    |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$22,387,630</b>                           | <b>\$26,479,801</b> | <b>\$27,274,196</b> | <b>\$28,092,421</b> | <b>\$28,935,194</b> | <b>\$29,803,250</b> | <b>\$30,697,347</b> | <b>\$31,618,268</b> | <b>\$32,566,816</b> | <b>\$33,543,820</b> | <b>\$34,550,135</b> | <b>\$35,586,639</b> | <b>\$36,654,238</b> | <b>\$37,753,865</b> |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
|---|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | 2042-43                                       | 2043-44             | 2044-45             | 2045-46             | 2046-47             | 2047-48             | 2048-49             | 2049-50             | 2050-51             | 2051-52              | 2052-53              | 2053-54              | 2054-55              | 2055-56              |
| <b>3. Southport Industrial Park</b>                             |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| <u>Tableable Sales from New Households</u>                      |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| Average Annual Household Income Calculation <sup>1</sup>        |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| For Sale Households   | \$60,929                                      | \$62,757            | \$64,640            | \$66,579            | \$68,576            | \$70,633            | \$72,752            | \$74,935            | \$77,183            | \$79,498             | \$81,883             | \$84,340             | \$86,870             | \$89,476             |
| New for Sale Households <sup>2</sup>                            | 222   | 222                 | 222                 | 222                 | 222                 | 222                 | 222                 | 222                 | 222                 | 222                  | 222                  | 222                  | 222                  | 222                  |
| Taxable Sales from New For Sale Households                      | \$13,526,224                                  | \$13,932,011        | \$14,349,971        | \$14,780,470        | \$15,223,884        | \$15,680,601        | \$16,151,019        | \$16,635,550        | \$17,134,616        | \$17,648,655         | \$18,178,114         | \$18,723,458         | \$19,285,161         | \$19,863,716         |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$13,526,224</b>                           | <b>\$13,932,011</b> | <b>\$14,349,971</b> | <b>\$14,780,470</b> | <b>\$15,223,884</b> | <b>\$15,680,601</b> | <b>\$16,151,019</b> | <b>\$16,635,550</b> | <b>\$17,134,616</b> | <b>\$17,648,655</b>  | <b>\$18,178,114</b>  | <b>\$18,723,458</b>  | <b>\$19,285,161</b>  | <b>\$19,863,716</b>  |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$6,763,112</b>                            | <b>\$6,966,005</b>  | <b>\$7,174,986</b>  | <b>\$7,390,235</b>  | <b>\$7,611,942</b>  | <b>\$7,840,301</b>  | <b>\$8,075,510</b>  | <b>\$8,317,775</b>  | <b>\$8,567,308</b>  | <b>\$8,824,327</b>   | <b>\$9,089,057</b>   | <b>\$9,361,729</b>   | <b>\$9,642,581</b>   | <b>\$9,931,858</b>   |
| <u>Tableable Sales from New Employment</u>                      |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                    | \$20.94                                       | \$21.57             | \$22.21             | \$22.88             | \$23.57             | \$24.27             | \$25.00             | \$25.75             | \$26.52             | \$27.32              | \$28.14              | \$28.98              | \$29.85              | \$30.75              |
| Work Days per Year  |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento                            |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                 | 6,967   | 6,967               | 6,967               | 6,967               | 6,967               | 6,967               | 6,967               | 6,967               | 6,967               | 6,967                | 6,967                | 6,967                | 6,967                | 6,967                |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$17,504,821</b>                           | <b>\$18,029,966</b> | <b>\$18,570,865</b> | <b>\$19,127,991</b> | <b>\$19,701,830</b> | <b>\$20,292,885</b> | <b>\$20,901,672</b> | <b>\$21,528,722</b> | <b>\$22,174,584</b> | <b>\$22,839,821</b>  | <b>\$23,525,016</b>  | <b>\$24,230,766</b>  | <b>\$24,957,689</b>  | <b>\$25,706,420</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$24,267,933</b>                           | <b>\$24,995,971</b> | <b>\$25,745,850</b> | <b>\$26,518,226</b> | <b>\$27,313,772</b> | <b>\$28,133,186</b> | <b>\$28,977,181</b> | <b>\$29,846,497</b> | <b>\$30,741,892</b> | <b>\$31,664,148</b>  | <b>\$32,614,073</b>  | <b>\$33,592,495</b>  | <b>\$34,600,270</b>  | <b>\$35,638,278</b>  |
| <b>4. Stone Lock</b>  |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| <u>Tableable Sales from New Households</u>                      |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| Average Annual Household Income Calculation <sup>1</sup>        |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| For Sale Households   | \$54,019                                      | \$55,640            | \$57,309            | \$59,029            | \$60,799            | \$62,623            | \$64,502            | \$66,437            | \$68,430            | \$70,483             | \$72,598             | \$74,776             | \$77,019             | \$79,329             |
| New for Sale Households <sup>2</sup>                            | 1,420   | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               | 1,420               | 1,420                | 1,420                | 1,420                | 1,420                | 1,420                |
| Taxable Sales from New For Sale Households                      | \$76,707,648                                  | \$79,008,878        | \$81,379,144        | \$83,820,518        | \$86,335,134        | \$88,925,188        | \$91,592,944        | \$94,340,732        | \$97,170,954        | \$100,086,082        | \$103,088,665        | \$106,181,325        | \$109,366,765        | \$112,647,768        |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$76,707,648</b>                           | <b>\$79,008,878</b> | <b>\$81,379,144</b> | <b>\$83,820,518</b> | <b>\$86,335,134</b> | <b>\$88,925,188</b> | <b>\$91,592,944</b> | <b>\$94,340,732</b> | <b>\$97,170,954</b> | <b>\$100,086,082</b> | <b>\$103,088,665</b> | <b>\$106,181,325</b> | <b>\$109,366,765</b> | <b>\$112,647,768</b> |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$38,353,824</b>                           | <b>\$39,504,439</b> | <b>\$40,689,572</b> | <b>\$41,910,259</b> | <b>\$43,167,567</b> | <b>\$44,462,594</b> | <b>\$45,796,472</b> | <b>\$47,170,366</b> | <b>\$48,585,477</b> | <b>\$50,043,041</b>  | <b>\$51,544,332</b>  | <b>\$53,090,662</b>  | <b>\$54,683,382</b>  | <b>\$56,323,884</b>  |
| <u>Tableable Sales from New Employment</u>                      |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                    | \$20.94                                       | \$21.57             | \$22.21             | \$22.88             | \$23.57             | \$24.27             | \$25.00             | \$25.75             | \$26.52             | \$27.32              | \$28.14              | \$28.98              | \$29.85              | \$30.75              |
| Work Days per Year  |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento                            |   |                     |                     |                     |                     |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                 | 212   | 212                 | 212                 | 212                 | 212                 | 212                 | 212                 | 212                 | 212                 | 212                  | 212                  | 212                  | 212                  | 212                  |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$532,657</b>                              | <b>\$548,637</b>    | <b>\$565,096</b>    | <b>\$582,049</b>    | <b>\$599,510</b>    | <b>\$617,496</b>    | <b>\$636,020</b>    | <b>\$655,101</b>    | <b>\$674,754</b>    | <b>\$694,997</b>     | <b>\$715,847</b>     | <b>\$737,322</b>     | <b>\$759,442</b>     | <b>\$782,225</b>     |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$38,886,481</b>                           | <b>\$40,053,076</b> | <b>\$41,254,668</b> | <b>\$42,492,308</b> | <b>\$43,767,077</b> | <b>\$45,080,090</b> | <b>\$46,432,492</b> | <b>\$47,825,467</b> | <b>\$49,260,231</b> | <b>\$50,738,038</b>  | <b>\$52,260,179</b>  | <b>\$53,827,984</b>  | <b>\$55,442,824</b>  | <b>\$57,106,109</b>  |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                      |                      |                      |                      |                      |                      |                      |                      |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | 2056-57                                       | 2057-58              | 2058-59              | 2059-60              | 2060-61              | 2061-62              | 2062-63              | 2063-64              | 2064-65              |
| <b>3. Southport Industrial Park</b>                             |   |                      |                      |                      |                      |                      |                      |                      |                      |
| <u>Table Sales from New Households</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Average Annual Household Income Calculation <sup>1</sup>        |   |                      |                      |                      |                      |                      |                      |                      |                      |
| For Sale Households   | \$92,160                                      | \$94,925             | \$97,773             | \$100,706            | \$103,727            | \$106,839            | \$110,044            | \$113,346            | \$116,746            |
| New for Sale Households <sup>2</sup>                            | 222   | 222                  | 222                  | 222                  | 222                  | 222                  | 222                  | 222                  | 222                  |
| Taxable Sales from New For Sale Households                      | \$20,459,628                                  | \$21,073,417         | \$21,705,619         | \$22,356,788         | \$23,027,491         | \$23,718,316         | \$24,429,865         | \$25,162,761         | \$25,917,644         |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$20,459,628</b>                           | <b>\$21,073,417</b>  | <b>\$21,705,619</b>  | <b>\$22,356,788</b>  | <b>\$23,027,491</b>  | <b>\$23,718,316</b>  | <b>\$24,429,865</b>  | <b>\$25,162,761</b>  | <b>\$25,917,644</b>  |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$10,229,814</b>                           | <b>\$10,536,708</b>  | <b>\$10,852,810</b>  | <b>\$11,178,394</b>  | <b>\$11,513,746</b>  | <b>\$11,859,158</b>  | <b>\$12,214,933</b>  | <b>\$12,581,381</b>  | <b>\$12,958,822</b>  |
| <u>Table Sales from New Employment</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                    | \$31.67                                       | \$32.62              | \$33.60              | \$34.61              | \$35.65              | \$36.71              | \$37.82              | \$38.95              | \$40.12              |
| Work Days per Year  |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento                            |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                 | 6,967   | 6,967                | 6,967                | 6,967                | 6,967                | 6,967                | 6,967                | 6,967                | 6,967                |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$26,477,612</b>                           | <b>\$27,271,941</b>  | <b>\$28,090,099</b>  | <b>\$28,932,802</b>  | <b>\$29,800,786</b>  | <b>\$30,694,810</b>  | <b>\$31,615,654</b>  | <b>\$32,564,123</b>  | <b>\$33,541,047</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$36,707,426</b>                           | <b>\$37,808,649</b>  | <b>\$38,942,908</b>  | <b>\$40,111,196</b>  | <b>\$41,314,532</b>  | <b>\$42,553,968</b>  | <b>\$43,830,587</b>  | <b>\$45,145,504</b>  | <b>\$46,499,869</b>  |
| <b>4. Stone Lock</b>  |   |                      |                      |                      |                      |                      |                      |                      |                      |
| <u>Table Sales from New Households</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Average Annual Household Income Calculation <sup>1</sup>        |   |                      |                      |                      |                      |                      |                      |                      |                      |
| For Sale Households   | \$81,709                                      | \$84,161             | \$86,685             | \$89,286             | \$91,965             | \$94,723             | \$97,565             | \$100,492            | \$103,507            |
| New for Sale Households <sup>2</sup>                            | 1,420   | 1,420                | 1,420                | 1,420                | 1,420                | 1,420                | 1,420                | 1,420                | 1,420                |
| Taxable Sales from New For Sale Households                      | \$116,027,201                                 | \$119,508,017        | \$123,093,257        | \$126,786,055        | \$130,589,636        | \$134,507,325        | \$138,542,545        | \$142,698,822        | \$146,979,786        |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$116,027,201</b>                          | <b>\$119,508,017</b> | <b>\$123,093,257</b> | <b>\$126,786,055</b> | <b>\$130,589,636</b> | <b>\$134,507,325</b> | <b>\$138,542,545</b> | <b>\$142,698,822</b> | <b>\$146,979,786</b> |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$58,013,600</b>                           | <b>\$59,754,008</b>  | <b>\$61,546,629</b>  | <b>\$63,393,027</b>  | <b>\$65,294,818</b>  | <b>\$67,253,663</b>  | <b>\$69,271,273</b>  | <b>\$71,349,411</b>  | <b>\$73,489,893</b>  |
| <u>Table Sales from New Employment</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                    | \$31.67                                       | \$32.62              | \$33.60              | \$34.61              | \$35.65              | \$36.71              | \$37.82              | \$38.95              | \$40.12              |
| Work Days per Year  |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento                            |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                 | 212   | 212                  | 212                  | 212                  | 212                  | 212                  | 212                  | 212                  | 212                  |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$805,692</b>                              | <b>\$829,862</b>     | <b>\$854,758</b>     | <b>\$880,401</b>     | <b>\$906,813</b>     | <b>\$934,017</b>     | <b>\$962,038</b>     | <b>\$990,899</b>     | <b>\$1,020,626</b>   |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$58,819,292</b>                           | <b>\$60,583,871</b>  | <b>\$62,401,387</b>  | <b>\$64,273,428</b>  | <b>\$66,201,631</b>  | <b>\$68,187,680</b>  | <b>\$70,233,311</b>  | <b>\$72,340,310</b>  | <b>\$74,510,519</b>  |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Formula | Assumpti<br>ons | Revenue Added to Tax Roll (\$ with inflation) |                    |                    |                    |                     |                     |                     |                     |                     |                     |                     |
|---|---------|-----------------|---|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   |         |                 | 2017-18                                       | 2018-19            | 2019-20            | 2020-21            | 2021-22             | 2022-23             | 2023-24             | 2024-25             | 2025-26             | 2026-27             | 2027-28             |
| <b>5. Washington</b>  |         |                 |   |                    |                    |                    |                     |                     |                     |                     |                     |                     |                     |
| <u>Table Sales from New Households</u>                          |         |                 |   |                    |                    |                    |                     |                     |                     |                     |                     |                     |                     |
| <u>Average Annual Household Income Calculation <sup>1</sup></u> |         |                 |   |                    |                    |                    |                     |                     |                     |                     |                     |                     |                     |
| For Sale Households   |         | \$25,900        | \$25,900                                      | \$26,677           | \$27,477           | \$28,302           | \$29,151            | \$30,025            | \$30,926            | \$31,854            | \$32,809            | \$33,794            | \$34,807            |
| For Rent Households (Market Rate)                               |         | \$15,400        | \$15,400                                      | \$15,862           | \$16,338           | \$16,828           | \$17,333            | \$17,853            | \$18,388            | \$18,940            | \$19,508            | \$20,094            | \$20,696            |
| For Rent Households (Low Income )                               |         | \$7,400         | \$7,400                                       | \$7,622            | \$7,851            | \$8,086            | \$8,329             | \$8,579             | \$8,836             | \$9,101             | \$9,374             | \$9,655             | \$9,945             |
| New for Sale Households <sup>2</sup>                            |         |                 | 27  | 49                 | 117                | 117                | 267                 | 417                 | 567                 | 717                 | 867                 | 1,038               | 1,038               |
| New for Rent Households <sup>2</sup>                            |         |                 | -   | -                  | 212                | 362                | 362                 | 562                 | 562                 | 562                 | 767                 | 767                 | 972                 |
| Low Income Household <sup>2</sup>                               |         |                 | -   | -                  | -                  | -                  | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Taxable Sales from New For Sale Households                      |         |                 | \$699,300                                     | \$1,307,173        | \$3,214,845        | \$3,311,291        | \$7,783,231         | \$12,520,508        | \$17,535,016        | \$22,839,127        | \$28,445,702        | \$35,077,783        | \$36,130,117        |
| Taxable Sales from New For Rent Households (Market Rate)        |         |                 | \$0   | \$0                | \$3,463,626        | \$6,091,734        | \$6,274,487         | \$10,033,285        | \$10,334,284        | \$10,644,312        | \$14,962,835        | \$15,411,720        | \$20,116,815        |
| Taxable Sales from New For Rent Households (LI)                 |         |                 | \$0   | \$0                | \$0                | \$0                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Total New Taxable Sales from New Occupied Households</b>     |         |                 | <b>\$699,300</b>                              | <b>\$1,307,173</b> | <b>\$6,678,472</b> | <b>\$9,403,025</b> | <b>\$14,057,718</b> | <b>\$22,553,793</b> | <b>\$27,869,300</b> | <b>\$33,483,439</b> | <b>\$43,408,537</b> | <b>\$50,489,503</b> | <b>\$56,246,932</b> |
| Estimated Retail Capture Rate <sup>3</sup>                      |         |                 | 50%   |                    |                    |                    |                     |                     |                     |                     |                     |                     |                     |
| <b>Total City Taxable Sales from New Households</b>             |         |                 | <b>\$349,650</b>                              | <b>\$653,587</b>   | <b>\$3,339,236</b> | <b>\$4,701,513</b> | <b>\$7,028,859</b>  | <b>\$11,276,897</b> | <b>\$13,934,650</b> | <b>\$16,741,719</b> | <b>\$21,704,269</b> | <b>\$25,244,752</b> | <b>\$28,123,466</b> |
| <u>Table Sales from New Employment</u>                          |         |                 |   |                    |                    |                    |                     |                     |                     |                     |                     |                     |                     |
| Average Daily Taxable Sales per New Employee                    |         | \$10.00         | \$10.00                                       | \$10.30            | \$10.61            | \$10.93            | \$11.26             | \$11.59             | \$11.94             | \$12.30             | \$12.67             | \$13.05             | \$13.44             |
| Work Days per Year  |         |                 | 240   |                    |                    |                    |                     |                     |                     |                     |                     |                     |                     |
| Estimated Capture in West Sacramento                            |         |                 | 100%  |                    |                    |                    |                     |                     |                     |                     |                     |                     |                     |
| Cumulative Growth in New Employees <sup>2</sup>                 |         |                 | 5   | 5                  | 905                | 905                | 1085                | 1820                | 2300                | 2675                | 3230                | 3605                | 3980                |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> |         |                 | <b>50%</b>                                    | <b>\$6,000</b>     | <b>\$6,180</b>     | <b>\$1,152,137</b> | <b>\$1,186,702</b>  | <b>\$1,465,412</b>  | <b>\$2,531,855</b>  | <b>\$3,295,584</b>  | <b>\$3,947,895</b>  | <b>\$4,910,001</b>  | <b>\$5,644,449</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>      |         |                 | <b>\$355,650</b>                              | <b>\$659,767</b>   | <b>\$4,491,373</b> | <b>\$5,888,214</b> | <b>\$8,494,271</b>  | <b>\$13,808,751</b> | <b>\$17,230,234</b> | <b>\$20,689,615</b> | <b>\$26,614,269</b> | <b>\$30,889,200</b> | <b>\$34,542,011</b> |

**6. The Rivers II**

|   |  |          |            |                  |                    |                    |                     |                     |                     |                     |                     |                     |                     |
|---|--|----------|------------|------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <u>Table Sales from New Households</u>                          |  |          |            |                  |                    |                    |                     |                     |                     |                     |                     |                     |                     |
| <u>Average Annual Household Income Calculation <sup>1</sup></u> |  |          |            |                  |                    |                    |                     |                     |                     |                     |                     |                     |                     |
| For Sale Households   |  | \$35,700 | \$35,700   | \$36,771         | \$37,874           | \$39,010           | \$40,181            | \$41,386            | \$42,628            | \$43,906            | \$45,224            | \$46,580            | \$47,978            |
| For Rent Households (Market Rate)                               |  | \$15,400 | \$15,400   | \$15,862         | \$16,338           | \$16,828           | \$17,333            | \$17,853            | \$18,388            | \$18,940            | \$19,508            | \$20,094            | \$20,696            |
| New for Sale Households <sup>2</sup>                            |  |          | -          | 17               | 34                 | 92                 | 173                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 |
| New for Rent Households <sup>2</sup>                            |  |          | -          | -                | 300                | 300                | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 |
| Taxable Sales from New For Sale Households                      |  |          | \$0        | \$625,107        | \$1,287,720        | \$3,588,953        | \$6,951,255         | \$10,512,065        | \$10,827,427        | \$11,152,250        | \$11,486,818        | \$11,831,422        | \$12,186,365        |
| Taxable Sales from New For Rent Households (Market Rate)        |  |          | \$0        | \$0              | \$4,901,358        | \$5,048,399        | \$5,199,851         | \$5,355,846         | \$5,516,522         | \$5,682,017         | \$5,852,478         | \$6,028,052         | \$6,208,894         |
| <b>Total New Taxable Sales from New Occupied Households</b>     |  |          | <b>\$0</b> | <b>\$625,107</b> | <b>\$6,189,078</b> | <b>\$8,637,351</b> | <b>\$12,151,106</b> | <b>\$15,867,912</b> | <b>\$16,343,949</b> | <b>\$16,834,267</b> | <b>\$17,339,296</b> | <b>\$17,859,474</b> | <b>\$18,395,259</b> |
| Estimated Retail Capture Rate <sup>3</sup>                      |  |          | 50%        |                  |                    |                    |                     |                     |                     |                     |                     |                     |                     |
| <b>Total City Taxable Sales from New Households</b>             |  |          | <b>\$0</b> | <b>\$312,554</b> | <b>\$3,094,539</b> | <b>\$4,318,676</b> | <b>\$6,075,553</b>  | <b>\$7,933,956</b>  | <b>\$8,171,975</b>  | <b>\$8,417,134</b>  | <b>\$8,669,648</b>  | <b>\$8,929,737</b>  | <b>\$9,197,629</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>      |  |          | <b>\$0</b> | <b>\$312,554</b> | <b>\$3,094,539</b> | <b>\$4,318,676</b> | <b>\$6,075,553</b>  | <b>\$7,933,956</b>  | <b>\$8,171,975</b>  | <b>\$8,417,134</b>  | <b>\$8,669,648</b>  | <b>\$8,929,737</b>  | <b>\$9,197,629</b>  |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | 2028-29                                       | 2029-30             | 2030-31             | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42             |
| <b>5. Washington</b>  |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <u>Table Sales from New Households</u>                          |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Average Annual Household Income Calculation <sup>1</sup>        |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| For Sale Households   | \$35,852                                      | \$36,927            | \$38,035            | \$39,176            | \$40,351            | \$41,562            | \$42,809            | \$44,093            | \$45,416            | \$46,778            | \$48,182            | \$49,627            | \$51,116            | \$52,649            |
| For Rent Households (Market Rate)                               | \$21,317                                      | \$21,957            | \$22,615            | \$23,294            | \$23,993            | \$24,712            | \$25,454            | \$26,217            | \$27,004            | \$27,814            | \$28,649            | \$29,508            | \$30,393            | \$31,305            |
| For Rent Households (Low Income )                               | \$10,243                                      | \$10,551            | \$10,867            | \$11,193            | \$11,529            | \$11,875            | \$12,231            | \$12,598            | \$12,976            | \$13,365            | \$13,766            | \$14,179            | \$14,605            | \$15,043            |
| New for Sale Households <sup>2</sup>                            | 1,038   | 1,038               | 1,038               | 1,038               | 1,038               | 1,038               | 1,038               | 1,038               | 1,038               | 1,038               | 1,038               | 1,038               | 1,038               | 1,038               |
| New for Rent Households <sup>2</sup>                            | 972   | 1,172               | 1,172               | 1,172               | 1,172               | 1,172               | 1,172               | 1,172               | 1,172               | 1,172               | 1,172               | 1,172               | 1,172               | 1,172               |
| Low Income Household <sup>2</sup>                               | -   | 175                 | 175                 | 175                 | 175                 | 175                 | 175                 | 175                 | 175                 | 175                 | 175                 | 175                 | 175                 | 175                 |
| Taxable Sales from New For Sale Households                      | \$37,214,020                                  | \$38,330,441        | \$39,480,354        | \$40,664,765        | \$41,884,708        | \$43,141,249        | \$44,435,486        | \$45,768,551        | \$47,141,607        | \$48,555,856        | \$50,012,531        | \$51,512,907        | \$53,058,294        | \$54,650,043        |
| Taxable Sales from New For Rent Households (Market Rate)        | \$20,720,320                                  | \$25,733,273        | \$26,505,271        | \$27,300,429        | \$28,119,442        | \$28,963,026        | \$29,831,916        | \$30,726,874        | \$31,648,680        | \$32,598,140        | \$33,576,085        | \$34,583,367        | \$35,620,868        | \$36,689,494        |
| Taxable Sales from New For Rent Households (LI)                 | \$0   | \$1,846,360         | \$1,901,751         | \$1,958,804         | \$2,017,568         | \$2,078,095         | \$2,140,438         | \$2,204,651         | \$2,270,790         | \$2,338,914         | \$2,409,081         | \$2,481,354         | \$2,555,795         | \$2,632,468         |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$57,934,340</b>                           | <b>\$65,910,074</b> | <b>\$67,887,377</b> | <b>\$69,923,998</b> | <b>\$72,021,718</b> | <b>\$74,182,369</b> | <b>\$76,407,840</b> | <b>\$78,700,076</b> | <b>\$81,061,078</b> | <b>\$83,492,910</b> | <b>\$85,997,697</b> | <b>\$88,577,628</b> | <b>\$91,234,957</b> | <b>\$93,972,006</b> |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$28,967,170</b>                           | <b>\$32,955,037</b> | <b>\$33,943,688</b> | <b>\$34,961,999</b> | <b>\$36,010,859</b> | <b>\$37,091,185</b> | <b>\$38,203,920</b> | <b>\$39,350,038</b> | <b>\$40,530,539</b> | <b>\$41,746,455</b> | <b>\$42,998,849</b> | <b>\$44,288,814</b> | <b>\$45,617,479</b> | <b>\$46,986,003</b> |
| <u>Table Sales from New Employment</u>                          |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Average Daily Taxable Sales per New Employee                    | \$13.84                                       | \$14.26             | \$14.69             | \$15.13             | \$15.58             | \$16.05             | \$16.53             | \$17.02             | \$17.54             | \$18.06             | \$18.60             | \$19.16             | \$19.74             | \$20.33             |
| Work Days per Year  |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Estimated Capture in West Sacramento                            |   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Cumulative Growth in New Employees <sup>2</sup>                 | 4361  | 4361                | 4547                | 4547                | 4547                | 4547                | 4547                | 4547                | 4547                | 4547                | 4547                | 4547                | 4547                | 4547                |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$7,243,973</b>                            | <b>\$7,461,292</b>  | <b>\$8,012,907</b>  | <b>\$8,253,295</b>  | <b>\$8,500,893</b>  | <b>\$8,755,920</b>  | <b>\$9,018,598</b>  | <b>\$9,289,156</b>  | <b>\$9,567,830</b>  | <b>\$9,854,865</b>  | <b>\$10,150,511</b> | <b>\$10,455,027</b> | <b>\$10,768,677</b> | <b>\$11,091,738</b> |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$36,211,143</b>                           | <b>\$40,416,329</b> | <b>\$41,956,596</b> | <b>\$43,215,293</b> | <b>\$44,511,752</b> | <b>\$45,847,105</b> | <b>\$47,222,518</b> | <b>\$48,639,194</b> | <b>\$50,098,369</b> | <b>\$51,601,320</b> | <b>\$53,149,360</b> | <b>\$54,743,841</b> | <b>\$56,386,156</b> | <b>\$58,077,741</b> |

**6. The Rivers II**

|   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <u>Table Sales from New Households</u>                      |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Average Annual Household Income Calculation <sup>1</sup>    |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| For Sale Households   | \$49,417            | \$50,900            | \$52,427            | \$53,999            | \$55,619            | \$57,288            | \$59,007            | \$60,777            | \$62,600            | \$64,478            | \$66,413            | \$68,405            | \$70,457            | \$72,571            |
| For Rent Households (Market Rate)                           | \$21,317            | \$21,957            | \$22,615            | \$23,294            | \$23,993            | \$24,712            | \$25,454            | \$26,217            | \$27,004            | \$27,814            | \$28,649            | \$29,508            | \$30,393            | \$31,305            |
| New for Sale Households <sup>2</sup>                        | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 |
| New for Rent Households <sup>2</sup>                        | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 |
| Taxable Sales from New For Sale Households                  | \$12,551,956        | \$12,928,515        | \$13,316,370        | \$13,715,861        | \$14,127,337        | \$14,551,157        | \$14,987,692        | \$15,437,323        | \$15,900,442        | \$16,377,455        | \$16,868,779        | \$17,374,842        | \$17,896,088        | \$18,432,970        |
| Taxable Sales from New For Rent Households (Market Rate)    | \$6,395,160         | \$6,587,015         | \$6,784,626         | \$6,988,165         | \$7,197,809         | \$7,413,744         | \$7,636,156         | \$7,865,241         | \$8,101,198         | \$8,344,234         | \$8,594,561         | \$8,852,398         | \$9,117,970         | \$9,391,509         |
| <b>Total New Taxable Sales from New Occupied Households</b> | <b>\$18,947,116</b> | <b>\$19,515,530</b> | <b>\$20,100,996</b> | <b>\$20,704,026</b> | <b>\$21,325,146</b> | <b>\$21,964,901</b> | <b>\$22,623,848</b> | <b>\$23,302,563</b> | <b>\$24,001,640</b> | <b>\$24,721,689</b> | <b>\$25,463,340</b> | <b>\$26,227,240</b> | <b>\$27,014,057</b> | <b>\$27,824,479</b> |
| Estimated Retail Capture Rate <sup>3</sup>                  |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Total City Taxable Sales from New Households</b>         | <b>\$9,473,558</b>  | <b>\$9,757,765</b>  | <b>\$10,050,498</b> | <b>\$10,352,013</b> | <b>\$10,662,573</b> | <b>\$10,982,450</b> | <b>\$11,311,924</b> | <b>\$11,651,282</b> | <b>\$12,000,820</b> | <b>\$12,360,845</b> | <b>\$12,731,670</b> | <b>\$13,113,620</b> | <b>\$13,507,029</b> | <b>\$13,912,240</b> |
| <b>Total Annual City Taxable Sales from Market Support</b>  | <b>\$9,473,558</b>  | <b>\$9,757,765</b>  | <b>\$10,050,498</b> | <b>\$10,352,013</b> | <b>\$10,662,573</b> | <b>\$10,982,450</b> | <b>\$11,311,924</b> | <b>\$11,651,282</b> | <b>\$12,000,820</b> | <b>\$12,360,845</b> | <b>\$12,731,670</b> | <b>\$13,113,620</b> | <b>\$13,507,029</b> | <b>\$13,912,240</b> |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
|---|---|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--|
|   | 2042-43                                       | 2043-44             | 2044-45              | 2045-46              | 2046-47              | 2047-48              | 2048-49              | 2049-50              | 2050-51              | 2051-52              | 2052-53              | 2053-54              | 2054-55              | 2055-56              |  |
| <b>5. Washington</b>  |   |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| <u>Table Sales from New Households</u>                          |   |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Average Annual Household Income Calculation <sup>1</sup>        |   |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| For Sale Households   | \$54,229                                      | \$55,856            | \$57,531             | \$59,257             | \$61,035             | \$62,866             | \$64,752             | \$66,695             | \$68,695             | \$70,756             | \$72,879             | \$75,065             | \$77,317             | \$79,637             |  |
| For Rent Households (Market Rate)                               | \$32,244                                      | \$33,212            | \$34,208             | \$35,234             | \$36,291             | \$37,380             | \$38,501             | \$39,656             | \$40,846             | \$42,071             | \$43,333             | \$44,633             | \$45,972             | \$47,352             |  |
| For Rent Households (Low Income )                               | \$15,494                                      | \$15,959            | \$16,438             | \$16,931             | \$17,439             | \$17,962             | \$18,501             | \$19,056             | \$19,627             | \$20,216             | \$20,823             | \$21,447             | \$22,091             | \$22,753             |  |
| New for Sale Households <sup>2</sup>                            | 1,038   | 1,038               | 1,038                | 1,038                | 1,038                | 1,038                | 1,038                | 1,038                | 1,038                | 1,038                | 1,038                | 1,038                | 1,038                | 1,038                |  |
| New for Rent Households <sup>2</sup>                            | 1,172   | 1,172               | 1,172                | 1,172                | 1,172                | 1,172                | 1,172                | 1,172                | 1,172                | 1,172                | 1,172                | 1,172                | 1,172                | 1,172                |  |
| Low Income Household <sup>2</sup>                               | 175   | 175                 | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  |  |
| Taxable Sales from New For Sale Households                      | \$56,289,545                                  | \$57,978,231        | \$59,717,578         | \$61,509,105         | \$63,354,378         | \$65,255,010         | \$67,212,660         | \$69,229,040         | \$71,305,911         | \$73,445,088         | \$75,648,441         | \$77,917,894         | \$80,255,431         | \$82,663,094         |  |
| Taxable Sales from New For Rent Households (Market Rate)        | \$37,790,179                                  | \$38,923,884        | \$40,091,601         | \$41,294,349         | \$42,533,180         | \$43,809,175         | \$45,123,450         | \$46,477,154         | \$47,871,468         | \$49,307,612         | \$50,786,841         | \$52,310,446         | \$53,879,759         | \$55,496,152         |  |
| Taxable Sales from New For Rent Households (LI)                 | \$2,711,442                                   | \$2,792,786         | \$2,876,569          | \$2,962,866          | \$3,051,752          | \$3,143,305          | \$3,237,604          | \$3,334,732          | \$3,434,774          | \$3,537,817          | \$3,643,952          | \$3,753,270          | \$3,865,869          | \$3,981,845          |  |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$96,791,166</b>                           | <b>\$99,694,901</b> | <b>\$102,685,748</b> | <b>\$105,766,321</b> | <b>\$108,939,310</b> | <b>\$112,207,490</b> | <b>\$115,573,714</b> | <b>\$119,040,926</b> | <b>\$122,612,153</b> | <b>\$126,290,518</b> | <b>\$130,079,234</b> | <b>\$133,981,611</b> | <b>\$138,001,059</b> | <b>\$142,141,091</b> |  |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$48,395,583</b>                           | <b>\$49,847,451</b> | <b>\$51,342,874</b>  | <b>\$52,883,160</b>  | <b>\$54,469,655</b>  | <b>\$56,103,745</b>  | <b>\$57,786,857</b>  | <b>\$59,520,463</b>  | <b>\$61,306,077</b>  | <b>\$63,145,259</b>  | <b>\$65,039,617</b>  | <b>\$66,990,805</b>  | <b>\$69,000,529</b>  | <b>\$71,070,545</b>  |  |
| <u>Table Sales from New Employment</u>                          |   |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Average Daily Taxable Sales per New Employee                    | \$20.94                                       | \$21.57             | \$22.21              | \$22.88              | \$23.57              | \$24.27              | \$25.00              | \$25.75              | \$26.52              | \$27.32              | \$28.14              | \$28.98              | \$29.85              | \$30.75              |  |
| Work Days per Year  |   |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Estimated Capture in West Sacramento                            |   |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Cumulative Growth in New Employees <sup>2</sup>                 | 4547  | 4547                | 4547                 | 4547                 | 4547                 | 4547                 | 4547                 | 4547                 | 4547                 | 4547                 | 4547                 | 4547                 | 4547                 | 4547                 |  |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$11,424,490</b>                           | <b>\$11,767,225</b> | <b>\$12,120,241</b>  | <b>\$12,483,849</b>  | <b>\$12,858,364</b>  | <b>\$13,244,115</b>  | <b>\$13,641,438</b>  | <b>\$14,050,682</b>  | <b>\$14,472,202</b>  | <b>\$14,906,368</b>  | <b>\$15,353,559</b>  | <b>\$15,814,166</b>  | <b>\$16,288,591</b>  | <b>\$16,777,249</b>  |  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$59,820,073</b>                           | <b>\$61,614,675</b> | <b>\$63,463,115</b>  | <b>\$65,367,009</b>  | <b>\$67,328,019</b>  | <b>\$69,347,860</b>  | <b>\$71,428,295</b>  | <b>\$73,571,144</b>  | <b>\$75,778,279</b>  | <b>\$78,051,627</b>  | <b>\$80,393,176</b>  | <b>\$82,804,971</b>  | <b>\$85,289,120</b>  | <b>\$87,847,794</b>  |  |

**6. The Rivers II**

|   |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |  |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--|
| <u>Table Sales from New Households</u>                      |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |  |
| Average Annual Household Income Calculation <sup>1</sup>    |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |  |
| For Sale Households   | \$74,748            | \$76,990            | \$79,300            | \$81,679            | \$84,129            | \$86,653            | \$89,253            | \$91,930            | \$94,688            | \$97,529            | \$100,455           | \$103,469           | \$106,573           | \$109,770           |  |
| For Rent Households (Market Rate)                           | \$32,244            | \$33,212            | \$34,208            | \$35,234            | \$36,291            | \$37,380            | \$38,501            | \$39,656            | \$40,846            | \$42,071            | \$43,333            | \$44,633            | \$45,972            | \$47,352            |  |
| New for Sale Households <sup>2</sup>                        | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 |  |
| New for Rent Households <sup>2</sup>                        | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 |  |
| Taxable Sales from New For Sale Households                  | \$18,985,960        | \$19,555,538        | \$20,142,204        | \$20,746,471        | \$21,368,865        | \$22,009,931        | \$22,670,229        | \$23,350,335        | \$24,050,845        | \$24,772,371        | \$25,515,542        | \$26,281,008        | \$27,069,438        | \$27,881,522        |  |
| Taxable Sales from New For Rent Households (Market Rate)    | \$9,673,254         | \$9,963,452         | \$10,262,355        | \$10,570,226        | \$10,887,333        | \$11,213,953        | \$11,550,371        | \$11,896,882        | \$12,253,789        | \$12,621,402        | \$13,000,045        | \$13,390,046        | \$13,791,747        | \$14,205,500        |  |
| <b>Total New Taxable Sales from New Occupied Households</b> | <b>\$28,659,214</b> | <b>\$29,518,990</b> | <b>\$30,404,560</b> | <b>\$31,316,696</b> | <b>\$32,256,197</b> | <b>\$33,223,883</b> | <b>\$34,220,600</b> | <b>\$35,247,218</b> | <b>\$36,304,634</b> | <b>\$37,393,773</b> | <b>\$38,515,587</b> | <b>\$39,671,054</b> | <b>\$40,861,186</b> | <b>\$42,087,021</b> |  |
| Estimated Retail Capture Rate <sup>3</sup>                  |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |  |
| <b>Total City Taxable Sales from New Households</b>         | <b>\$14,329,607</b> | <b>\$14,759,495</b> | <b>\$15,202,280</b> | <b>\$15,658,348</b> | <b>\$16,128,099</b> | <b>\$16,611,942</b> | <b>\$17,110,300</b> | <b>\$17,623,609</b> | <b>\$18,152,317</b> | <b>\$18,696,887</b> | <b>\$19,257,793</b> | <b>\$19,835,527</b> | <b>\$20,430,593</b> | <b>\$21,043,511</b> |  |
| <b>Total Annual City Taxable Sales from Market Support</b>  | <b>\$14,329,607</b> | <b>\$14,759,495</b> | <b>\$15,202,280</b> | <b>\$15,658,348</b> | <b>\$16,128,099</b> | <b>\$16,611,942</b> | <b>\$17,110,300</b> | <b>\$17,623,609</b> | <b>\$18,152,317</b> | <b>\$18,696,887</b> | <b>\$19,257,793</b> | <b>\$19,835,527</b> | <b>\$20,430,593</b> | <b>\$21,043,511</b> |  |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                      |                      |                      |                      |                      |                      |                      |                      |  |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--|
|   | 2056-57                                       | 2057-58              | 2058-59              | 2059-60              | 2060-61              | 2061-62              | 2062-63              | 2063-64              | 2064-65              |  |
| <b>5. Washington</b>  |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| <u>Table Sales from New Households</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Average Annual Household Income Calculation <sup>1</sup>        |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| For Sale Households   | \$82,026                                      | \$84,487             | \$87,021             | \$89,632             | \$92,321             | \$95,091             | \$97,943             | \$100,882            | \$103,908            |  |
| For Rent Households (Market Rate)                               | \$48,772                                      | \$50,235             | \$51,742             | \$53,295             | \$54,894             | \$56,540             | \$58,237             | \$59,984             | \$61,783             |  |
| For Rent Households (Low Income )                               | \$23,436                                      | \$24,139             | \$24,863             | \$25,609             | \$26,377             | \$27,169             | \$27,984             | \$28,823             | \$29,688             |  |
| New for Sale Households <sup>2</sup>                            | 1,038   | 1,038                | 1,038                | 1,038                | 1,038                | 1,038                | 1,038                | 1,038                | 1,038                |  |
| New for Rent Households <sup>2</sup>                            | 1,172   | 1,172                | 1,172                | 1,172                | 1,172                | 1,172                | 1,172                | 1,172                | 1,172                |  |
| Low Income Household <sup>2</sup>                               | 175   | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  | 175                  |  |
| Taxable Sales from New For Sale Households                      | \$85,142,987                                  | \$87,697,276         | \$90,328,195         | \$93,038,041         | \$95,829,182         | \$98,704,057         | \$101,665,179        | \$104,715,134        | \$107,856,588        |  |
| Taxable Sales from New For Rent Households (Market Rate)        | \$57,161,037                                  | \$58,875,868         | \$60,642,144         | \$62,461,408         | \$64,335,250         | \$66,265,308         | \$68,253,267         | \$70,300,865         | \$72,409,891         |  |
| Taxable Sales from New For Rent Households (LI)                 | \$4,101,300                                   | \$4,224,339          | \$4,351,069          | \$4,481,601          | \$4,616,049          | \$4,754,531          | \$4,897,167          | \$5,044,082          | \$5,195,404          |  |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$146,405,323</b>                          | <b>\$150,797,483</b> | <b>\$155,321,408</b> | <b>\$159,981,050</b> | <b>\$164,780,481</b> | <b>\$169,723,896</b> | <b>\$174,815,613</b> | <b>\$180,060,081</b> | <b>\$185,461,883</b> |  |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$73,202,662</b>                           | <b>\$75,398,742</b>  | <b>\$77,660,704</b>  | <b>\$79,990,525</b>  | <b>\$82,390,241</b>  | <b>\$84,861,948</b>  | <b>\$87,407,806</b>  | <b>\$90,030,040</b>  | <b>\$92,730,942</b>  |  |
| <u>Table Sales from New Employment</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Average Daily Taxable Sales per New Employee                    | \$31.67                                       | \$32.62              | \$33.60              | \$34.61              | \$35.65              | \$36.71              | \$37.82              | \$38.95              | \$40.12              |  |
| Work Days per Year  |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Estimated Capture in West Sacramento                            |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Cumulative Growth in New Employees <sup>2</sup>                 | 4547  | 4547                 | 4547                 | 4547                 | 4547                 | 4547                 | 4547                 | 4547                 | 4547                 |  |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$17,280,566</b>                           | <b>\$17,798,983</b>  | <b>\$18,332,952</b>  | <b>\$18,882,941</b>  | <b>\$19,449,429</b>  | <b>\$20,032,912</b>  | <b>\$20,633,900</b>  | <b>\$21,252,917</b>  | <b>\$21,890,504</b>  |  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$90,483,228</b>                           | <b>\$93,197,725</b>  | <b>\$95,993,656</b>  | <b>\$98,873,466</b>  | <b>\$101,839,670</b> | <b>\$104,894,860</b> | <b>\$108,041,706</b> | <b>\$111,282,957</b> | <b>\$114,621,446</b> |  |

**6. The Rivers II**

|   |                     |                     |                     |                     |                     |                     |                     |                     |                     |  |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--|
| <u>Table Sales from New Households</u>                      |                     |                     |                     |                     |                     |                     |                     |                     |                     |  |
| Average Annual Household Income Calculation <sup>1</sup>    |                     |                     |                     |                     |                     |                     |                     |                     |                     |  |
| For Sale Households   | \$113,063           | \$116,455           | \$119,948           | \$123,547           | \$127,253           | \$131,071           | \$135,003           | \$139,053           | \$143,225           |  |
| For Rent Households (Market Rate)                           | \$48,772            | \$50,235            | \$51,742            | \$53,295            | \$54,894            | \$56,540            | \$58,237            | \$59,984            | \$61,783            |  |
| New for Sale Households <sup>2</sup>                        | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 | 254                 |  |
| New for Rent Households <sup>2</sup>                        | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 | 300                 |  |
| Taxable Sales from New For Sale Households                  | \$28,717,967        | \$29,579,506        | \$30,466,891        | \$31,380,898        | \$32,322,325        | \$33,291,995        | \$34,290,755        | \$35,319,477        | \$36,379,062        |  |
| Taxable Sales from New For Rent Households (Market Rate)    | \$14,631,665        | \$15,070,615        | \$15,522,733        | \$15,988,415        | \$16,468,067        | \$16,962,110        | \$17,470,973        | \$17,995,102        | \$18,534,955        |  |
| <b>Total New Taxable Sales from New Occupied Households</b> | <b>\$43,349,632</b> | <b>\$44,650,121</b> | <b>\$45,989,625</b> | <b>\$47,369,313</b> | <b>\$48,790,393</b> | <b>\$50,254,104</b> | <b>\$51,761,728</b> | <b>\$53,314,579</b> | <b>\$54,914,017</b> |  |
| Estimated Retail Capture Rate <sup>3</sup>                  |                     |                     |                     |                     |                     |                     |                     |                     |                     |  |
| <b>Total City Taxable Sales from New Households</b>         | <b>\$21,674,816</b> | <b>\$22,325,060</b> | <b>\$22,994,812</b> | <b>\$23,684,657</b> | <b>\$24,395,196</b> | <b>\$25,127,052</b> | <b>\$25,880,864</b> | <b>\$26,657,290</b> | <b>\$27,457,008</b> |  |
| <b>Total Annual City Taxable Sales from Market Support</b>  | <b>\$21,674,816</b> | <b>\$22,325,060</b> | <b>\$22,994,812</b> | <b>\$23,684,657</b> | <b>\$24,395,196</b> | <b>\$25,127,052</b> | <b>\$25,880,864</b> | <b>\$26,657,290</b> | <b>\$27,457,008</b> |  |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Formula | Assumptions | Revenue Added to Tax Roll (\$ with inflation) |            |            |            |            |            |            |                    |                    |                    |                    |
|---|---------|-------------|---|------------|------------|------------|------------|------------|------------|--------------------|--------------------|--------------------|--------------------|
|   |         |             | 2017-18                                       | 2018-19    | 2019-20    | 2020-21    | 2021-22    | 2022-23    | 2023-24    | 2024-25            | 2025-26            | 2026-27            | 2027-28            |
| <b>7. Pioneer Bluff</b>   |         |             |   |            |            |            |            |            |            |                    |                    |                    |                    |
| <u>Table Sales from New Households</u>                          |         |             |   |            |            |            |            |            |            |                    |                    |                    |                    |
| <b>Average Annual Household Income Calculation <sup>1</sup></b> |         |             |   |            |            |            |            |            |            |                    |                    |                    |                    |
| For Rent Households (Market Rate)                               |         | \$15,400    | \$15,400                                      | \$15,862   | \$16,338   | \$16,828   | \$17,333   | \$17,853   | \$18,388   | \$18,940           | \$19,508           | \$20,094           | \$20,696           |
| New for Rent Households <sup>2</sup>                            |         | -           | -   | -          | -          | -          | -          | -          | -          | -                  | -                  | -                  | -                  |
| Taxable Sales from New For Rent Households (Market Rate)        |         | \$0         | \$0   | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0                | \$0                | \$0                | \$0                |
| <b>Total New Taxable Sales from New Occupied Households</b>     |         | <b>\$0</b>  | <b>\$0</b>                                    | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         |
| Estimated Retail Capture Rate <sup>3</sup>                      |         | 50%         |   |            |            |            |            |            |            |                    |                    |                    |                    |
| <b>Total City Taxable Sales from New Households</b>             |         |             | <b>\$0</b>                                    | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         |
| <u>Table Sales from New Employment</u>                          |         |             |   |            |            |            |            |            |            |                    |                    |                    |                    |
| Average Daily Taxable Sales per New Employee                    |         | \$10.00     | \$10.00                                       | \$10.30    | \$10.61    | \$10.93    | \$11.26    | \$11.59    | \$11.94    | \$12.30            | \$12.67            | \$13.05            | \$13.44            |
| Work Days per Year  |         | \$240.00    |   |            |            |            |            |            |            |                    |                    |                    |                    |
| Estimated Capture in West Sacramento                            |         | 100%        |   |            |            |            |            |            |            |                    |                    |                    |                    |
| Cumulative Growth in New Employees <sup>2</sup>                 |         | -           | -   | -          | -          | -          | -          | -          | -          | -                  | -                  | -                  | -                  |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> |         | 50%         | <b>\$0</b>                                    | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         |
| <b>Total Annual City Taxable Sales from Market Support</b>      |         |             | <b>\$0</b>                                    | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         | <b>\$0</b>         |
| <b>8. Seaway</b>  |         |             |   |            |            |            |            |            |            |                    |                    |                    |                    |
| <u>Table Sales from New Employment</u>                          |         |             |   |            |            |            |            |            |            |                    |                    |                    |                    |
| Average Daily Taxable Sales per New Employee                    |         | \$10.00     | \$10.00                                       | \$10.30    | \$10.61    | \$10.93    | \$11.26    | \$11.59    | \$11.94    | \$12.30            | \$12.67            | \$13.05            | \$13.44            |
| Work Days per Year  |         | \$240.00    |   |            |            |            |            |            |            |                    |                    |                    |                    |
| Estimated Capture in West Sacramento                            |         | 100%        |   |            |            |            |            |            |            |                    |                    |                    |                    |
| Cumulative Growth in New Employees <sup>2</sup>                 |         | -           | -   | -          | -          | -          | -          | -          | -          | 792                | 1,350              | 2,032              | 2,591              |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> |         | 50%         | <b>\$0</b>                                    | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$1,168,872</b> | <b>\$2,052,168</b> | <b>\$3,181,559</b> | <b>\$4,178,505</b> |
| <b>Total Annual City Taxable Sales from Market Support</b>      |         |             | <b>\$0</b>                                    | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$1,168,872</b> | <b>\$2,052,168</b> | <b>\$3,181,559</b> | <b>\$4,178,505</b> |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                    |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                      |
|---|---|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
|   | 2028-29                                       | 2029-30            | 2030-31             | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42              |
| <b>7. Pioneer Bluff</b>   |   |                    |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                      |
| <u>Table Sales from New Households</u>  |   |                    |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                      |
| <b>Average Annual Household Income Calculation <sup>1</sup></b>                         |   |                    |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                      |
| For Rent Households (Market Rate)   | \$21,317                                      | \$21,957           | \$22,615            | \$23,294            | \$23,993            | \$24,712            | \$25,454            | \$26,217            | \$27,004            | \$27,814            | \$28,649            | \$29,508            | \$30,393            | \$31,305             |
| New for Rent Households <sup>2</sup>  | -   | 270                | 540                 | 810                 | 1,080               | 1,353               | 1,581               | 1,809               | 2,037               | 2,296               | 2,555               | 2,814               | 3,073               | 3,329                |
| Taxable Sales from New For Rent Households (Market Rate)                                | \$0   | \$5,928,314        | \$12,212,326        | \$18,868,044        | \$25,912,114        | \$33,435,984        | \$40,242,542        | \$47,427,402        | \$55,007,134        | \$63,861,203        | \$73,197,011        | \$83,035,491        | \$93,398,403        | \$104,214,442        |
| <b>Total New Taxable Sales from New Occupied Households</b>                             | <b>\$0</b>                                    | <b>\$5,928,314</b> | <b>\$12,212,326</b> | <b>\$18,868,044</b> | <b>\$25,912,114</b> | <b>\$33,435,984</b> | <b>\$40,242,542</b> | <b>\$47,427,402</b> | <b>\$55,007,134</b> | <b>\$63,861,203</b> | <b>\$73,197,011</b> | <b>\$83,035,491</b> | <b>\$93,398,403</b> | <b>\$104,214,442</b> |
| Estimated Retail Capture Rate <sup>3</sup>  |   |                    |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                      |
| <b>Total City Taxable Sales from New Households</b>                                     | <b>\$0</b>                                    | <b>\$2,964,157</b> | <b>\$6,106,163</b>  | <b>\$9,434,022</b>  | <b>\$12,956,057</b> | <b>\$16,717,992</b> | <b>\$20,121,271</b> | <b>\$23,713,701</b> | <b>\$27,503,567</b> | <b>\$31,930,602</b> | <b>\$36,598,505</b> | <b>\$41,517,745</b> | <b>\$46,699,201</b> | <b>\$52,107,221</b>  |
| <u>Table Sales from New Employment</u>  |   |                    |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                      |
| Average Daily Taxable Sales per New Employee<br>Work Days per Year                      | \$13.84                                       | \$14.26            | \$14.69             | \$15.13             | \$15.58             | \$16.05             | \$16.53             | \$17.02             | \$17.54             | \$18.06             | \$18.60             | \$19.16             | \$19.74             | \$20.33              |
| Estimated Capture in West Sacramento<br>Cumulative Growth in New Employees <sup>2</sup> | -   | 572                | 1,172               | 1,772               | 2,372               | 2,972               | 3,761               | 4,361               | 4,961               | 5,561               | 6,161               | 6,761               | 7,361               | 7,746                |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b>                         | <b>\$0</b>                                    | <b>\$978,642</b>   | <b>\$2,065,346</b>  | <b>\$3,216,371</b>  | <b>\$4,434,598</b>  | <b>\$5,723,025</b>  | <b>\$7,459,632</b>  | <b>\$8,909,173</b>  | <b>\$10,438,972</b> | <b>\$12,052,541</b> | <b>\$13,753,530</b> | <b>\$15,545,730</b> | <b>\$17,433,084</b> | <b>\$18,895,228</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>                              | <b>\$0</b>                                    | <b>\$3,942,799</b> | <b>\$8,171,509</b>  | <b>\$12,650,393</b> | <b>\$17,390,655</b> | <b>\$22,441,017</b> | <b>\$27,580,903</b> | <b>\$32,622,874</b> | <b>\$37,942,539</b> | <b>\$43,983,143</b> | <b>\$50,352,035</b> | <b>\$57,063,476</b> | <b>\$64,132,286</b> | <b>\$71,002,449</b>  |
| <b>8. Seaway</b>  |   |                    |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                      |
| <u>Table Sales from New Employment</u>  |   |                    |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                      |
| Average Daily Taxable Sales per New Employee<br>Work Days per Year                      | \$13.84                                       | \$14.26            | \$14.69             | \$15.13             | \$15.58             | \$16.05             | \$16.53             | \$17.02             | \$17.54             | \$18.06             | \$18.60             | \$19.16             | \$19.74             | \$20.33              |
| Estimated Capture in West Sacramento<br>Cumulative Growth in New Employees <sup>2</sup> | 3,273   | 3,939              | 4,621               | 5,068               | 5,750               | 6,197               | 6,860               | 6,860               | 6,860               | 6,860               | 6,860               | 6,860               | 6,860               | 6,860                |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b>                         | <b>\$5,436,717</b>                            | <b>\$6,739,287</b> | <b>\$8,143,313</b>  | <b>\$9,198,966</b>  | <b>\$10,749,975</b> | <b>\$11,933,239</b> | <b>\$13,606,242</b> | <b>\$14,014,429</b> | <b>\$14,434,862</b> | <b>\$14,867,908</b> | <b>\$15,313,945</b> | <b>\$15,773,363</b> | <b>\$16,246,564</b> | <b>\$16,733,961</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>                              | <b>\$5,436,717</b>                            | <b>\$6,739,287</b> | <b>\$8,143,313</b>  | <b>\$9,198,966</b>  | <b>\$10,749,975</b> | <b>\$11,933,239</b> | <b>\$13,606,242</b> | <b>\$14,014,429</b> | <b>\$14,434,862</b> | <b>\$14,867,908</b> | <b>\$15,313,945</b> | <b>\$15,773,363</b> | <b>\$16,246,564</b> | <b>\$16,733,961</b>  |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--|
|   | 2042-43                                       | 2043-44              | 2044-45              | 2045-46              | 2046-47              | 2047-48              | 2048-49              | 2049-50              | 2050-51              | 2051-52              | 2052-53              | 2053-54              | 2054-55              | 2055-56              |  |
| <b>7. Pioneer Bluff</b>   |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| <u>Table Sales from New Households</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| <b>Average Annual Household Income Calculation <sup>1</sup></b> |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| For Rent Households (Market Rate)                               | \$32,244                                      | \$33,212             | \$34,208             | \$35,234             | \$36,291             | \$37,380             | \$38,501             | \$39,656             | \$40,846             | \$42,071             | \$43,333             | \$44,633             | \$45,972             | \$47,352             |  |
| New for Rent Households <sup>2</sup>                            | 3,329   | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                |  |
| Taxable Sales from New For Rent Households (Market Rate)        | \$107,340,876                                 | \$110,561,102        | \$113,877,935        | \$117,294,273        | \$120,813,101        | \$124,437,494        | \$128,170,619        | \$132,015,738        | \$135,976,210        | \$140,055,496        | \$144,257,161        | \$148,584,876        | \$153,042,422        | \$157,633,695        |  |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$107,340,876</b>                          | <b>\$110,561,102</b> | <b>\$113,877,935</b> | <b>\$117,294,273</b> | <b>\$120,813,101</b> | <b>\$124,437,494</b> | <b>\$128,170,619</b> | <b>\$132,015,738</b> | <b>\$135,976,210</b> | <b>\$140,055,496</b> | <b>\$144,257,161</b> | <b>\$148,584,876</b> | <b>\$153,042,422</b> | <b>\$157,633,695</b> |  |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$53,670,438</b>                           | <b>\$55,280,551</b>  | <b>\$56,938,967</b>  | <b>\$58,647,136</b>  | <b>\$60,406,551</b>  | <b>\$62,218,747</b>  | <b>\$64,085,310</b>  | <b>\$66,007,869</b>  | <b>\$67,988,105</b>  | <b>\$70,027,748</b>  | <b>\$72,128,580</b>  | <b>\$74,292,438</b>  | <b>\$76,521,211</b>  | <b>\$78,816,847</b>  |  |
| <u>Table Sales from New Employment</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Average Daily Taxable Sales per New Employee                    | \$20.94                                       | \$21.57              | \$22.21              | \$22.88              | \$23.57              | \$24.27              | \$25.00              | \$25.75              | \$26.52              | \$27.32              | \$28.14              | \$28.98              | \$29.85              | \$30.75              |  |
| Work Days per Year  |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Estimated Capture in West Sacramento                            |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Cumulative Growth in New Employees <sup>2</sup>                 | 7,746   | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                |  |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$19,462,085</b>                           | <b>\$20,045,947</b>  | <b>\$20,647,326</b>  | <b>\$21,266,745</b>  | <b>\$21,904,748</b>  | <b>\$22,561,890</b>  | <b>\$23,238,747</b>  | <b>\$23,935,909</b>  | <b>\$24,653,987</b>  | <b>\$25,393,606</b>  | <b>\$26,155,414</b>  | <b>\$26,940,077</b>  | <b>\$27,748,279</b>  | <b>\$28,580,727</b>  |  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$73,132,522</b>                           | <b>\$75,326,498</b>  | <b>\$77,586,293</b>  | <b>\$79,913,882</b>  | <b>\$82,311,298</b>  | <b>\$84,780,637</b>  | <b>\$87,324,056</b>  | <b>\$89,943,778</b>  | <b>\$92,642,091</b>  | <b>\$95,421,354</b>  | <b>\$98,283,995</b>  | <b>\$101,232,515</b> | <b>\$104,269,490</b> | <b>\$107,397,575</b> |  |
| <b>8. Seaway</b>  |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| <u>Table Sales from New Employment</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Average Daily Taxable Sales per New Employee                    | \$20.94                                       | \$21.57              | \$22.21              | \$22.88              | \$23.57              | \$24.27              | \$25.00              | \$25.75              | \$26.52              | \$27.32              | \$28.14              | \$28.98              | \$29.85              | \$30.75              |  |
| Work Days per Year  |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Estimated Capture in West Sacramento                            |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Cumulative Growth in New Employees <sup>2</sup>                 | 6,860   | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                |  |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$17,235,980</b>                           | <b>\$17,753,059</b>  | <b>\$18,285,651</b>  | <b>\$18,834,221</b>  | <b>\$19,399,247</b>  | <b>\$19,981,225</b>  | <b>\$20,580,661</b>  | <b>\$21,198,081</b>  | <b>\$21,834,024</b>  | <b>\$22,489,044</b>  | <b>\$23,163,716</b>  | <b>\$23,858,627</b>  | <b>\$24,574,386</b>  | <b>\$25,311,618</b>  |  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$17,235,980</b>                           | <b>\$17,753,059</b>  | <b>\$18,285,651</b>  | <b>\$18,834,221</b>  | <b>\$19,399,247</b>  | <b>\$19,981,225</b>  | <b>\$20,580,661</b>  | <b>\$21,198,081</b>  | <b>\$21,834,024</b>  | <b>\$22,489,044</b>  | <b>\$23,163,716</b>  | <b>\$23,858,627</b>  | <b>\$24,574,386</b>  | <b>\$25,311,618</b>  |  |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                      |                      |                      |                      |                      |                      |                      |                      |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | 2056-57                                       | 2057-58              | 2058-59              | 2059-60              | 2060-61              | 2061-62              | 2062-63              | 2063-64              | 2064-65              |
| <b>7. Pioneer Bluff</b>   |   |                      |                      |                      |                      |                      |                      |                      |                      |
| <u>Table Sales from New Households</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Average Annual Household Income Calculation <sup>1</sup></b> |   |                      |                      |                      |                      |                      |                      |                      |                      |
| For Rent Households (Market Rate)                               | \$48,772                                      | \$50,235             | \$51,742             | \$53,295             | \$54,894             | \$56,540             | \$58,237             | \$59,984             | \$61,783             |
| New for Rent Households <sup>2</sup>                            | 3,329   | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                | 3,329                |
| Taxable Sales from New For Rent Households (Market Rate)        | \$162,362,706                                 | \$167,233,587        | \$172,250,594        | \$177,418,112        | \$182,740,655        | \$188,222,875        | \$193,869,561        | \$199,685,648        | \$205,676,218        |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$162,362,706</b>                          | <b>\$167,233,587</b> | <b>\$172,250,594</b> | <b>\$177,418,112</b> | <b>\$182,740,655</b> | <b>\$188,222,875</b> | <b>\$193,869,561</b> | <b>\$199,685,648</b> | <b>\$205,676,218</b> |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$81,181,353</b>                           | <b>\$83,616,793</b>  | <b>\$86,125,297</b>  | <b>\$88,709,056</b>  | <b>\$91,370,328</b>  | <b>\$94,111,438</b>  | <b>\$96,934,781</b>  | <b>\$99,842,824</b>  | <b>\$102,838,109</b> |
| <u>Table Sales from New Employment</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                    | \$31.67                                       | \$32.62              | \$33.60              | \$34.61              | \$35.65              | \$36.71              | \$37.82              | \$38.95              | \$40.12              |
| Work Days per Year  |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento                            |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                 | 7,746   | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                | 7,746                |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$29,438,149</b>                           | <b>\$30,321,294</b>  | <b>\$31,230,932</b>  | <b>\$32,167,860</b>  | <b>\$33,132,896</b>  | <b>\$34,126,883</b>  | <b>\$35,150,690</b>  | <b>\$36,205,210</b>  | <b>\$37,291,367</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$110,619,502</b>                          | <b>\$113,938,087</b> | <b>\$117,356,230</b> | <b>\$120,876,917</b> | <b>\$124,503,224</b> | <b>\$128,238,321</b> | <b>\$132,085,470</b> | <b>\$136,048,034</b> | <b>\$140,129,475</b> |
| <b>8. Seaway</b>  |   |                      |                      |                      |                      |                      |                      |                      |                      |
| <u>Table Sales from New Employment</u>                          |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                    | \$31.67                                       | \$32.62              | \$33.60              | \$34.61              | \$35.65              | \$36.71              | \$37.82              | \$38.95              | \$40.12              |
| Work Days per Year  |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento                            |   |                      |                      |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                 | 6,860   | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                | 6,860                |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$26,070,966</b>                           | <b>\$26,853,095</b>  | <b>\$27,658,688</b>  | <b>\$28,488,449</b>  | <b>\$29,343,102</b>  | <b>\$30,223,395</b>  | <b>\$31,130,097</b>  | <b>\$32,064,000</b>  | <b>\$33,025,920</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$26,070,966</b>                           | <b>\$26,853,095</b>  | <b>\$27,658,688</b>  | <b>\$28,488,449</b>  | <b>\$29,343,102</b>  | <b>\$30,223,395</b>  | <b>\$31,130,097</b>  | <b>\$32,064,000</b>  | <b>\$33,025,920</b>  |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Formula | Assumpti<br>ons | Revenue Added to Tax Roll (\$ with inflation) |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |
|---|---------|-----------------|---|--------------------|---------------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   |         |                 | 2017-18                                       | 2018-19            | 2019-20             | 2020-21             | 2021-22             | 2022-23             | 2023-24              | 2024-25              | 2025-26              | 2026-27              | 2027-28              |
| <b>Aggregate - EIFD</b>   |         |                 |   |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| <b><u>Taxable Sales from New Household</u></b>                  |         |                 |   |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| Taxable Sales from New For Sale Households                      |         |                 | \$3,464,800                                   | \$7,028,720        | \$19,031,273        | \$29,133,085        | \$45,120,635        | \$66,318,244        | \$85,294,260         | \$107,538,572        | \$131,040,778        | \$155,387,787        | \$175,125,609        |
| Taxable Sales from New For Rent Households (Market Rate)        |         |                 | \$0   | \$0                | \$13,723,802        | \$19,924,347        | \$20,522,077        | \$28,171,751        | \$29,016,904         | \$33,561,782         | \$38,567,829         | \$43,623,004         | \$49,174,438         |
| Taxable Sales from New For Rent Households (LI)                 |         |                 | \$569,800                                     | \$1,333,850        | \$1,373,866         | \$1,415,081         | \$1,457,534         | \$1,501,260         | \$1,546,298          | \$1,592,687          | \$1,640,467          | \$1,689,681          | \$1,740,372          |
| <b>Total New Taxable Sales from New Occupied Households</b>     |         |                 | <b>\$4,034,600</b>                            | <b>\$8,362,570</b> | <b>\$34,128,941</b> | <b>\$50,472,514</b> | <b>\$67,100,247</b> | <b>\$95,991,255</b> | <b>\$115,857,461</b> | <b>\$142,693,041</b> | <b>\$171,249,074</b> | <b>\$200,700,472</b> | <b>\$226,040,419</b> |
| Estimated Retail Capture Rate <sup>3</sup>                      |         | 50%             |   |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households</b>             |         |                 | <b>\$2,017,300</b>                            | <b>\$4,181,285</b> | <b>\$17,064,470</b> | <b>\$25,236,257</b> | <b>\$33,550,123</b> | <b>\$47,995,628</b> | <b>\$57,928,731</b>  | <b>\$71,346,520</b>  | <b>\$85,624,537</b>  | <b>\$100,350,236</b> | <b>\$113,020,209</b> |
| <b><u>Taxable Sales from New Employment</u></b>                 |         |                 |   |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                    |         | \$10.00         | \$10.00                                       | \$10.30            | \$10.61             | \$10.93             | \$11.26             | \$11.59             | \$11.94              | \$12.30              | \$12.67              | \$13.05              | \$13.44              |
| Work Days per Year  |         | 240             |   |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento                            |         | 100%            |   |                    |                     |                     |                     |                     |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                 |         |                 | 21  | 815                | 1,865               | 3,035               | 4,497               | 6,885               | 8,772                | 11,373               | 14,157               | 16,621               | 19,036               |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> |         | 50%<br>of total | <b>\$25,200</b>                               | <b>\$1,007,340</b> | <b>\$2,374,294</b>  | <b>\$3,979,712</b>  | <b>\$6,073,696</b>  | <b>\$9,577,922</b>  | <b>\$12,569,072</b>  | <b>\$16,784,827</b>  | <b>\$21,520,397</b>  | <b>\$26,023,962</b>  | <b>\$30,699,351</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>      |         |                 | <b>\$2,042,500</b>                            | <b>\$5,188,625</b> | <b>\$19,438,765</b> | <b>\$29,215,969</b> | <b>\$39,623,819</b> | <b>\$57,573,550</b> | <b>\$70,497,803</b>  | <b>\$88,131,347</b>  | <b>\$107,144,934</b> | <b>\$126,374,198</b> | <b>\$143,719,560</b> |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | 2028-29                                       | 2029-30              | 2030-31              | 2031-32              | 2032-33              | 2033-34              | 2034-35              | 2035-36              | 2036-37              | 2037-38              | 2038-39              | 2039-40              | 2040-41              | 2041-42              |
| <b>Aggregate - EIFD</b>   |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b><u>Taxable Sales from New Household</u></b>                  |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxable Sales from New For Sale Households                      | \$196,017,898                                 | \$208,482,884        | \$214,737,370        | \$221,179,491        | \$227,814,876        | \$234,649,322        | \$241,688,802        | \$248,939,466        | \$256,407,650        | \$264,099,880        | \$272,022,876        | \$280,183,562        | \$288,589,069        | \$297,246,741        |
| Taxable Sales from New For Rent Households (Market Rate)        | \$54,827,843                                  | \$66,792,335         | \$74,902,268         | \$83,438,684         | \$92,419,874         | \$101,938,977        | \$110,800,624        | \$120,102,226        | \$129,862,203        | \$140,961,925        | \$152,610,753        | \$164,831,646        | \$177,648,443        | \$190,991,983        |
| Taxable Sales from New For Rent Households (LI)                 | \$1,792,583                                   | \$3,692,721          | \$3,803,502          | \$3,917,607          | \$4,035,136          | \$4,156,190          | \$4,280,875          | \$4,409,302          | \$4,541,581          | \$4,677,828          | \$4,818,163          | \$4,962,708          | \$5,111,589          | \$5,264,937          |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$252,638,323</b>                          | <b>\$278,967,940</b> | <b>\$293,443,141</b> | <b>\$308,535,783</b> | <b>\$324,269,885</b> | <b>\$340,744,489</b> | <b>\$356,770,302</b> | <b>\$373,450,994</b> | <b>\$390,811,434</b> | <b>\$409,739,632</b> | <b>\$429,451,792</b> | <b>\$449,977,916</b> | <b>\$471,349,101</b> | <b>\$493,503,661</b> |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$126,319,162</b>                          | <b>\$139,483,970</b> | <b>\$146,721,570</b> | <b>\$154,267,892</b> | <b>\$162,134,943</b> | <b>\$170,372,244</b> | <b>\$178,385,151</b> | <b>\$186,725,497</b> | <b>\$195,405,717</b> | <b>\$204,869,816</b> | <b>\$214,725,896</b> | <b>\$224,988,958</b> | <b>\$235,674,550</b> | <b>\$246,751,831</b> |
| <b><u>Taxable Sales from New Employment</u></b>                 |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Average Daily Taxable Sales per New Employee                    | \$13.84                                       | \$14.26              | \$14.69              | \$15.13              | \$15.58              | \$16.05              | \$16.53              | \$17.02              | \$17.54              | \$18.06              | \$18.60              | \$19.16              | \$19.74              | \$20.33              |
| Work Days per Year  |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Estimated Capture in West Sacramento                            |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Cumulative Growth in New Employees <sup>2</sup>                 | 21,744  | 24,464               | 27,339               | 29,793               | 32,482               | 34,936               | 36,388               | 36,988               | 37,588               | 38,188               | 38,788               | 39,388               | 39,988               | 40,373               |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$36,118,538</b>                           | <b>\$41,855,777</b>  | <b>\$48,177,892</b>  | <b>\$54,077,503</b>  | <b>\$60,727,077</b>  | <b>\$67,274,429</b>  | <b>\$72,172,584</b>  | <b>\$75,563,513</b>  | <b>\$79,092,943</b>  | <b>\$82,766,131</b>  | <b>\$86,588,527</b>  | <b>\$90,565,777</b>  | <b>\$94,703,733</b>  | <b>\$98,483,996</b>  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$162,437,699</b>                          | <b>\$181,339,747</b> | <b>\$194,899,462</b> | <b>\$208,345,394</b> | <b>\$222,862,020</b> | <b>\$237,646,673</b> | <b>\$250,557,734</b> | <b>\$262,289,010</b> | <b>\$274,498,660</b> | <b>\$287,635,947</b> | <b>\$301,314,423</b> | <b>\$315,554,735</b> | <b>\$330,378,283</b> | <b>\$345,235,826</b> |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--|
|   | 2042-43                                       | 2043-44              | 2044-45              | 2045-46              | 2046-47              | 2047-48              | 2048-49              | 2049-50              | 2050-51              | 2051-52              | 2052-53              | 2053-54              | 2054-55              | 2055-56              |  |
| <b>Aggregate - EIFD</b>   |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| <b><u>Taxable Sales from New Household</u></b>                  |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Taxable Sales from New For Sale Households                      | \$306,164,143                                 | \$315,349,068        | \$324,809,540        | \$334,553,826        | \$344,590,441        | \$354,928,154        | \$365,575,999        | \$376,543,279        | \$387,839,577        | \$399,474,764        | \$411,459,007        | \$423,802,777        | \$436,516,861        | \$449,612,366        |  |
| Taxable Sales from New For Rent Households (Market Rate)        | \$196,721,743                                 | \$202,623,395        | \$208,702,097        | \$214,963,160        | \$221,412,055        | \$228,054,416        | \$234,896,049        | \$241,942,930        | \$249,201,218        | \$256,677,255        | \$264,377,572        | \$272,308,900        | \$280,478,167        | \$288,892,512        |  |
| Taxable Sales from New For Rent Households (LI)                 | \$5,422,885                                   | \$5,585,571          | \$5,753,139          | \$5,925,733          | \$6,103,505          | \$6,286,610          | \$6,475,208          | \$6,669,464          | \$6,869,548          | \$7,075,635          | \$7,287,904          | \$7,506,541          | \$7,731,737          | \$7,963,689          |  |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$508,308,771</b>                          | <b>\$523,558,034</b> | <b>\$539,264,775</b> | <b>\$555,442,719</b> | <b>\$572,106,000</b> | <b>\$589,269,180</b> | <b>\$606,947,256</b> | <b>\$625,155,673</b> | <b>\$643,910,343</b> | <b>\$663,227,654</b> | <b>\$683,124,483</b> | <b>\$703,618,218</b> | <b>\$724,726,764</b> | <b>\$746,468,567</b> |  |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$254,154,386</b>                          | <b>\$261,779,017</b> | <b>\$269,632,388</b> | <b>\$277,721,359</b> | <b>\$286,053,000</b> | <b>\$294,634,590</b> | <b>\$303,473,628</b> | <b>\$312,577,837</b> | <b>\$321,955,172</b> | <b>\$331,613,827</b> | <b>\$341,562,242</b> | <b>\$351,809,109</b> | <b>\$362,363,382</b> | <b>\$373,234,284</b> |  |
| <b><u>Taxable Sales from New Employment</u></b>                 |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Average Daily Taxable Sales per New Employee                    | \$20.94                                       | \$21.57              | \$22.21              | \$22.88              | \$23.57              | \$24.27              | \$25.00              | \$25.75              | \$26.52              | \$27.32              | \$28.14              | \$28.98              | \$29.85              | \$30.75              |  |
| Work Days per Year  |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Estimated Capture in West Sacramento                            |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Cumulative Growth in New Employees <sup>2</sup>                 | 40,373  | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               |  |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$101,438,516</b>                          | <b>\$104,481,671</b> | <b>\$107,616,121</b> | <b>\$110,844,605</b> | <b>\$114,169,943</b> | <b>\$117,595,041</b> | <b>\$121,122,893</b> | <b>\$124,756,579</b> | <b>\$128,499,277</b> | <b>\$132,354,255</b> | <b>\$136,324,883</b> | <b>\$140,414,629</b> | <b>\$144,627,068</b> | <b>\$148,965,880</b> |  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$355,592,901</b>                          | <b>\$366,260,688</b> | <b>\$377,248,509</b> | <b>\$388,565,964</b> | <b>\$400,222,943</b> | <b>\$412,229,631</b> | <b>\$424,596,520</b> | <b>\$437,334,416</b> | <b>\$450,454,448</b> | <b>\$463,968,082</b> | <b>\$477,887,124</b> | <b>\$492,223,738</b> | <b>\$506,990,450</b> | <b>\$522,200,164</b> |  |

Appendix B  
Table B-5.1a  
Details: Estimated Annual Retail Sales from Population <sup>4</sup>  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                      |                      |                      |                      |                      |                      |                      |                      |  |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--|
|   | 2056-57                                       | 2057-58              | 2058-59              | 2059-60              | 2060-61              | 2061-62              | 2062-63              | 2063-64              | 2064-65              |  |
| <b>Aggregate - EIFD</b>   |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| <b><u>Taxable Sales from New Household</u></b>                  |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Taxable Sales from New For Sale Households                      | \$463,100,737                                 | \$476,993,760        | \$491,303,572        | \$506,042,680        | \$521,223,960        | \$536,860,679        | \$552,966,499        | \$569,555,494        | \$586,642,159        |  |
| Taxable Sales from New For Rent Households (Market Rate)        | \$297,559,287                                 | \$306,486,066        | \$315,680,648        | \$325,151,067        | \$334,905,599        | \$344,952,767        | \$355,301,350        | \$365,960,390        | \$376,939,202        |  |
| Taxable Sales from New For Rent Households (LI)                 | \$8,202,600                                   | \$8,448,678          | \$8,702,138          | \$8,963,202          | \$9,232,098          | \$9,509,061          | \$9,794,333          | \$10,088,163         | \$10,390,808         |  |
| <b>Total New Taxable Sales from New Occupied Households</b>     | <b>\$768,862,624</b>                          | <b>\$791,928,503</b> | <b>\$815,686,358</b> | <b>\$840,156,949</b> | <b>\$865,361,657</b> | <b>\$891,322,507</b> | <b>\$918,062,182</b> | <b>\$945,604,048</b> | <b>\$973,972,169</b> |  |
| Estimated Retail Capture Rate <sup>3</sup>                      |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| <b>Total City Taxable Sales from New Households</b>             | <b>\$384,431,312</b>                          | <b>\$395,964,252</b> | <b>\$407,843,179</b> | <b>\$420,078,474</b> | <b>\$432,680,829</b> | <b>\$445,661,254</b> | <b>\$459,031,091</b> | <b>\$472,802,024</b> | <b>\$486,986,085</b> |  |
| <b><u>Taxable Sales from New Employment</u></b>                 |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Average Daily Taxable Sales per New Employee                    | \$31.67                                       | \$32.62              | \$33.60              | \$34.61              | \$35.65              | \$36.71              | \$37.82              | \$38.95              | \$40.12              |  |
| Work Days per Year  |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Estimated Capture in West Sacramento                            |   |                      |                      |                      |                      |                      |                      |                      |                      |  |
| Cumulative Growth in New Employees <sup>2</sup>                 | 40,373  | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               | 40,373               |  |
| <b>Total City Taxable Sales from New Employees <sup>5</sup></b> | <b>\$153,434,856</b>                          | <b>\$158,037,902</b> | <b>\$162,779,039</b> | <b>\$167,662,410</b> | <b>\$172,692,283</b> | <b>\$177,873,051</b> | <b>\$183,209,243</b> | <b>\$188,705,520</b> | <b>\$194,366,686</b> |  |
| <b>Total Annual City Taxable Sales from Market Support</b>      | <b>\$537,866,169</b>                          | <b>\$554,002,154</b> | <b>\$570,622,218</b> | <b>\$587,740,885</b> | <b>\$605,373,111</b> | <b>\$623,534,305</b> | <b>\$642,240,334</b> | <b>\$661,507,544</b> | <b>\$681,352,770</b> |  |

<sup>1</sup> From Table A-2 in Appendix B.

<sup>2</sup> From Table 2 in Appendix A.

<sup>3</sup> KMA's assumption.

<sup>4</sup> This table presents the detailed calculation of Table-B5.1 in Appendix B.

<sup>5</sup> EPS' assumption.

Appendix B  
Table B-5.2  
Estimated Annual Retail Sales from On-Site Retail Space  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Formula             | Revenue Added to Tax Roll (\$ with inflation) |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
|---|---------------------|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   |                     | 2017-18                                       | 2018-19            | 2019-20            | 2020-21            | 2021-22            | 2022-23            | 2023-24            | 2024-25             | 2025-26             | 2026-27             | 2027-28             | 2028-29             | 2029-30             |
| <b>Inflation Rate</b>                                   |                     |   | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                |
| <b>Annual Taxable Sales from New Retail Development</b> |                     |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
|   | <u>Vacancy Rate</u> |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
| <b>Retail</b>   | 10%                 |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
| Taxable Sales per Sq. Ft. <sup>2</sup>                  | a                   | \$200   | \$206              | \$212              | \$219              | \$225              | \$232              | \$239              | \$246               | \$253               | \$261               | \$269               | \$277               | \$285               |
| New Sq. Ft. in Project <sup>1</sup>                     | b                   | 4,000   | 16,271             | -                  | -                  | -                  | 4,275              | -                  | 68,475              | 13,500              | -                   | 37,000              | -                   | 91,386              |
| Occupied Sq. Ft. in Project                             | A = b * (1-10%)     | 3,600   | 14,644             | -                  | -                  | -                  | 3,848              | -                  | 61,628              | 12,150              | -                   | 33,300              | -                   | 82,247              |
| Cumulative Sq. Ft. in Project                           | c = cumulative "A"s | 3,600   | 18,244             | 18,244             | 18,244             | 18,244             | 22,091             | 22,091             | 83,719              | 95,869              | 95,869              | 129,169             | 129,169             | 211,416             |
| <b>Subtotal, Annual Taxable Sales</b>                   | d = a * c           | <b>\$720,000</b>                              | <b>\$3,758,243</b> | <b>\$3,870,991</b> | <b>\$3,987,120</b> | <b>\$4,106,734</b> | <b>\$5,121,997</b> | <b>\$5,275,657</b> | <b>\$20,592,737</b> | <b>\$24,288,771</b> | <b>\$25,017,434</b> | <b>\$34,718,440</b> | <b>\$35,759,993</b> | <b>\$60,285,818</b> |
|   | <u>Vacancy Rate</u> |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
| <b>Restaurant</b>                                       | 10%                 |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
| Taxable Sales per Sq. Ft. <sup>2</sup>                  | e                   | \$550   | \$567              | \$583              | \$601              | \$619              | \$638              | \$657              | \$676               | \$697               | \$718               | \$739               | \$761               | \$784               |
| New Sq. Ft. in Project <sup>1</sup>                     | f                   | 3,000   | -                  | -                  | -                  | -                  | -                  | -                  | -                   | -                   | -                   | -                   | -                   | -                   |
| Occupied Sq. Ft. in Project                             | B = f * (1-10%)     | 2,700   | -                  | -                  | -                  | -                  | -                  | -                  | -                   | -                   | -                   | -                   | -                   | -                   |
| Cumulative Sq. Ft. in Project                           | g = cumulative "B"s | 2,700   | 2,700              | 2,700              | 2,700              | 2,700              | 2,700              | 2,700              | 2,700               | 2,700               | 2,700               | 2,700               | 2,700               | 2,700               |
| <b>Subtotal, Annual Taxable Sales</b>                   | h = e * g           | <b>\$1,485,000</b>                            | <b>\$1,529,550</b> | <b>\$1,575,437</b> | <b>\$1,622,700</b> | <b>\$1,671,381</b> | <b>\$1,721,522</b> | <b>\$1,773,168</b> | <b>\$1,826,363</b>  | <b>\$1,881,154</b>  | <b>\$1,937,588</b>  | <b>\$1,995,716</b>  | <b>\$2,055,587</b>  | <b>\$2,117,255</b>  |
|   | <u>Vacancy Rate</u> |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
| <b>Entertainment</b>                                    | 10%                 |   |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |                     |
| Taxable Sales per Sq. Ft. <sup>2</sup>                  | m                   | \$12  | \$12               | \$13               | \$13               | \$14               | \$14               | \$14               | \$15                | \$15                | \$16                | \$16                | \$17                | \$17                |
| New Sq. Ft. in Project <sup>1</sup>                     | n                   | 9,000   | -                  | -                  | -                  | -                  | -                  | -                  | -                   | -                   | -                   | -                   | -                   | -                   |
| Occupied Sq. Ft. in Project                             | C = n * (1-10%)     | 8,100   | -                  | -                  | -                  | -                  | -                  | -                  | -                   | -                   | -                   | -                   | -                   | -                   |
| Cumulative Sq. Ft. in Project                           | o = cumulative "B"s | 8,100   | 8,100              | 8,100              | 8,100              | 8,100              | 8,100              | 8,100              | 8,100               | 8,100               | 8,100               | 8,100               | 8,100               | 8,100               |
| <b>Subtotal, Annual Taxable Sales</b>                   | p = m * o           | <b>\$97,200</b>                               | <b>\$100,116</b>   | <b>\$103,119</b>   | <b>\$106,213</b>   | <b>\$109,399</b>   | <b>\$112,681</b>   | <b>\$116,062</b>   | <b>\$119,544</b>    | <b>\$123,130</b>    | <b>\$126,824</b>    | <b>\$130,629</b>    | <b>\$134,548</b>    | <b>\$138,584</b>    |
| <b>Annual Taxable Sales from New Retail Dev.</b>        | q = d + h + p       | <b>\$2,302,200</b>                            | <b>\$5,387,909</b> | <b>\$5,549,547</b> | <b>\$5,716,033</b> | <b>\$5,887,514</b> | <b>\$6,956,201</b> | <b>\$7,164,887</b> | <b>\$22,538,644</b> | <b>\$26,293,054</b> | <b>\$27,081,846</b> | <b>\$36,844,785</b> | <b>\$37,950,128</b> | <b>\$62,541,657</b> |

Appendix B  
Table B-5.2  
Estimated Annual Retail Sales from On-Site Retail  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---|---------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   | 2030-31                   | 2031-32             | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42             | 2042-43             |
| <b>Inflation Rate</b>                                   | 1.03                      | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                |
| <b>Annual Taxable Sales from New Retail Development</b> |                           |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Retail</b>   |                           |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Taxable Sales per Sq. Ft. <sup>2</sup>                  | \$294                     | \$303               | \$312               | \$321               | \$331               | \$340               | \$351               | \$361               | \$372               | \$383               | \$395               | \$407               | \$419               |
| New Sq. Ft. in Project <sup>1</sup>                     | -                         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Occupied Sq. Ft. in Project                             | -                         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Cumulative Sq. Ft. in Project                           | 211,416                   | 211,416             | 211,416             | 211,416             | 211,416             | 211,416             | 211,416             | 211,416             | 211,416             | 211,416             | 211,416             | 211,416             | 211,416             |
| <b>Subtotal, Annual Taxable Sales</b>                   | <b>\$62,094,393</b>       | <b>\$63,957,225</b> | <b>\$65,875,941</b> | <b>\$67,852,220</b> | <b>\$69,887,786</b> | <b>\$71,984,420</b> | <b>\$74,143,952</b> | <b>\$76,368,271</b> | <b>\$78,659,319</b> | <b>\$81,019,099</b> | <b>\$83,449,672</b> | <b>\$85,953,162</b> | <b>\$88,531,757</b> |
| <b>Restaurant</b>                                       |                           |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Taxable Sales per Sq. Ft. <sup>2</sup>                  | \$808                     | \$832               | \$857               | \$883               | \$909               | \$936               | \$964               | \$993               | \$1,023             | \$1,054             | \$1,085             | \$1,118             | \$1,152             |
| New Sq. Ft. in Project <sup>1</sup>                     | -                         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Occupied Sq. Ft. in Project                             | -                         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Cumulative Sq. Ft. in Project                           | 2,700                     | 2,700               | 2,700               | 2,700               | 2,700               | 2,700               | 2,700               | 2,700               | 2,700               | 2,700               | 2,700               | 2,700               | 2,700               |
| <b>Subtotal, Annual Taxable Sales</b>                   | <b>\$2,180,773</b>        | <b>\$2,246,196</b>  | <b>\$2,313,582</b>  | <b>\$2,382,989</b>  | <b>\$2,454,479</b>  | <b>\$2,528,113</b>  | <b>\$2,603,956</b>  | <b>\$2,682,075</b>  | <b>\$2,762,537</b>  | <b>\$2,845,414</b>  | <b>\$2,930,776</b>  | <b>\$3,018,699</b>  | <b>\$3,109,260</b>  |
| <b>Entertainment</b>                                    |                           |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Taxable Sales per Sq. Ft. <sup>2</sup>                  | \$18                      | \$18                | \$19                | \$19                | \$20                | \$20                | \$21                | \$22                | \$22                | \$23                | \$24                | \$24                | \$25                |
| New Sq. Ft. in Project <sup>1</sup>                     | -                         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Occupied Sq. Ft. in Project                             | -                         | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Cumulative Sq. Ft. in Project                           | 8,100                     | 8,100               | 8,100               | 8,100               | 8,100               | 8,100               | 8,100               | 8,100               | 8,100               | 8,100               | 8,100               | 8,100               | 8,100               |
| <b>Subtotal, Annual Taxable Sales</b>                   | <b>\$142,741</b>          | <b>\$147,024</b>    | <b>\$151,434</b>    | <b>\$155,977</b>    | <b>\$160,657</b>    | <b>\$165,476</b>    | <b>\$170,441</b>    | <b>\$175,554</b>    | <b>\$180,821</b>    | <b>\$186,245</b>    | <b>\$191,833</b>    | <b>\$197,588</b>    | <b>\$203,515</b>    |
| <b>Annual Taxable Sales from New Retail Dev.</b>        | <b>\$64,417,907</b>       | <b>\$66,350,444</b> | <b>\$68,340,957</b> | <b>\$70,391,186</b> | <b>\$72,502,922</b> | <b>\$74,678,009</b> | <b>\$76,918,350</b> | <b>\$79,225,900</b> | <b>\$81,602,677</b> | <b>\$84,050,757</b> | <b>\$86,572,280</b> | <b>\$89,169,449</b> | <b>\$91,844,532</b> |

Appendix B  
Table B-5.2  
Estimated Annual Retail Sales from On-Site Retail  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|---|---------------------------|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | 2043-44                   | 2044-45             | 2045-46              | 2046-47              | 2047-48              | 2048-49              | 2049-50              | 2050-51              | 2051-52              | 2052-53              | 2053-54              | 2054-55              |
| <b>Inflation Rate</b>                                   | 1.03                      | 1.03                | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 |
| <b>Annual Taxable Sales from New Retail Development</b> |                           |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Retail</b>   |                           |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxable Sales per Sq. Ft. <sup>2</sup>                  | \$431                     | \$444               | \$458                | \$471                | \$485                | \$500                | \$515                | \$530                | \$546                | \$563                | \$580                | \$597                |
| New Sq. Ft. in Project <sup>1</sup>                     | -                         | -                   | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Occupied Sq. Ft. in Project                             | -                         | -                   | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Cumulative Sq. Ft. in Project                           | 211,416                   | 211,416             | 211,416              | 211,416              | 211,416              | 211,416              | 211,416              | 211,416              | 211,416              | 211,416              | 211,416              | 211,416              |
| <b>Subtotal, Annual Taxable Sales</b>                   | <b>\$91,187,709</b>       | <b>\$93,923,341</b> | <b>\$96,741,041</b>  | <b>\$99,643,272</b>  | <b>\$102,632,570</b> | <b>\$105,711,547</b> | <b>\$108,882,894</b> | <b>\$112,149,380</b> | <b>\$115,513,862</b> | <b>\$118,979,278</b> | <b>\$122,548,656</b> | <b>\$126,225,116</b> |
| <b>Restaurant</b>                                       |                           |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxable Sales per Sq. Ft. <sup>2</sup>                  | \$1,186                   | \$1,222             | \$1,258              | \$1,296              | \$1,335              | \$1,375              | \$1,416              | \$1,459              | \$1,503              | \$1,548              | \$1,594              | \$1,642              |
| New Sq. Ft. in Project <sup>1</sup>                     | -                         | -                   | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Occupied Sq. Ft. in Project                             | -                         | -                   | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Cumulative Sq. Ft. in Project                           | 2,700                     | 2,700               | 2,700                | 2,700                | 2,700                | 2,700                | 2,700                | 2,700                | 2,700                | 2,700                | 2,700                | 2,700                |
| <b>Subtotal, Annual Taxable Sales</b>                   | <b>\$3,202,538</b>        | <b>\$3,298,614</b>  | <b>\$3,397,573</b>   | <b>\$3,499,500</b>   | <b>\$3,604,485</b>   | <b>\$3,712,619</b>   | <b>\$3,823,998</b>   | <b>\$3,938,718</b>   | <b>\$4,056,879</b>   | <b>\$4,178,586</b>   | <b>\$4,303,943</b>   | <b>\$4,433,062</b>   |
| <b>Entertainment</b>                                    |                           |                     |                      |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxable Sales per Sq. Ft. <sup>2</sup>                  | \$26                      | \$27                | \$27                 | \$28                 | \$29                 | \$30                 | \$31                 | \$32                 | \$33                 | \$34                 | \$35                 | \$36                 |
| New Sq. Ft. in Project <sup>1</sup>                     | -                         | -                   | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Occupied Sq. Ft. in Project                             | -                         | -                   | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Cumulative Sq. Ft. in Project                           | 8,100                     | 8,100               | 8,100                | 8,100                | 8,100                | 8,100                | 8,100                | 8,100                | 8,100                | 8,100                | 8,100                | 8,100                |
| <b>Subtotal, Annual Taxable Sales</b>                   | <b>\$209,621</b>          | <b>\$215,909</b>    | <b>\$222,387</b>     | <b>\$229,058</b>     | <b>\$235,930</b>     | <b>\$243,008</b>     | <b>\$250,298</b>     | <b>\$257,807</b>     | <b>\$265,541</b>     | <b>\$273,507</b>     | <b>\$281,713</b>     | <b>\$290,164</b>     |
| <b>Annual Taxable Sales from New Retail Dev.</b>        | <b>\$94,599,868</b>       | <b>\$97,437,864</b> | <b>\$100,361,000</b> | <b>\$103,371,830</b> | <b>\$106,472,985</b> | <b>\$109,667,174</b> | <b>\$112,957,190</b> | <b>\$116,345,905</b> | <b>\$119,836,282</b> | <b>\$123,431,371</b> | <b>\$127,134,312</b> | <b>\$130,948,341</b> |

Appendix B  
Table B-5.2  
Estimated Annual Retail Sales from On-Site Retail  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|---|---------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | 2055-56                   | 2056-57              | 2057-58              | 2058-59              | 2059-60              | 2060-61              | 2061-62              | 2062-63              | 2063-64              | 2064-65              |
| <b>Inflation Rate</b>                                   | 1.03                      | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 |
| <b>Annual Taxable Sales from New Retail Development</b> |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Retail</b>   |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxable Sales per Sq. Ft. <sup>2</sup>                  | \$615                     | \$633                | \$652                | \$672                | \$692                | \$713                | \$734                | \$756                | \$779                | \$802                |
| New Sq. Ft. in Project <sup>1</sup>                     | -                         | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Occupied Sq. Ft. in Project                             | -                         | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Cumulative Sq. Ft. in Project                           | 211,416                   | 211,416              | 211,416              | 211,416              | 211,416              | 211,416              | 211,416              | 211,416              | 211,416              | 211,416              |
| <b>Subtotal, Annual Taxable Sales</b>                   | <b>\$130,011,869</b>      | <b>\$133,912,225</b> | <b>\$137,929,592</b> | <b>\$142,067,480</b> | <b>\$146,329,504</b> | <b>\$150,719,389</b> | <b>\$155,240,971</b> | <b>\$159,898,200</b> | <b>\$164,695,146</b> | <b>\$169,636,001</b> |
| <b>Restaurant</b>                                       |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxable Sales per Sq. Ft. <sup>2</sup>                  | \$1,691                   | \$1,742              | \$1,794              | \$1,848              | \$1,903              | \$1,960              | \$2,019              | \$2,080              | \$2,142              | \$2,207              |
| New Sq. Ft. in Project <sup>1</sup>                     | -                         | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Occupied Sq. Ft. in Project                             | -                         | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Cumulative Sq. Ft. in Project                           | 2,700                     | 2,700                | 2,700                | 2,700                | 2,700                | 2,700                | 2,700                | 2,700                | 2,700                | 2,700                |
| <b>Subtotal, Annual Taxable Sales</b>                   | <b>\$4,566,053</b>        | <b>\$4,703,035</b>   | <b>\$4,844,126</b>   | <b>\$4,989,450</b>   | <b>\$5,139,133</b>   | <b>\$5,293,307</b>   | <b>\$5,452,107</b>   | <b>\$5,615,670</b>   | <b>\$5,784,140</b>   | <b>\$5,957,664</b>   |
| <b>Entertainment</b>                                    |                           |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxable Sales per Sq. Ft. <sup>2</sup>                  | \$37                      | \$38                 | \$39                 | \$40                 | \$42                 | \$43                 | \$44                 | \$45                 | \$47                 | \$48                 |
| New Sq. Ft. in Project <sup>1</sup>                     | -                         | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Occupied Sq. Ft. in Project                             | -                         | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Cumulative Sq. Ft. in Project                           | 8,100                     | 8,100                | 8,100                | 8,100                | 8,100                | 8,100                | 8,100                | 8,100                | 8,100                | 8,100                |
| <b>Subtotal, Annual Taxable Sales</b>                   | <b>\$298,869</b>          | <b>\$307,835</b>     | <b>\$317,070</b>     | <b>\$326,582</b>     | <b>\$336,380</b>     | <b>\$346,471</b>     | <b>\$356,865</b>     | <b>\$367,571</b>     | <b>\$378,598</b>     | <b>\$389,956</b>     |
| <b>Annual Taxable Sales from New Retail Dev.</b>        | <b>\$134,876,792</b>      | <b>\$138,923,095</b> | <b>\$143,090,788</b> | <b>\$147,383,512</b> | <b>\$151,805,017</b> | <b>\$156,359,168</b> | <b>\$161,049,943</b> | <b>\$165,881,441</b> | <b>\$170,857,884</b> | <b>\$175,983,621</b> |

<sup>1</sup> From Table 1 in Appendix A.

<sup>2</sup> KMA estimates.

Appendix B  
Table B-5.3  
Estimated Annual Taxable Sales from Non-Retail Space  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Formula                    | Revenue Added to Tax Roll (\$ with inflation) |              |              |              |              |               |               |               |               |               |
|---|----------------------------|---|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|
|   |                            | 2017-18                                       | 2018-19      | 2019-20      | 2020-21      | 2021-22      | 2022-23       | 2023-24       | 2024-25       | 2025-26       | 2026-27       |
| <b>Inflation Rate</b>   |                            |   | 1.03         | 1.03         | 1.03         | 1.03         | 1.03          | 1.03          | 1.03          | 1.03          | 1.03          |
| <b>Annual Taxable Use Sales from New Non-Retail Development</b> |                            |   |              |              |              |              |               |               |               |               |               |
| <b>Office / Commercial</b>                                      | <u>Vacancy Rate</u><br>10% |   |              |              |              |              |               |               |               |               |               |
| Taxable Sales per Sq. Ft. <sup>2</sup>                          | i                          | \$25  | \$26         | \$27         | \$27         | \$28         | \$29          | \$30          | \$31          | \$32          | \$33          |
| New Sq. Ft. in Project <sup>3</sup>                             | j                          | -   | 22,500       | 322,500      | 272,500      | 332,500      | 559,278       | 374,278       | 439,278       | 499,433       | 439,278       |
| Occupied Sq. Ft. in Project                                     | D = j * (1-10%)            | -   | 20,250       | 290,250      | 245,250      | 299,250      | 503,350       | 336,850       | 395,350       | 449,490       | 395,350       |
| Cumulative Sq. Ft. in Project                                   | k = cumulative "D"s        | -   | 20,250       | 310,500      | 555,750      | 855,000      | 1,358,350     | 1,695,200     | 2,090,551     | 2,540,040     | 2,935,391     |
| <b>Subtotal, Annual Taxable Sales</b>                           | l = i * k                  | \$0   | \$521,438    | \$8,235,236  | \$15,182,076 | \$24,057,751 | \$39,367,504  | \$50,603,948  | \$64,277,839  | \$80,441,176  | \$95,750,470  |
| <b>Industrial</b>   | <u>Vacancy Rate</u><br>12% |   |              |              |              |              |               |               |               |               |               |
| Taxable Sales per Sq. Ft. <sup>1</sup>                          | r                          | \$39  | \$40         | \$41         | \$43         | \$44         | \$45          | \$47          | \$48          | \$49          | \$51          |
| New Sq. Ft. in Project <sup>3</sup>                             | s                          | -   | 497,000      | -            | 300,000      | 395,551      | 395,551       | 395,551       | 976,701       | 871,701       | 976,701       |
| Occupied Sq. Ft. in Project                                     | E = s * (1-12%)            | -   | 437,360      | -            | 264,000      | 348,085      | 348,085       | 348,085       | 859,497       | 767,097       | 859,497       |
| Cumulative Sq. Ft. in Project                                   | t = cumulative "E"s        | -   | 437,360      | 437,360      | 701,360      | 1,049,445    | 1,397,530     | 1,745,615     | 2,605,112     | 3,372,208     | 4,231,705     |
| <b>Subtotal, Annual Taxable Sales</b>                           | u = r * t                  | \$0   | \$17,568,751 | \$18,095,814 | \$29,889,405 | \$46,065,219 | \$63,184,681  | \$81,289,852  | \$124,954,384 | \$166,600,696 | \$215,335,207 |
| <b>Annual Taxable Use Sales from New Non-Retail Dev.</b>        | v = l + u                  | \$0   | \$18,090,189 | \$26,331,050 | \$45,071,481 | \$70,122,970 | \$102,552,185 | \$131,893,800 | \$189,232,223 | \$247,041,872 | \$311,085,677 |

Appendix B  
Table B-5.3  
Estimated Annual Taxable Sales from Non-Retail Space  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                      |                      |                      |                      |                      |                      |                      |                      |                      |
|---|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | 2027-28                                       | 2028-29              | 2029-30              | 2030-31              | 2031-32              | 2032-33              | 2033-34              | 2034-35              | 2035-36              | 2036-37              |
| <b>Inflation Rate</b>   | 1.03  | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 | 1.03                 |
| <b>Annual Taxable Use Sales from New Non-Retail Development</b> |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| <b>Office / Commercial</b>                                      |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxable Sales per Sq. Ft. <sup>2</sup>                          | \$34  | \$35                 | \$36                 | \$37                 | \$38                 | \$39                 | \$40                 | \$41                 | \$43                 | \$44                 |
| New Sq. Ft. in Project <sup>3</sup>                             | 439,278                                       | 441,278              | 504,940              | 576,278              | 514,278              | 514,278              | 514,274              | 262,877              | 200,000              | 200,000              |
| Occupied Sq. Ft. in Project                                     | 395,350                                       | 397,150              | 454,446              | 518,650              | 462,850              | 462,850              | 462,847              | 236,589              | 180,000              | 180,000              |
| Cumulative Sq. Ft. in Project                                   | 3,330,741                                     | 3,727,891            | 4,182,337            | 4,700,987            | 5,163,837            | 5,626,688            | 6,089,534            | 6,326,123            | 6,506,123            | 6,686,123            |
| <b>Subtotal, Annual Taxable Sales</b>                           | <b>\$111,905,925</b>                          | <b>\$129,006,821</b> | <b>\$149,075,309</b> | <b>\$172,588,951</b> | <b>\$195,269,181</b> | <b>\$219,154,895</b> | <b>\$244,297,865</b> | <b>\$261,402,952</b> | <b>\$276,905,989</b> | <b>\$293,103,946</b> |
| <b>Industrial</b>   |   |                      |                      |                      |                      |                      |                      |                      |                      |                      |
| Taxable Sales per Sq. Ft. <sup>1</sup>                          | \$52  | \$54                 | \$56                 | \$57                 | \$59                 | \$61                 | \$63                 | \$64                 | \$66                 | \$68                 |
| New Sq. Ft. in Project <sup>3</sup>                             | 871,801                                       | 976,701              | 871,701              | 976,701              | 776,701              | 976,701              | 776,707              | 565,612              | -                    | -                    |
| Occupied Sq. Ft. in Project                                     | 767,185                                       | 859,497              | 767,097              | 859,497              | 683,497              | 859,497              | 683,502              | 497,739              | -                    | -                    |
| Cumulative Sq. Ft. in Project                                   | 4,998,890                                     | 5,858,387            | 6,625,484            | 7,484,981            | 8,168,478            | 9,027,975            | 9,711,477            | 10,209,215           | 10,209,215           | 10,209,215           |
| <b>Subtotal, Annual Taxable Sales</b>                           | <b>\$262,005,524</b>                          | <b>\$316,265,733</b> | <b>\$368,407,877</b> | <b>\$428,685,919</b> | <b>\$481,866,661</b> | <b>\$548,546,318</b> | <b>\$607,778,700</b> | <b>\$658,096,815</b> | <b>\$677,839,719</b> | <b>\$698,174,911</b> |
| <b>Annual Taxable Use Sales from New Non-Retail Dev.</b>        | <b>\$373,911,449</b>                          | <b>\$445,272,554</b> | <b>\$517,483,187</b> | <b>\$601,274,870</b> | <b>\$677,135,842</b> | <b>\$767,701,213</b> | <b>\$852,076,564</b> | <b>\$919,499,767</b> | <b>\$954,745,709</b> | <b>\$991,278,857</b> |

Appendix B

Table B-5.3

Estimated Annual Taxable Sales from Non-Retail Space

EIFD No. 1

City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                        |                        |                        |                        |                        |                        |                        |                        |                        |
|---|---|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
|   | 2037-38                                       | 2038-39                | 2039-40                | 2040-41                | 2041-42                | 2042-43                | 2043-44                | 2044-45                | 2045-46                | 2046-47                |
| <b>Inflation Rate</b>   | 1.03  | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   |
| <b>Annual Taxable Use Sales from New Non-Retail Development</b> |   |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| <b>Office / Commercial</b>                                      |   |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Taxable Sales per Sq. Ft. <sup>2</sup>                          | \$45  | \$47                   | \$48                   | \$49                   | \$51                   | \$52                   | \$54                   | \$56                   | \$57                   | \$59                   |
| New Sq. Ft. in Project <sup>3</sup>                             | 200,000                                       | 200,000                | 200,000                | 200,000                | 128,296                | -                      | -                      | -                      | -                      | -                      |
| Occupied Sq. Ft. in Project                                     | 180,000                                       | 180,000                | 180,000                | 180,000                | 115,466                | -                      | -                      | -                      | -                      | -                      |
| Cumulative Sq. Ft. in Project                                   | 6,866,123                                     | 7,046,123              | 7,226,123              | 7,406,123              | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              |
| <b>Subtotal, Annual Taxable Sales</b>                           | <b>\$310,024,565</b>                          | <b>\$327,696,628</b>   | <b>\$346,149,992</b>   | <b>\$365,415,631</b>   | <b>\$382,246,085</b>   | <b>\$393,713,468</b>   | <b>\$405,524,872</b>   | <b>\$417,690,618</b>   | <b>\$430,221,337</b>   | <b>\$443,127,977</b>   |
| <b>Industrial</b>   |   |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Taxable Sales per Sq. Ft. <sup>1</sup>                          | \$70  | \$73                   | \$75                   | \$77                   | \$79                   | \$82                   | \$84                   | \$87                   | \$89                   | \$92                   |
| New Sq. Ft. in Project <sup>3</sup>                             | -   | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      |
| Occupied Sq. Ft. in Project                                     | -   | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      |
| Cumulative Sq. Ft. in Project                                   | 10,209,215                                    | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             |
| <b>Subtotal, Annual Taxable Sales</b>                           | <b>\$719,120,158</b>                          | <b>\$740,693,763</b>   | <b>\$762,914,576</b>   | <b>\$785,802,013</b>   | <b>\$809,376,073</b>   | <b>\$833,657,356</b>   | <b>\$858,667,076</b>   | <b>\$884,427,089</b>   | <b>\$910,959,901</b>   | <b>\$938,288,698</b>   |
| <b>Annual Taxable Use Sales from New Non-Retail Dev.</b>        | <b>\$1,029,144,723</b>                        | <b>\$1,068,390,391</b> | <b>\$1,109,064,568</b> | <b>\$1,151,217,644</b> | <b>\$1,191,622,159</b> | <b>\$1,227,370,824</b> | <b>\$1,264,191,948</b> | <b>\$1,302,117,707</b> | <b>\$1,341,181,238</b> | <b>\$1,381,416,675</b> |

Appendix B

Table B-5.3

Estimated Annual Taxable Sales from Non-Retail Space

EIFD No. 1

City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                        |                        |                        |                        |                        |                        |                        |                        |                        |
|---|---|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
|   | 2047-48                                       | 2048-49                | 2049-50                | 2050-51                | 2051-52                | 2052-53                | 2053-54                | 2054-55                | 2055-56                | 2056-57                |
| <b>Inflation Rate</b>   | 1.03  | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   |
| <b>Annual Taxable Use Sales from New Non-Retail Development</b> |   |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| <b>Office / Commercial</b>                                      |   |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Taxable Sales per Sq. Ft. <sup>2</sup>                          | \$61  | \$63                   | \$64                   | \$66                   | \$68                   | \$70                   | \$72                   | \$75                   | \$77                   | \$79                   |
| New Sq. Ft. in Project <sup>3</sup>                             | -   | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      |
| Occupied Sq. Ft. in Project                                     | -   | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      |
| Cumulative Sq. Ft. in Project                                   | 7,521,590                                     | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              |
| <b>Subtotal, Annual Taxable Sales</b>                           | <b>\$456,421,816</b>                          | <b>\$470,114,471</b>   | <b>\$484,217,905</b>   | <b>\$498,744,442</b>   | <b>\$513,706,775</b>   | <b>\$529,117,978</b>   | <b>\$544,991,518</b>   | <b>\$561,341,263</b>   | <b>\$578,181,501</b>   | <b>\$595,526,946</b>   |
| <b>Industrial</b>   |   |                        |                        |                        |                        |                        |                        |                        |                        |                        |
| Taxable Sales per Sq. Ft. <sup>1</sup>                          | \$95  | \$98                   | \$100                  | \$103                  | \$107                  | \$110                  | \$113                  | \$116                  | \$120                  | \$124                  |
| New Sq. Ft. in Project <sup>3</sup>                             | -   | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      |
| Occupied Sq. Ft. in Project                                     | -   | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -                      |
| Cumulative Sq. Ft. in Project                                   | 10,209,215                                    | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             |
| <b>Subtotal, Annual Taxable Sales</b>                           | <b>\$966,437,359</b>                          | <b>\$995,430,480</b>   | <b>\$1,025,293,394</b> | <b>\$1,056,052,196</b> | <b>\$1,087,733,762</b> | <b>\$1,120,365,775</b> | <b>\$1,153,976,748</b> | <b>\$1,188,596,051</b> | <b>\$1,224,253,932</b> | <b>\$1,260,981,550</b> |
| <b>Annual Taxable Use Sales from New Non-Retail Dev.</b>        | <b>\$1,422,859,175</b>                        | <b>\$1,465,544,951</b> | <b>\$1,509,511,299</b> | <b>\$1,554,796,638</b> | <b>\$1,601,440,537</b> | <b>\$1,649,483,753</b> | <b>\$1,698,968,266</b> | <b>\$1,749,937,314</b> | <b>\$1,802,435,433</b> | <b>\$1,856,508,496</b> |

Appendix B  
Table B-5.3  
Estimated Annual Taxable Sales from Non-Retail Space  
EIFD No. 1  
City of West Sacramento, CA

| Item  | Revenue Added to Tax Roll (\$ with inflation) |                        |                        |                        |                        |                        |                        |                        |      |
|---|---|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------|
|   | 2057-58                                       | 2058-59                | 2059-60                | 2060-61                | 2061-62                | 2062-63                | 2063-64                | 2064-65                |      |
| <b>Inflation Rate</b>   | 1.03  | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03                   | 1.03 |
| <b>Annual Taxable Use Sales from New Non-Retail Development</b> |   |                        |                        |                        |                        |                        |                        |                        |      |
| <b>Office / Commercial</b>                                      |   |                        |                        |                        |                        |                        |                        |                        |      |
| Taxable Sales per Sq. Ft. <sup>2</sup>                          | \$82  | \$84                   | \$87                   | \$89                   | \$92                   | \$95                   | \$97                   | \$100                  |      |
| New Sq. Ft. in Project <sup>3</sup>                             | -   | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -    |
| Occupied Sq. Ft. in Project                                     | -   | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -    |
| Cumulative Sq. Ft. in Project                                   | 7,521,590                                     | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              | 7,521,590              |      |
| <b>Subtotal, Annual Taxable Sales</b>                           | <b>\$613,392,755</b>                          | <b>\$631,794,537</b>   | <b>\$650,748,373</b>   | <b>\$670,270,825</b>   | <b>\$690,378,949</b>   | <b>\$711,090,318</b>   | <b>\$732,423,027</b>   | <b>\$754,395,718</b>   |      |
| <b>Industrial</b>   |   |                        |                        |                        |                        |                        |                        |                        |      |
| Taxable Sales per Sq. Ft. <sup>1</sup>                          | \$127   | \$131                  | \$135                  | \$139                  | \$143                  | \$147                  | \$152                  | \$156                  |      |
| New Sq. Ft. in Project <sup>3</sup>                             | -   | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -    |
| Occupied Sq. Ft. in Project                                     | -   | -                      | -                      | -                      | -                      | -                      | -                      | -                      | -    |
| Cumulative Sq. Ft. in Project                                   | 10,209,215                                    | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             | 10,209,215             |      |
| <b>Subtotal, Annual Taxable Sales</b>                           | <b>\$1,298,810,997</b>                        | <b>\$1,337,775,327</b> | <b>\$1,377,908,586</b> | <b>\$1,419,245,844</b> | <b>\$1,461,823,219</b> | <b>\$1,505,677,916</b> | <b>\$1,550,848,253</b> | <b>\$1,597,373,701</b> |      |
| <b>Annual Taxable Use Sales from New Non-Retail Dev.</b>        | <b>\$1,912,203,751</b>                        | <b>\$1,969,569,864</b> | <b>\$2,028,656,960</b> | <b>\$2,089,516,669</b> | <b>\$2,152,202,169</b> | <b>\$2,216,768,234</b> | <b>\$2,283,271,281</b> | <b>\$2,351,769,419</b> |      |

<sup>1</sup> State Board of Equalization Taxable Non-Retail Sales in 2015; City of West Sacramento. The non-retail taxable sales is \$752,691,770 and the estimated industrial SF in the city is 19,316,796.  $\$752,691,770/19,316,796 = \$39/SF$

<sup>2</sup> EPS, IFD No.1 Fiscal Impact Analysis report, Table B-5b.

<sup>3</sup> From Table 1 in Appendix A.

Appendix B  
Table B-6  
Transient Occupancy Revenue  
EIFD No. 1  
City of West Sacramento, CA

| Item   | Base Assumption                | Transient Occupancy Tax Revenues Added to Tax Roll (\$ with inflation) |                  |                  |                  |                    |                    |                    |                    |                    |                    |                    |                    |
|--|--------------------------------|--|------------------|------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|  |                                | 2017-18  | 2018-19          | 2019-20          | 2020-21          | 2021-22            | 2022-23            | 2023-24            | 2024-25            | 2025-26            | 2026-27            | 2027-28            | 2028-29            |
| <b>1. Bridge District</b>                              |                                |  |                  |                  |                  |                    |                    |                    |                    |                    |                    |                    |                    |
| New Rooms in Project <sup>1</sup>                      | 600 Sqft per room <sup>2</sup> | -  | -                | -                | -                | -                  | 237                | -                  | -                  | 237                | -                  | -                  | 238                |
| Hotel Assumptions (per occupied room)                  |                                |  |                  |                  |                  |                    |                    |                    |                    |                    |                    |                    |                    |
| Occupancy Rate - Hotel A <sup>2</sup>                  |                                | -  | -                | -                | -                | -                  | 65%                | 68%                | 70%                | 72%                | 72%                | 72%                | 72%                |
| Occupancy Rate - Hotel B <sup>2</sup>                  |                                | -  | -                | -                | -                | -                  | -                  | -                  | -                  | 65%                | 68%                | 70%                | 72%                |
| Occupancy Rate - Hotel C <sup>2</sup>                  |                                | -  | -                | -                | -                | -                  | -                  | -                  | -                  | -                  | -                  | -                  | 65%                |
| Cumulative Number of Rooms Occupied                    |                                |  |                  |                  |                  |                    |                    |                    |                    |                    |                    |                    |                    |
| Hotel A  |                                | -  | -                | -                | -                | -                  | 154                | 161                | 166                | 171                | 171                | 171                | 171                |
| Hotel B  |                                | -  | -                | -                | -                | -                  | -                  | -                  | -                  | 154                | 161                | 166                | 171                |
| Hotel C  |                                | -  | -                | -                | -                | -                  | -                  | -                  | -                  | -                  | -                  | -                  | 155                |
| <b>Subtotal - Occupied Rooms Annually <sup>3</sup></b> |                                | -  | -                | -                | -                | -                  | <b>56,210</b>      | <b>58,765</b>      | <b>60,590</b>      | <b>118,625</b>     | <b>121,180</b>     | <b>123,005</b>     | <b>181,405</b>     |
| <b>2. Riverside</b>                                    |                                |  |                  |                  |                  |                    |                    |                    |                    |                    |                    |                    |                    |
| New Rooms in Project <sup>1</sup>                      |                                | -  | 110              | 82               | -                | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  |
| Hotel Assumptions (per occupied room)                  |                                |  |                  |                  |                  |                    |                    |                    |                    |                    |                    |                    |                    |
| Occupancy Rate - Hotel D <sup>2</sup>                  |                                | -  | 65%              | 68%              | 70%              | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                |
| Occupancy Rate - Hotel E <sup>2</sup>                  |                                | -  | -                | 65%              | 68%              | 70%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                |
| Cumulative Number of Rooms                             |                                |  |                  |                  |                  |                    |                    |                    |                    |                    |                    |                    |                    |
| Hotel D  |                                | -  | 72               | 75               | 77               | 79                 | 79                 | 79                 | 79                 | 79                 | 79                 | 79                 | 79                 |
| Hotel E  |                                | -  | -                | 53               | 56               | 57                 | 59                 | 59                 | 59                 | 59                 | 59                 | 59                 | 59                 |
| <b>Subtotal - Occupied Rooms Annually <sup>3</sup></b> |                                | -  | <b>26,280</b>    | <b>46,720</b>    | <b>48,545</b>    | <b>49,640</b>      | <b>50,370</b>      |
| <b>3. Washington</b>                                   |                                |  |                  |                  |                  |                    |                    |                    |                    |                    |                    |                    |                    |
| New Rooms in Project <sup>1</sup>                      |                                | -  | -                | -                | -                | -                  | -                  | 300                | -                  | -                  | -                  | -                  | -                  |
| Hotel Assumptions (per occupied room)                  |                                |  |                  |                  |                  |                    |                    |                    |                    |                    |                    |                    |                    |
| Occupancy Rate <sup>2</sup>                            |                                | -  | -                | -                | -                | -                  | -                  | 65%                | 68%                | 70%                | 72%                | 72%                | 72%                |
| Cumulative Number of Rooms                             |                                |  |                  |                  |                  |                    |                    |                    |                    |                    |                    |                    |                    |
|  |                                | -  | -                | -                | -                | -                  | -                  | 195                | 204                | 210                | 216                | 216                | 216                |
| <b>Subtotal - Occupied Rooms Annually <sup>3</sup></b> |                                | -  | -                | -                | -                | -                  | -                  | <b>71,175</b>      | <b>74,460</b>      | <b>76,650</b>      | <b>78,840</b>      | <b>78,840</b>      | <b>78,840</b>      |
| <b>Total - Occupied Rooms Annually</b>                 |                                | -  | <b>26,280</b>    | <b>46,720</b>    | <b>48,545</b>    | <b>49,640</b>      | <b>106,580</b>     | <b>180,310</b>     | <b>185,420</b>     | <b>245,645</b>     | <b>250,390</b>     | <b>252,215</b>     | <b>310,615</b>     |
| Inflation Rate   |                                |  | 1.03             | 1.03             | 1.03             | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               |
| Average Daily Room Rate                                | \$179                          | \$179  | \$184            | \$190            | \$196            | \$201              | \$208              | \$214              | \$220              | \$227              | \$234              | \$241              | \$248              |
| Total Room Rental Revenue                              |                                | \$0  | \$4,845,244      | \$8,872,179      | \$9,495,311      | \$10,000,776       | \$22,116,422       | \$38,538,623       | \$40,819,735       | \$55,700,457       | \$58,479,686       | \$60,673,101       | \$76,963,521       |
| <b>Transient Occupancy Tax Revenue</b>                 | 10%                            | \$0  | <b>\$484,524</b> | <b>\$887,218</b> | <b>\$949,531</b> | <b>\$1,000,078</b> | <b>\$2,211,642</b> | <b>\$3,853,862</b> | <b>\$4,081,973</b> | <b>\$5,570,046</b> | <b>\$5,847,969</b> | <b>\$6,067,310</b> | <b>\$7,696,352</b> |

**Appendix B**  
**Table B-6**  
**Transient Occupancy Revenue**  
**EIFD No. 1**  
**City of West Sacramento, CA**

| Item   | Transient Occupancy Tax Revenues Added to Tax Roll (\$ with inflation) |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
|--|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2029-30  | 2030-31            | 2031-32            | 2032-33            | 2033-34            | 2034-35            | 2035-36            | 2036-37            | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42             |
| <b>1. Bridge District</b>                              |  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
| New Rooms in Project <sup>1</sup>                      | -  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                   | -                   | -                   | -                   | -                   |
| Hotel Assumptions (per occupied room)                  |  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
| Occupancy Rate - Hotel A <sup>2</sup>                  | 72%  | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Occupancy Rate - Hotel B <sup>2</sup>                  | 72%  | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Occupancy Rate - Hotel C <sup>2</sup>                  | 68%  | 70%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Cumulative Number of Rooms Occupied                    |  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
| Hotel A  | 171  | 171                | 171                | 171                | 171                | 171                | 171                | 171                | 171                 | 171                 | 171                 | 171                 | 171                 |
| Hotel B  | 171  | 171                | 171                | 171                | 171                | 171                | 171                | 171                | 171                 | 171                 | 171                 | 171                 | 171                 |
| Hotel C  | 162  | 167                | 171                | 171                | 171                | 171                | 171                | 171                | 171                 | 171                 | 171                 | 171                 | 171                 |
| <b>Subtotal - Occupied Rooms Annually <sup>3</sup></b> | <b>183,960</b>   | <b>185,785</b>     | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      |
| <b>2. Riverside</b>                                    |  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
| New Rooms in Project <sup>1</sup>                      | -  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                   | -                   | -                   | -                   | -                   |
| Hotel Assumptions (per occupied room)                  |  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
| Occupancy Rate - Hotel D <sup>2</sup>                  | 72%  | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Occupancy Rate - Hotel E <sup>2</sup>                  | 72%  | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Cumulative Number of Rooms                             |  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
| Hotel D  | 79   | 79                 | 79                 | 79                 | 79                 | 79                 | 79                 | 79                 | 79                  | 79                  | 79                  | 79                  | 79                  |
| Hotel E  | 59   | 59                 | 59                 | 59                 | 59                 | 59                 | 59                 | 59                 | 59                  | 59                  | 59                  | 59                  | 59                  |
| <b>Subtotal - Occupied Rooms Annually <sup>3</sup></b> | <b>50,370</b>  | <b>50,370</b>      | <b>50,370</b>      | <b>50,370</b>      | <b>50,370</b>      | <b>50,370</b>      | <b>50,370</b>      | <b>50,370</b>      | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       |
| <b>3. Washington</b>                                   |  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
| New Rooms in Project <sup>1</sup>                      | -  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                   | -                   | -                   | -                   | -                   |
| Hotel Assumptions (per occupied room)                  |  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
| Occupancy Rate <sup>2</sup>                            | 72%  | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Cumulative Number of Rooms                             |  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
|  | 216  | 216                | 216                | 216                | 216                | 216                | 216                | 216                | 216                 | 216                 | 216                 | 216                 | 216                 |
| <b>Subtotal - Occupied Rooms Annually <sup>3</sup></b> | <b>78,840</b>  | <b>78,840</b>      | <b>78,840</b>      | <b>78,840</b>      | <b>78,840</b>      | <b>78,840</b>      | <b>78,840</b>      | <b>78,840</b>      | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       |
| <b>Total - Occupied Rooms Annually</b>                 | <b>313,170</b>   | <b>314,995</b>     | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      |
| Inflation Rate   | 1.03   | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                |
| Average Daily Room Rate                                | \$255  | \$263              | \$271              | \$279              | \$287              | \$296              | \$305              | \$314              | \$323               | \$333               | \$343               | \$353               | \$364               |
| Total Room Rental Revenue                              | \$79,924,491   | \$82,801,959       | \$85,681,318       | \$88,251,758       | \$90,899,310       | \$93,626,290       | \$96,435,078       | \$99,328,131       | \$102,307,975       | \$105,377,214       | \$108,538,530       | \$111,794,686       | \$115,148,527       |
| <b>Transient Occupancy Tax Revenue</b>                 | <b>\$7,992,449</b>   | <b>\$8,280,196</b> | <b>\$8,568,132</b> | <b>\$8,825,176</b> | <b>\$9,089,931</b> | <b>\$9,362,629</b> | <b>\$9,643,508</b> | <b>\$9,932,813</b> | <b>\$10,230,797</b> | <b>\$10,537,721</b> | <b>\$10,853,853</b> | <b>\$11,179,469</b> | <b>\$11,514,853</b> |

**Appendix B**  
**Table B-6**  
**Transient Occupancy Revenue**  
**EIFD No. 1**  
**City of West Sacramento, CA**

| Item   | Transient Occupancy Tax Revenues Added to Tax Roll (\$ with inflation) |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2042-43  | 2043-44             | 2044-45             | 2045-46             | 2046-47             | 2047-48             | 2048-49             | 2049-50             | 2050-51             | 2051-52             | 2052-53             | 2053-54             | 2054-55             |
| <b>1. Bridge District</b>                              |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| New Rooms in Project <sup>1</sup>                      | -  | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Hotel Assumptions (per occupied room)                  |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Occupancy Rate - Hotel A <sup>2</sup>                  | 72%  | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Occupancy Rate - Hotel B <sup>2</sup>                  | 72%  | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Occupancy Rate - Hotel C <sup>2</sup>                  | 72%  | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Cumulative Number of Rooms Occupied                    |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Hotel A  | 171  | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 |
| Hotel B  | 171  | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 |
| Hotel C  | 171  | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 |
| <b>Subtotal - Occupied Rooms Annually <sup>3</sup></b> | <b>187,245</b>   | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      |
| <b>2. Riverside</b>                                    |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| New Rooms in Project <sup>1</sup>                      | -  | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Hotel Assumptions (per occupied room)                  |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Occupancy Rate - Hotel D <sup>2</sup>                  | 72%  | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Occupancy Rate - Hotel E <sup>2</sup>                  | 72%  | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Cumulative Number of Rooms                             |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Hotel D  | 79   | 79                  | 79                  | 79                  | 79                  | 79                  | 79                  | 79                  | 79                  | 79                  | 79                  | 79                  | 79                  |
| Hotel E  | 59   | 59                  | 59                  | 59                  | 59                  | 59                  | 59                  | 59                  | 59                  | 59                  | 59                  | 59                  | 59                  |
| <b>Subtotal - Occupied Rooms Annually <sup>3</sup></b> | <b>50,370</b>  | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       |
| <b>3. Washington</b>                                   |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| New Rooms in Project <sup>1</sup>                      | -  | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Hotel Assumptions (per occupied room)                  |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Occupancy Rate <sup>2</sup>                            | 72%  | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Cumulative Number of Rooms                             | 216  | 216                 | 216                 | 216                 | 216                 | 216                 | 216                 | 216                 | 216                 | 216                 | 216                 | 216                 | 216                 |
| <b>Subtotal - Occupied Rooms Annually <sup>3</sup></b> | <b>78,840</b>  | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       |
| <b>Total - Occupied Rooms Annually</b>                 | <b>316,455</b>   | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      |
| Inflation Rate   | 1.03   | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                |
| Average Daily Room Rate                                | \$375  | \$386               | \$398               | \$410               | \$422               | \$434               | \$448               | \$461               | \$475               | \$489               | \$504               | \$519               | \$534               |
| Total Room Rental Revenue                              | \$118,602,983  | \$122,161,072       | \$125,825,904       | \$129,600,681       | \$133,488,702       | \$137,493,363       | \$141,618,164       | \$145,866,709       | \$150,242,710       | \$154,749,991       | \$159,392,491       | \$164,174,266       | \$169,099,494       |
| <b>Transient Occupancy Tax Revenue</b>                 | <b>\$11,860,298</b>  | <b>\$12,216,107</b> | <b>\$12,582,590</b> | <b>\$12,960,068</b> | <b>\$13,348,870</b> | <b>\$13,749,336</b> | <b>\$14,161,816</b> | <b>\$14,586,671</b> | <b>\$15,024,271</b> | <b>\$15,474,999</b> | <b>\$15,939,249</b> | <b>\$16,417,427</b> | <b>\$16,909,949</b> |

**Appendix B**  
**Table B-6**  
**Transient Occupancy Revenue**  
**EIFD No. 1**  
**City of West Sacramento, CA**

| Item   | Transient Occupancy Tax Revenues Added to Tax Roll (\$ with inflation) |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2055-56  | 2056-57             | 2057-58             | 2058-59             | 2059-60             | 2060-61             | 2061-62             | 2062-63             | 2063-64             | 2064-65             |
| <b>1. Bridge District</b>                              |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| New Rooms in Project <sup>1</sup>                      | -  | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Hotel Assumptions (per occupied room)                  |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Occupancy Rate - Hotel A <sup>2</sup>                  | 72%  | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Occupancy Rate - Hotel B <sup>2</sup>                  | 72%  | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Occupancy Rate - Hotel C <sup>2</sup>                  | 72%  | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Cumulative Number of Rooms Occupied                    |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Hotel A  | 171  | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 |
| Hotel B  | 171  | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 |
| Hotel C  | 171  | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 | 171                 |
| <b>Subtotal - Occupied Rooms Annually <sup>3</sup></b> | <b>187,245</b>   | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      | <b>187,245</b>      |
| <b>2. Riverside</b>                                    |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| New Rooms in Project <sup>1</sup>                      | -  | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Hotel Assumptions (per occupied room)                  |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Occupancy Rate - Hotel D <sup>2</sup>                  | 72%  | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Occupancy Rate - Hotel E <sup>2</sup>                  | 72%  | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Cumulative Number of Rooms                             |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Hotel D  | 79   | 79                  | 79                  | 79                  | 79                  | 79                  | 79                  | 79                  | 79                  | 79                  |
| Hotel E  | 59   | 59                  | 59                  | 59                  | 59                  | 59                  | 59                  | 59                  | 59                  | 59                  |
| <b>Subtotal - Occupied Rooms Annually <sup>3</sup></b> | <b>50,370</b>  | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       | <b>50,370</b>       |
| <b>3. Washington</b>                                   |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| New Rooms in Project <sup>1</sup>                      | -  | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Hotel Assumptions (per occupied room)                  |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Occupancy Rate <sup>2</sup>                            | 72%  | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 | 72%                 |
| Cumulative Number of Rooms                             |  |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|  | 216  | 216                 | 216                 | 216                 | 216                 | 216                 | 216                 | 216                 | 216                 | 216                 |
| <b>Subtotal - Occupied Rooms Annually <sup>3</sup></b> | <b>78,840</b>  | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       | <b>78,840</b>       |
| <b>Total - Occupied Rooms Annually</b>                 | <b>316,455</b>   | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      | <b>316,455</b>      |
| Inflation Rate   | 1.03   | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                | 1.03                |
| Average Daily Room Rate                                | \$550  | \$567               | \$584               | \$601               | \$619               | \$638               | \$657               | \$677               | \$697               | \$718               |
| Total Room Rental Revenue                              | \$174,172,478  | \$179,397,653       | \$184,779,582       | \$190,322,970       | \$196,032,659       | \$201,913,639       | \$207,971,048       | \$214,210,179       | \$220,636,485       | \$227,255,579       |
| <b>Transient Occupancy Tax Revenue</b>                 | <b>\$17,417,248</b>  | <b>\$17,939,765</b> | <b>\$18,477,958</b> | <b>\$19,032,297</b> | <b>\$19,603,266</b> | <b>\$20,191,364</b> | <b>\$20,797,105</b> | <b>\$21,421,018</b> | <b>\$22,063,648</b> | <b>\$22,725,558</b> |

<sup>1</sup> From Table 1 in Appendix A.

<sup>2</sup> KMA assumptions

<sup>3</sup> KMA assumption: 365 days per year

Appendix B  
Table B-7  
Estimated Revenue, Franchises, Licenses and Permits, and Fines and Forfeitures  
EIFD No. 1  
City of West Sacramento, CA

| Item                                       | Estimating Procedure / Source | FY 2016-17 Budgeted | Service Population | Revenue Multiplier (FY16-17) | Estimates with Inflation Rates |                 |                 |                 |                  |                  |                  |                  |                  |                  |
|--|-------------------------------|---------------------|--------------------|------------------------------|--------------------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|
|  |                               |                     |                    |                              | 2017-18                        | 2018-19         | 2019-20         | 2020-21         | 2021-22          | 2022-23          | 2023-24          | 2024-25          | 2025-26          | 2026-27          |
| <b>Assumptions:</b>                        |                               |                     |                    |                              |                                |                 |                 |                 |                  |                  |                  |                  |                  |                  |
| Inflation Rate                             |                               |                     |                    |                              | 1.03                           | 1.03            | 1.03            | 1.03            | 1.03             | 1.03             | 1.03             | 1.03             | 1.03             | 1.03             |
| Persons Served                             |                               |                     |                    |                              | 364                            | 1,126           | 3,692           | 5,385           | 7,036            | 10,016           | 11,997           | 14,760           | 17,630           | 20,297           |
| <b>Per Capita Revenue Factors</b>          |                               |                     |                    |                              |                                |                 |                 |                 |                  |                  |                  |                  |                  |                  |
| Franchises                                 | Persons Served                | \$765,000           | 68,026             | \$11.25                      | \$11.58                        | \$11.93         | \$12.29         | \$12.66         | \$13.04          | \$13.43          | \$13.83          | \$14.25          | \$14.67          | \$15.11          |
| Licenses and Permits                       | Persons Served                | \$13,398            | 68,026             | \$0.20                       | \$0.20                         | \$0.21          | \$0.22          | \$0.22          | \$0.23           | \$0.24           | \$0.24           | \$0.25           | \$0.26           | \$0.26           |
| Fines and Forfeitures                      | Persons Served                | \$126,000           | 68,026             | \$1.85                       | \$1.91                         | \$1.97          | \$2.02          | \$2.08          | \$2.15           | \$2.21           | \$2.28           | \$2.35           | \$2.42           | \$2.49           |
| <b>Subtotal General Fund Revenues</b>      |                               |                     |                    | <b>\$13.29</b>               | <b>\$13.69</b>                 | <b>\$14.10</b>  | <b>\$14.53</b>  | <b>\$14.96</b>  | <b>\$15.41</b>   | <b>\$15.87</b>   | <b>\$16.35</b>   | <b>\$16.84</b>   | <b>\$17.35</b>   | <b>\$17.87</b>   |
| <b>Estimated Revenues from Development</b> |                               |                     |                    |                              |                                |                 |                 |                 |                  |                  |                  |                  |                  |                  |
| Franchises                                 |                               |                     |                    |                              | \$4,216                        | \$13,434        | \$45,369        | \$68,159        | \$91,727         | \$134,494        | \$165,928        | \$210,267        | \$258,687        | \$306,754        |
| Licenses and Permits                       |                               |                     |                    |                              | \$74                           | \$235           | \$795           | \$1,194         | \$1,606          | \$2,355          | \$2,906          | \$3,683          | \$4,531          | \$5,372          |
| Fines and Forfeitures                      |                               |                     |                    |                              | \$694                          | \$2,213         | \$7,473         | \$11,226        | \$15,108         | \$22,152         | \$27,329         | \$34,632         | \$42,607         | \$50,524         |
| <b>Subtotal General Fund Revenues</b>      |                               |                     |                    |                              | <b>\$4,985</b>                 | <b>\$15,882</b> | <b>\$53,636</b> | <b>\$80,579</b> | <b>\$108,442</b> | <b>\$159,002</b> | <b>\$196,163</b> | <b>\$248,582</b> | <b>\$305,824</b> | <b>\$362,651</b> |

Appendix B  
Table B-7  
Estimated Revenue, Franchises, Licenses and  
EIFD No. 1  
City of West Sacramento, CA

| Item                                       | Estimates with Inflation Rates |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                    |                    |
|--|--------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|--------------------|
|  | 2027-28                        | 2028-29          | 2029-30          | 2030-31          | 2031-32          | 2032-33          | 2033-34          | 2034-35          | 2035-36          | 2036-37          | 2037-38          | 2038-39          | 2039-40            | 2040-41            |
| <b>Assumptions:</b>                        |                                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                    |                    |
| Inflation Rate                             | 1.03                           | 1.03             | 1.03             | 1.03             | 1.03             | 1.03             | 1.03             | 1.03             | 1.03             | 1.03             | 1.03             | 1.03             | 1.03               | 1.03               |
| Persons Served                             | 22,630                         | 25,102           | 27,774           | 29,617           | 31,250           | 33,000           | 34,639           | 35,708           | 36,351           | 36,994           | 37,684           | 38,374           | 39,064             | 39,754             |
| <b>Per Capita Revenue Factors</b>          |                                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                    |                    |
| Franchises                                 | \$15.57                        | \$16.03          | \$16.51          | \$17.01          | \$17.52          | \$18.05          | \$18.59          | \$19.15          | \$19.72          | \$20.31          | \$20.92          | \$21.55          | \$22.19            | \$22.86            |
| Licenses and Permits                       | \$0.27                         | \$0.28           | \$0.29           | \$0.30           | \$0.31           | \$0.32           | \$0.33           | \$0.34           | \$0.35           | \$0.36           | \$0.37           | \$0.38           | \$0.39             | \$0.40             |
| Fines and Forfeitures                      | \$2.56                         | \$2.64           | \$2.72           | \$2.80           | \$2.89           | \$2.97           | \$3.06           | \$3.15           | \$3.25           | \$3.35           | \$3.45           | \$3.55           | \$3.66             | \$3.77             |
| <b>Subtotal General Fund Revenues</b>      | <b>\$18.40</b>                 | <b>\$18.96</b>   | <b>\$19.52</b>   | <b>\$20.11</b>   | <b>\$20.71</b>   | <b>\$21.33</b>   | <b>\$21.97</b>   | <b>\$22.63</b>   | <b>\$23.31</b>   | <b>\$24.01</b>   | <b>\$24.73</b>   | <b>\$25.47</b>   | <b>\$26.24</b>     | <b>\$27.03</b>     |
| <b>Estimated Revenues from Development</b> |                                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                    |                    |
| Franchises                                 | \$352,274                      | \$402,477        | \$458,679        | \$503,789        | \$547,514        | \$595,520        | \$643,850        | \$683,632        | \$716,820        | \$751,385        | \$788,361        | \$826,880        | \$867,001          | \$908,784          |
| Licenses and Permits                       | \$6,170                        | \$7,049          | \$8,033          | \$8,823          | \$9,589          | \$10,430         | \$11,276         | \$11,973         | \$12,554         | \$13,160         | \$13,807         | \$14,482         | \$15,184           | \$15,916           |
| Fines and Forfeitures                      | \$58,022                       | \$66,290         | \$75,547         | \$82,977         | \$90,179         | \$98,086         | \$106,046        | \$112,598        | \$118,064        | \$123,757        | \$129,848        | \$136,192        | \$142,800          | \$149,682          |
| <b>Subtotal General Fund Revenues</b>      | <b>\$416,465</b>               | <b>\$475,817</b> | <b>\$542,259</b> | <b>\$595,589</b> | <b>\$647,281</b> | <b>\$704,035</b> | <b>\$761,172</b> | <b>\$808,203</b> | <b>\$847,439</b> | <b>\$888,302</b> | <b>\$932,016</b> | <b>\$977,554</b> | <b>\$1,024,985</b> | <b>\$1,074,382</b> |

Appendix B  
Table B-7  
Estimated Revenue, Franchises, Licenses and  
EIFD No. 1  
City of West Sacramento, CA

| Item                                       | Estimates with Inflation Rates |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
|--|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|  | 2041-42                        | 2042-43            | 2043-44            | 2044-45            | 2045-46            | 2046-47            | 2047-48            | 2048-49            | 2049-50            | 2050-51            | 2051-52            | 2052-53            | 2053-54            |
| <b>Assumptions:</b>                        |                                |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Inflation Rate                             | 1.03                           | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               |
| Persons Served                             | 40,331                         | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             |
| <b>Per Capita Revenue Factors</b>          |                                |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Franchises                                 | \$23.55                        | \$24.25            | \$24.98            | \$25.73            | \$26.50            | \$27.30            | \$28.12            | \$28.96            | \$29.83            | \$30.72            | \$31.64            | \$32.59            | \$33.57            |
| Licenses and Permits                       | \$0.41                         | \$0.42             | \$0.44             | \$0.45             | \$0.46             | \$0.48             | \$0.49             | \$0.51             | \$0.52             | \$0.54             | \$0.55             | \$0.57             | \$0.59             |
| Fines and Forfeitures                      | \$3.88                         | \$3.99             | \$4.11             | \$4.24             | \$4.36             | \$4.50             | \$4.63             | \$4.77             | \$4.91             | \$5.06             | \$5.21             | \$5.37             | \$5.53             |
| <b>Subtotal General Fund Revenues</b>      | <b>\$27.84</b>                 | <b>\$28.67</b>     | <b>\$29.53</b>     | <b>\$30.42</b>     | <b>\$31.33</b>     | <b>\$32.27</b>     | <b>\$33.24</b>     | <b>\$34.24</b>     | <b>\$35.26</b>     | <b>\$36.32</b>     | <b>\$37.41</b>     | <b>\$38.53</b>     | <b>\$39.69</b>     |
| <b>Estimated Revenues from Development</b> |                                |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Franchises                                 | \$949,634                      | \$978,123          | \$1,007,466        | \$1,037,690        | \$1,068,821        | \$1,100,886        | \$1,133,912        | \$1,167,930        | \$1,202,968        | \$1,239,057        | \$1,276,228        | \$1,314,515        | \$1,353,951        |
| Licenses and Permits                       | \$16,632                       | \$17,131           | \$17,644           | \$18,174           | \$18,719           | \$19,281           | \$19,859           | \$20,455           | \$21,068           | \$21,700           | \$22,352           | \$23,022           | \$23,713           |
| Fines and Forfeitures                      | \$156,410                      | \$161,103          | \$165,936          | \$170,914          | \$176,041          | \$181,322          | \$186,762          | \$192,365          | \$198,136          | \$204,080          | \$210,202          | \$216,508          | \$223,004          |
| <b>Subtotal General Fund Revenues</b>      | <b>\$1,122,676</b>             | <b>\$1,156,356</b> | <b>\$1,191,046</b> | <b>\$1,226,778</b> | <b>\$1,263,581</b> | <b>\$1,301,489</b> | <b>\$1,340,533</b> | <b>\$1,380,749</b> | <b>\$1,422,172</b> | <b>\$1,464,837</b> | <b>\$1,508,782</b> | <b>\$1,554,046</b> | <b>\$1,600,667</b> |

Appendix B  
Table B-7  
Estimated Revenue, Franchises, Licenses and  
EIFD No. 1  
City of West Sacramento, CA

| Item                                       | Estimates with Inflation Rates |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
|--|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|  | 2054-55                        | 2055-56            | 2056-57            | 2057-58            | 2058-59            | 2059-60            | 2060-61            | 2061-62            | 2062-63            | 2063-64            | 2064-65            |
| <b>Assumptions:</b>                        |                                |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Inflation Rate                             | 1.03                           | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               | 1.03               |
| Persons Served                             | 40,331                         | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             | 40,331             |
| <b>Per Capita Revenue Factors</b>          |                                |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Franchises                                 | \$34.58                        | \$35.62            | \$36.68            | \$37.78            | \$38.92            | \$40.09            | \$41.29            | \$42.53            | \$43.80            | \$45.12            | \$46.47            |
| Licenses and Permits                       | \$0.61                         | \$0.62             | \$0.64             | \$0.66             | \$0.68             | \$0.70             | \$0.72             | \$0.74             | \$0.77             | \$0.79             | \$0.81             |
| Fines and Forfeitures                      | \$5.70                         | \$5.87             | \$6.04             | \$6.22             | \$6.41             | \$6.60             | \$6.80             | \$7.00             | \$7.21             | \$7.43             | \$7.65             |
| <b>Subtotal General Fund Revenues</b>      | <b>\$40.88</b>                 | <b>\$42.11</b>     | <b>\$43.37</b>     | <b>\$44.67</b>     | <b>\$46.01</b>     | <b>\$47.39</b>     | <b>\$48.81</b>     | <b>\$50.28</b>     | <b>\$51.78</b>     | <b>\$53.34</b>     | <b>\$54.94</b>     |
| <b>Estimated Revenues from Development</b> |                                |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Franchises                                 | \$1,394,569                    | \$1,436,406        | \$1,479,498        | \$1,523,883        | \$1,569,600        | \$1,616,688        | \$1,665,188        | \$1,715,144        | \$1,766,598        | \$1,819,596        | \$1,874,184        |
| Licenses and Permits                       | \$24,424                       | \$25,157           | \$25,912           | \$26,689           | \$27,490           | \$28,314           | \$29,164           | \$30,039           | \$30,940           | \$31,868           | \$32,824           |
| Fines and Forfeitures                      | \$229,694                      | \$236,585          | \$243,682          | \$250,993          | \$258,522          | \$266,278          | \$274,266          | \$282,494          | \$290,969          | \$299,698          | \$308,689          |
| <b>Subtotal General Fund Revenues</b>      | <b>\$1,648,687</b>             | <b>\$1,698,148</b> | <b>\$1,749,092</b> | <b>\$1,801,565</b> | <b>\$1,855,612</b> | <b>\$1,911,280</b> | <b>\$1,968,618</b> | <b>\$2,027,677</b> | <b>\$2,088,507</b> | <b>\$2,151,162</b> | <b>\$2,215,697</b> |

Source: City of West Sacramento FY 2016-2017 Adopted Budget; KMA

<sup>1</sup> Population growth is based on Table 2 in Appendix A.

Appendix B  
Table B-8  
Estimating Expenditure - Per Capita  
EIFD No. 1  
City of West Sacramento, CA

| General Fund Expenditure       | Estimating Procedure | FY 2016-17 Amended Budgeted Expenditures | Less: Offsetting Revenue <sup>1</sup> | FY 2016-17 Net City Expenditures | Population or Persons Served | FY 2016-17 Avg. Cost | Percent Variable <sup>2</sup> | Net FY 2016-17 Avg. Cost | Estimates with Inflation Rates |          |          |          |          |          |
|--------------------------------|----------------------|--|---------------------------------------|----------------------------------|------------------------------|----------------------|-------------------------------|--------------------------|--------------------------------|----------|----------|----------|----------|----------|
|                                |                      |  |                                       |                                  |                              |                      |                               |                          | 2017-18                        | 2018-19  | 2019-20  | 2020-21  | 2021-22  | 2022-23  |
| <b>Inflation Rate</b>          |                      |  |                                       |                                  |                              |                      |                               |                          | 1.03                           | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     |
| <b>Fund: 101</b>               |                      |  |                                       |                                  |                              |                      |                               |                          |                                |          |          |          |          |          |
| City Manager's Contingency     | Persons Served       | \$50,000                                 | \$647                                 | \$49,353                         | 68,026                       | \$0.73               | 50%                           | \$0.36                   | \$0.37                         | \$0.38   | \$0.40   | \$0.41   | \$0.42   | \$0.43   |
| Police Administration          | Persons Served       | \$2,341,302                              | \$105,680                             | \$2,235,622                      | 68,026                       | \$32.86              | 50%                           | \$16.43                  | \$16.93                        | \$17.43  | \$17.96  | \$18.49  | \$19.05  | \$19.62  |
| Police Investigation           | Persons Served       | \$2,810,244                              | \$36,345                              | \$2,773,899                      | 68,026                       | \$40.78              | 75%                           | \$30.58                  | \$31.50                        | \$32.45  | \$33.42  | \$34.42  | \$35.45  | \$36.52  |
| Police Records                 | Persons Served       | \$739,352                                | \$9,562                               | \$729,790                        | 68,026                       | \$10.73              | 75%                           | \$8.05                   | \$8.29                         | \$8.54   | \$8.79   | \$9.06   | \$9.33   | \$9.61   |
| Police Patrol                  | Persons Served       | \$7,961,832                              | \$102,971                             | \$7,858,861                      | 68,026                       | \$115.53             | 100%                          | \$115.53                 | \$118.99                       | \$122.56 | \$126.24 | \$130.03 | \$133.93 | \$137.95 |
| Police P.O.S.T.                | Persons Served       | \$73,000                                 | \$944                                 | \$72,056                         | 68,026                       | \$1.06               | 75%                           | \$0.79                   | \$0.82                         | \$0.84   | \$0.87   | \$0.89   | \$0.92   | \$0.95   |
| Traffic/Parking Safety         | Persons Served       | \$972,956                                | \$12,583                              | \$960,373                        | 68,026                       | \$14.12              | 75%                           | \$10.59                  | \$10.91                        | \$11.23  | \$11.57  | \$11.92  | \$12.27  | \$12.64  |
| Communications J.P.A.          | Persons Served       | \$2,164,875                              | \$27,998                              | \$2,136,877                      | 68,026                       | \$31.41              | 75%                           | \$23.56                  | \$24.27                        | \$24.99  | \$25.74  | \$26.52  | \$27.31  | \$28.13  |
| Animal Control                 | Persons Served       | \$543,000                                | \$7,023                               | \$535,977                        | 68,026                       | \$7.88               | 75%                           | \$5.91                   | \$6.09                         | \$6.27   | \$6.46   | \$6.65   | \$6.85   | \$7.06   |
| Code Enforcement               | Persons Served       | \$604,366                                | \$7,816                               | \$596,550                        | 68,026                       | \$8.77               | 75%                           | \$6.58                   | \$6.77                         | \$6.98   | \$7.19   | \$7.40   | \$7.62   | \$7.85   |
| Fire Administration            | Persons Served       | \$1,208,111                              | \$115,625                             | \$1,092,486                      | 68,026                       | \$16.06              | 50%                           | \$8.03                   | \$8.27                         | \$8.52   | \$8.77   | \$9.04   | \$9.31   | \$9.59   |
| Fire Operations                | Persons Served       | \$9,831,710                              | \$127,154                             | \$9,704,556                      | 68,026                       | \$142.66             | 100%                          | \$142.66                 | \$146.94                       | \$151.35 | \$155.89 | \$160.56 | \$165.38 | \$170.34 |
| Fire Prevention Services       | Persons Served       | \$70,600                                 | \$913                                 | \$69,687                         | 68,026                       | \$1.02               | 75%                           | \$0.77                   | \$0.79                         | \$0.82   | \$0.84   | \$0.86   | \$0.89   | \$0.92   |
| Parks & Recreation Admin       | Per Capita           | \$565,501                                | \$7,314                               | \$558,187                        | 53,082                       | \$10.52              | 50%                           | \$5.26                   | \$5.42                         | \$5.58   | \$5.75   | \$5.92   | \$6.10   | \$6.28   |
| Recreation Activities          | Per Capita           | \$1,601,932                              | \$20,718                              | \$1,581,214                      | 53,082                       | \$29.79              | 50%                           | \$14.89                  | \$15.34                        | \$15.80  | \$16.28  | \$16.76  | \$17.27  | \$17.78  |
| Recreation Center              | Per Capita           | \$1,172,669                              | \$15,166                              | \$1,157,503                      | 53,082                       | \$21.81              | 50%                           | \$10.90                  | \$11.23                        | \$11.57  | \$11.91  | \$12.27  | \$12.64  | \$13.02  |
| Community Center               | Per Capita           | \$563,099                                | \$7,283                               | \$555,816                        | 53,082                       | \$10.47              | 50%                           | \$5.24                   | \$5.39                         | \$5.55   | \$5.72   | \$5.89   | \$6.07   | \$6.25   |
| Park Maintenance               | Per Capita           | \$2,110,538                              | \$147,065                             | \$1,963,473                      | 53,082                       | \$36.99              | 50%                           | \$18.49                  | \$19.05                        | \$19.62  | \$20.21  | \$20.82  | \$21.44  | \$22.08  |
| Civic Center Common Area Maint | Per Capita           | \$51,000                                 | \$660                                 | \$50,340                         | 53,082                       | \$0.95               | 50%                           | \$0.47                   | \$0.49                         | \$0.50   | \$0.52   | \$0.53   | \$0.55   | \$0.57   |
| Non-Departmental               | Persons Served       | \$1,199,690                              | \$15,516                              | \$1,184,174                      | 68,026                       | \$17.41              | 50%                           | \$8.70                   | \$8.96                         | \$9.23   | \$9.51   | \$9.80   | \$10.09  | \$10.39  |
| Transfers Out                  | Persons Served       | \$9,756,978                              | \$126,188                             | \$9,630,790                      | 68,026                       | \$141.58             | 0                             | \$0.00                   | \$0.00                         | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   |
| <b>Fund: 104</b>               |                      |  |                                       |                                  |                              |                      |                               |                          |                                |          |          |          |          |          |
| City Manager                   | Persons Served       | \$839,015                                | \$437,035                             | \$401,980                        | 68,026                       | \$5.91               | 50%                           | \$2.95                   | \$3.04                         | \$3.13   | \$3.23   | \$3.33   | \$3.43   | \$3.53   |
| City Council                   | Persons Served       | \$255,797                                | \$133,242                             | \$122,555                        | 68,026                       | \$1.80               | 50%                           | \$0.90                   | \$0.93                         | \$0.96   | \$0.98   | \$1.01   | \$1.04   | \$1.08   |
| City Attorney                  | Persons Served       | \$234,000                                | \$121,888                             | \$112,112                        | 68,026                       | \$1.65               | 50%                           | \$0.82                   | \$0.85                         | \$0.87   | \$0.90   | \$0.93   | \$0.96   | \$0.98   |
| City Clerk                     | Persons Served       | \$562,106                                | \$292,796                             | \$269,310                        | 68,026                       | \$3.96               | 50%                           | \$1.98                   | \$2.04                         | \$2.10   | \$2.16   | \$2.23   | \$2.29   | \$2.36   |
| Human Resources                | Persons Served       | \$798,085                                | \$415,715                             | \$382,370                        | 68,026                       | \$5.62               | 50%                           | \$2.81                   | \$2.89                         | \$2.98   | \$3.07   | \$3.16   | \$3.26   | \$3.36   |
| Comm Relations                 | Persons Served       | \$375,559                                | \$195,625                             | \$179,934                        | 68,026                       | \$2.65               | 50%                           | \$1.32                   | \$1.36                         | \$1.40   | \$1.45   | \$1.49   | \$1.53   | \$1.58   |
| Career Enhancement             | Persons Served       | \$69,400                                 | \$36,150                              | \$33,250                         | 68,026                       | \$0.49               | 50%                           | \$0.24                   | \$0.25                         | \$0.26   | \$0.27   | \$0.28   | \$0.28   | \$0.29   |
| Risk Management                | Persons Served       | \$975,300                                | \$508,025                             | \$467,275                        | 68,026                       | \$6.87               | 50%                           | \$3.43                   | \$3.54                         | \$3.64   | \$3.75   | \$3.87   | \$3.98   | \$4.10   |
| Information Technology         | Persons Served       | \$2,594,045                              | \$1,351,215                           | \$1,242,830                      | 68,026                       | \$18.27              | 50%                           | \$9.13                   | \$9.41                         | \$9.69   | \$9.98   | \$10.28  | \$10.59  | \$10.91  |
| Finance Administration         | Persons Served       | \$484,287                                | \$252,261                             | \$232,026                        | 68,026                       | \$3.41               | 50%                           | \$1.71                   | \$1.76                         | \$1.81   | \$1.86   | \$1.92   | \$1.98   | \$2.04   |
| Finance Fiscal Records         | Persons Served       | \$773,249                                | \$402,778                             | \$370,471                        | 68,026                       | \$5.45               | 50%                           | \$2.72                   | \$2.80                         | \$2.89   | \$2.98   | \$3.06   | \$3.16   | \$3.25   |
| Finance Revenue Collection     | Persons Served       | \$583,590                                | \$303,987                             | \$279,603                        | 68,026                       | \$4.11               | 50%                           | \$2.06                   | \$2.12                         | \$2.18   | \$2.25   | \$2.31   | \$2.38   | \$2.45   |
| City Facilities Proj & Maint   | Persons Served       | \$835,220                                | \$435,059                             | \$400,161                        | 68,026                       | \$5.88               | 50%                           | \$2.94                   | \$3.03                         | \$3.12   | \$3.21   | \$3.31   | \$3.41   | \$3.51   |
| City Fleet Maintenance         | Persons Served       | \$16,000                                 | \$8,334                               | \$7,666                          | 68,026                       | \$0.11               | 50%                           | \$0.06                   | \$0.06                         | \$0.06   | \$0.06   | \$0.06   | \$0.07   | \$0.07   |
| City Hall Maintenance          | Persons Served       | \$375,767                                | \$195,734                             | \$180,033                        | 68,026                       | \$2.65               | 50%                           | \$1.32                   | \$1.36                         | \$1.40   | \$1.45   | \$1.49   | \$1.53   | \$1.58   |

<sup>1</sup> City of West Sacramento Staff

<sup>2</sup> "Infrastructure Financing District No. 1 Plan" (Table C-1), dated May 2014

Appendix B  
Table B-8  
Estimating Expenditure - Per Capita  
EIFD No. 1  
City of West Sacramento, CA

| General Fund Expenditure       | Estimates with Inflation Rates |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |
|--------------------------------|--------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                | 2023-24                        | 2024-25  | 2025-26  | 2026-27  | 2027-28  | 2028-29  | 2029-30  | 2030-31  | 2031-32  | 2032-33  | 2033-34  | 2034-35  | 2035-36  | 2036-37  | 2037-38  | 2038-39  |
| <b>Inflation Rate</b>          | 1.03                           | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     |
| <b>Fund: 101</b>               |                                |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |
| City Manager's Contingency     | \$0.45                         | \$0.46   | \$0.47   | \$0.49   | \$0.50   | \$0.52   | \$0.53   | \$0.55   | \$0.57   | \$0.58   | \$0.60   | \$0.62   | \$0.64   | \$0.66   | \$0.67   | \$0.70   |
| Police Administration          | \$20.21                        | \$20.82  | \$21.44  | \$22.08  | \$22.75  | \$23.43  | \$24.13  | \$24.86  | \$25.60  | \$26.37  | \$27.16  | \$27.97  | \$28.81  | \$29.68  | \$30.57  | \$31.49  |
| Police Investigation           | \$37.61                        | \$38.74  | \$39.90  | \$41.10  | \$42.33  | \$43.60  | \$44.91  | \$46.26  | \$47.65  | \$49.08  | \$50.55  | \$52.07  | \$53.63  | \$55.24  | \$56.89  | \$58.60  |
| Police Records                 | \$9.90                         | \$10.19  | \$10.50  | \$10.81  | \$11.14  | \$11.47  | \$11.82  | \$12.17  | \$12.54  | \$12.91  | \$13.30  | \$13.70  | \$14.11  | \$14.53  | \$14.97  | \$15.42  |
| Police Patrol                  | \$142.08                       | \$146.35 | \$150.74 | \$155.26 | \$159.92 | \$164.71 | \$169.66 | \$174.75 | \$179.99 | \$185.39 | \$190.95 | \$196.68 | \$202.58 | \$208.66 | \$214.91 | \$221.36 |
| Police P.O.S.T.                | \$0.98                         | \$1.01   | \$1.04   | \$1.07   | \$1.10   | \$1.13   | \$1.17   | \$1.20   | \$1.24   | \$1.27   | \$1.31   | \$1.35   | \$1.39   | \$1.43   | \$1.48   | \$1.52   |
| Traffic/Parking Safety         | \$13.02                        | \$13.41  | \$13.82  | \$14.23  | \$14.66  | \$15.10  | \$15.55  | \$16.02  | \$16.50  | \$16.99  | \$17.50  | \$18.03  | \$18.57  | \$19.12  | \$19.70  | \$20.29  |
| Communications J.P.A.          | \$28.98                        | \$29.84  | \$30.74  | \$31.66  | \$32.61  | \$33.59  | \$34.60  | \$35.64  | \$36.70  | \$37.81  | \$38.94  | \$40.11  | \$41.31  | \$42.55  | \$43.83  | \$45.14  |
| Animal Control                 | \$7.27                         | \$7.49   | \$7.71   | \$7.94   | \$8.18   | \$8.43   | \$8.68   | \$8.94   | \$9.21   | \$9.48   | \$9.77   | \$10.06  | \$10.36  | \$10.67  | \$10.99  | \$11.32  |
| Code Enforcement               | \$8.09                         | \$8.33   | \$8.58   | \$8.84   | \$9.10   | \$9.38   | \$9.66   | \$9.95   | \$10.25  | \$10.55  | \$10.87  | \$11.20  | \$11.53  | \$11.88  | \$12.24  | \$12.60  |
| Fire Administration            | \$9.88                         | \$10.17  | \$10.48  | \$10.79  | \$11.12  | \$11.45  | \$11.79  | \$12.15  | \$12.51  | \$12.89  | \$13.27  | \$13.67  | \$14.08  | \$14.50  | \$14.94  | \$15.39  |
| Fire Operations                | \$175.45                       | \$180.72 | \$186.14 | \$191.72 | \$197.47 | \$203.40 | \$209.50 | \$215.79 | \$222.26 | \$228.93 | \$235.79 | \$242.87 | \$250.15 | \$257.66 | \$265.39 | \$273.35 |
| Fire Prevention Services       | \$0.94                         | \$0.97   | \$1.00   | \$1.03   | \$1.06   | \$1.10   | \$1.13   | \$1.16   | \$1.20   | \$1.23   | \$1.27   | \$1.31   | \$1.35   | \$1.39   | \$1.43   | \$1.47   |
| Parks & Recreation Admin       | \$6.47                         | \$6.66   | \$6.86   | \$7.07   | \$7.28   | \$7.50   | \$7.72   | \$7.95   | \$8.19   | \$8.44   | \$8.69   | \$8.95   | \$9.22   | \$9.50   | \$9.78   | \$10.07  |
| Recreation Activities          | \$18.32                        | \$18.87  | \$19.43  | \$20.02  | \$20.62  | \$21.24  | \$21.87  | \$22.53  | \$23.20  | \$23.90  | \$24.62  | \$25.36  | \$26.12  | \$26.90  | \$27.71  | \$28.54  |
| Recreation Center              | \$13.41                        | \$13.81  | \$14.23  | \$14.65  | \$15.09  | \$15.55  | \$16.01  | \$16.49  | \$16.99  | \$17.50  | \$18.02  | \$18.56  | \$19.12  | \$19.69  | \$20.28  | \$20.89  |
| Community Center               | \$6.44                         | \$6.63   | \$6.83   | \$7.04   | \$7.25   | \$7.46   | \$7.69   | \$7.92   | \$8.16   | \$8.40   | \$8.65   | \$8.91   | \$9.18   | \$9.46   | \$9.74   | \$10.03  |
| Park Maintenance               | \$22.75                        | \$23.43  | \$24.13  | \$24.86  | \$25.60  | \$26.37  | \$27.16  | \$27.97  | \$28.81  | \$29.68  | \$30.57  | \$31.49  | \$32.43  | \$33.40  | \$34.41  | \$35.44  |
| Civic Center Common Area Maint | \$0.58                         | \$0.60   | \$0.62   | \$0.64   | \$0.66   | \$0.68   | \$0.70   | \$0.72   | \$0.74   | \$0.76   | \$0.78   | \$0.81   | \$0.83   | \$0.86   | \$0.88   | \$0.91   |
| Non-Departmental               | \$10.70                        | \$11.03  | \$11.36  | \$11.70  | \$12.05  | \$12.41  | \$12.78  | \$13.17  | \$13.56  | \$13.97  | \$14.39  | \$14.82  | \$15.26  | \$15.72  | \$16.19  | \$16.68  |
| Transfers Out                  | \$0.00                         | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   |
| <b>Fund: 104</b>               |                                |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |
| City Manager                   | \$3.63                         | \$3.74   | \$3.86   | \$3.97   | \$4.09   | \$4.21   | \$4.34   | \$4.47   | \$4.60   | \$4.74   | \$4.88   | \$5.03   | \$5.18   | \$5.34   | \$5.50   | \$5.66   |
| City Council                   | \$1.11                         | \$1.14   | \$1.18   | \$1.21   | \$1.25   | \$1.28   | \$1.32   | \$1.36   | \$1.40   | \$1.45   | \$1.49   | \$1.53   | \$1.58   | \$1.63   | \$1.68   | \$1.73   |
| City Attorney                  | \$1.01                         | \$1.04   | \$1.08   | \$1.11   | \$1.14   | \$1.17   | \$1.21   | \$1.25   | \$1.28   | \$1.32   | \$1.36   | \$1.40   | \$1.44   | \$1.49   | \$1.53   | \$1.58   |
| City Clerk                     | \$2.43                         | \$2.51   | \$2.58   | \$2.66   | \$2.74   | \$2.82   | \$2.91   | \$2.99   | \$3.08   | \$3.18   | \$3.27   | \$3.37   | \$3.47   | \$3.58   | \$3.68   | \$3.79   |
| Human Resources                | \$3.46                         | \$3.56   | \$3.67   | \$3.78   | \$3.89   | \$4.01   | \$4.13   | \$4.25   | \$4.38   | \$4.51   | \$4.65   | \$4.78   | \$4.93   | \$5.08   | \$5.23   | \$5.39   |
| Comm Relations                 | \$1.63                         | \$1.68   | \$1.73   | \$1.78   | \$1.83   | \$1.89   | \$1.94   | \$2.00   | \$2.06   | \$2.12   | \$2.19   | \$2.25   | \$2.32   | \$2.39   | \$2.46   | \$2.53   |
| Career Enhancement             | \$0.30                         | \$0.31   | \$0.32   | \$0.33   | \$0.34   | \$0.35   | \$0.36   | \$0.37   | \$0.38   | \$0.39   | \$0.40   | \$0.42   | \$0.43   | \$0.44   | \$0.45   | \$0.47   |
| Risk Management                | \$4.22                         | \$4.35   | \$4.48   | \$4.62   | \$4.75   | \$4.90   | \$5.04   | \$5.20   | \$5.35   | \$5.51   | \$5.68   | \$5.85   | \$6.02   | \$6.20   | \$6.39   | \$6.58   |
| Information Technology         | \$11.23                        | \$11.57  | \$11.92  | \$12.28  | \$12.64  | \$13.02  | \$13.42  | \$13.82  | \$14.23  | \$14.66  | \$15.10  | \$15.55  | \$16.02  | \$16.50  | \$16.99  | \$17.50  |
| Finance Administration         | \$2.10                         | \$2.16   | \$2.23   | \$2.29   | \$2.36   | \$2.43   | \$2.50   | \$2.58   | \$2.66   | \$2.74   | \$2.82   | \$2.90   | \$2.99   | \$3.08   | \$3.17   | \$3.27   |
| Finance Fiscal Records         | \$3.35                         | \$3.45   | \$3.55   | \$3.66   | \$3.77   | \$3.88   | \$4.00   | \$4.12   | \$4.24   | \$4.37   | \$4.50   | \$4.64   | \$4.77   | \$4.92   | \$5.07   | \$5.22   |
| Finance Revenue Collection     | \$2.53                         | \$2.60   | \$2.68   | \$2.76   | \$2.84   | \$2.93   | \$3.02   | \$3.11   | \$3.20   | \$3.30   | \$3.40   | \$3.50   | \$3.60   | \$3.71   | \$3.82   | \$3.94   |
| City Facilities Proj & Maint   | \$3.62                         | \$3.73   | \$3.84   | \$3.95   | \$4.07   | \$4.19   | \$4.32   | \$4.45   | \$4.58   | \$4.72   | \$4.86   | \$5.01   | \$5.16   | \$5.31   | \$5.47   | \$5.64   |
| City Fleet Maintenance         | \$0.07                         | \$0.07   | \$0.07   | \$0.08   | \$0.08   | \$0.08   | \$0.08   | \$0.09   | \$0.09   | \$0.09   | \$0.09   | \$0.10   | \$0.10   | \$0.10   | \$0.10   | \$0.11   |
| City Hall Maintenance          | \$1.63                         | \$1.68   | \$1.73   | \$1.78   | \$1.83   | \$1.89   | \$1.94   | \$2.00   | \$2.06   | \$2.12   | \$2.19   | \$2.25   | \$2.32   | \$2.39   | \$2.46   | \$2.54   |

Appendix B  
Table B-8  
Estimating Expenditure - Per Capita  
EIFD No. 1  
City of West Sacramento, CA

| General Fund Expenditure       | Estimates with Inflation Rates |          |          |          |          |          |          |          |          |          |          |          |          |          |          |
|--------------------------------|--------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                | 2039-40                        | 2040-41  | 2041-42  | 2042-43  | 2043-44  | 2044-45  | 2045-46  | 2046-47  | 2047-48  | 2048-49  | 2049-50  | 2050-51  | 2051-52  | 2052-53  | 2053-54  |
| <b>Inflation Rate</b>          | 1.03                           | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     |
| <b>Fund: 101</b>               |                                |          |          |          |          |          |          |          |          |          |          |          |          |          |          |
| City Manager's Contingency     | \$0.72                         | \$0.74   | \$0.76   | \$0.78   | \$0.81   | \$0.83   | \$0.85   | \$0.88   | \$0.91   | \$0.93   | \$0.96   | \$0.99   | \$1.02   | \$1.05   | \$1.08   |
| Police Administration          | \$32.43                        | \$33.40  | \$34.41  | \$35.44  | \$36.50  | \$37.60  | \$38.72  | \$39.89  | \$41.08  | \$42.31  | \$43.58  | \$44.89  | \$46.24  | \$47.62  | \$49.05  |
| Police Investigation           | \$60.36                        | \$62.17  | \$64.03  | \$65.95  | \$67.93  | \$69.97  | \$72.07  | \$74.23  | \$76.46  | \$78.75  | \$81.12  | \$83.55  | \$86.06  | \$88.64  | \$91.30  |
| Police Records                 | \$15.88                        | \$16.36  | \$16.85  | \$17.35  | \$17.87  | \$18.41  | \$18.96  | \$19.53  | \$20.12  | \$20.72  | \$21.34  | \$21.98  | \$22.64  | \$23.32  | \$24.02  |
| Police Patrol                  | \$228.00                       | \$234.84 | \$241.89 | \$249.15 | \$256.62 | \$264.32 | \$272.25 | \$280.42 | \$288.83 | \$297.49 | \$306.42 | \$315.61 | \$325.08 | \$334.83 | \$344.88 |
| Police P.O.S.T.                | \$1.57                         | \$1.61   | \$1.66   | \$1.71   | \$1.76   | \$1.82   | \$1.87   | \$1.93   | \$1.99   | \$2.05   | \$2.11   | \$2.17   | \$2.24   | \$2.30   | \$2.37   |
| Traffic/Parking Safety         | \$20.90                        | \$21.52  | \$22.17  | \$22.83  | \$23.52  | \$24.23  | \$24.95  | \$25.70  | \$26.47  | \$27.27  | \$28.08  | \$28.93  | \$29.79  | \$30.69  | \$31.61  |
| Communications J.P.A.          | \$46.50                        | \$47.89  | \$49.33  | \$50.81  | \$52.33  | \$53.90  | \$55.52  | \$57.19  | \$58.90  | \$60.67  | \$62.49  | \$64.36  | \$66.29  | \$68.28  | \$70.33  |
| Animal Control                 | \$11.66                        | \$12.01  | \$12.37  | \$12.74  | \$13.13  | \$13.52  | \$13.93  | \$14.34  | \$14.77  | \$15.22  | \$15.67  | \$16.14  | \$16.63  | \$17.13  | \$17.64  |
| Code Enforcement               | \$12.98                        | \$13.37  | \$13.77  | \$14.18  | \$14.61  | \$15.05  | \$15.50  | \$15.96  | \$16.44  | \$16.94  | \$17.44  | \$17.97  | \$18.51  | \$19.06  | \$19.63  |
| Fire Administration            | \$15.85                        | \$16.32  | \$16.81  | \$17.32  | \$17.84  | \$18.37  | \$18.92  | \$19.49  | \$20.08  | \$20.68  | \$21.30  | \$21.94  | \$22.60  | \$23.27  | \$23.97  |
| Fire Operations                | \$281.55                       | \$290.00 | \$298.70 | \$307.66 | \$316.89 | \$326.39 | \$336.19 | \$346.27 | \$356.66 | \$367.36 | \$378.38 | \$389.73 | \$401.42 | \$413.47 | \$425.87 |
| Fire Prevention Services       | \$1.52                         | \$1.56   | \$1.61   | \$1.66   | \$1.71   | \$1.76   | \$1.81   | \$1.86   | \$1.92   | \$1.98   | \$2.04   | \$2.10   | \$2.16   | \$2.23   | \$2.29   |
| Parks & Recreation Admin       | \$10.38                        | \$10.69  | \$11.01  | \$11.34  | \$11.68  | \$12.03  | \$12.39  | \$12.76  | \$13.14  | \$13.54  | \$13.95  | \$14.36  | \$14.79  | \$15.24  | \$15.70  |
| Recreation Activities          | \$29.39                        | \$30.28  | \$31.18  | \$32.12  | \$33.08  | \$34.08  | \$35.10  | \$36.15  | \$37.24  | \$38.35  | \$39.50  | \$40.69  | \$41.91  | \$43.17  | \$44.46  |
| Recreation Center              | \$21.52                        | \$22.16  | \$22.83  | \$23.51  | \$24.22  | \$24.95  | \$25.69  | \$26.46  | \$27.26  | \$28.08  | \$28.92  | \$29.79  | \$30.68  | \$31.60  | \$32.55  |
| Community Center               | \$10.33                        | \$10.64  | \$10.96  | \$11.29  | \$11.63  | \$11.98  | \$12.34  | \$12.71  | \$13.09  | \$13.48  | \$13.89  | \$14.30  | \$14.73  | \$15.17  | \$15.63  |
| Park Maintenance               | \$36.50                        | \$37.60  | \$38.72  | \$39.89  | \$41.08  | \$42.31  | \$43.58  | \$44.89  | \$46.24  | \$47.63  | \$49.05  | \$50.53  | \$52.04  | \$53.60  | \$55.21  |
| Civic Center Common Area Maint | \$0.94                         | \$0.96   | \$0.99   | \$1.02   | \$1.05   | \$1.08   | \$1.12   | \$1.15   | \$1.19   | \$1.22   | \$1.26   | \$1.30   | \$1.33   | \$1.37   | \$1.42   |
| Non-Departmental               | \$17.18                        | \$17.69  | \$18.22  | \$18.77  | \$19.33  | \$19.91  | \$20.51  | \$21.13  | \$21.76  | \$22.41  | \$23.09  | \$23.78  | \$24.49  | \$25.23  | \$25.98  |
| Transfers Out                  | \$0.00                         | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   |
| <b>Fund: 104</b>               |                                |          |          |          |          |          |          |          |          |          |          |          |          |          |          |
| City Manager                   | \$5.83                         | \$6.01   | \$6.19   | \$6.37   | \$6.56   | \$6.76   | \$6.96   | \$7.17   | \$7.39   | \$7.61   | \$7.84   | \$8.07   | \$8.31   | \$8.56   | \$8.82   |
| City Council                   | \$1.78                         | \$1.83   | \$1.89   | \$1.94   | \$2.00   | \$2.06   | \$2.12   | \$2.19   | \$2.25   | \$2.32   | \$2.39   | \$2.46   | \$2.53   | \$2.61   | \$2.69   |
| City Attorney                  | \$1.63                         | \$1.68   | \$1.73   | \$1.78   | \$1.83   | \$1.89   | \$1.94   | \$2.00   | \$2.06   | \$2.12   | \$2.19   | \$2.25   | \$2.32   | \$2.39   | \$2.46   |
| City Clerk                     | \$3.91                         | \$4.02   | \$4.14   | \$4.27   | \$4.40   | \$4.53   | \$4.66   | \$4.80   | \$4.95   | \$5.10   | \$5.25   | \$5.41   | \$5.57   | \$5.74   | \$5.91   |
| Human Resources                | \$5.55                         | \$5.71   | \$5.88   | \$6.06   | \$6.24   | \$6.43   | \$6.62   | \$6.82   | \$7.03   | \$7.24   | \$7.45   | \$7.68   | \$7.91   | \$8.15   | \$8.39   |
| Comm Relations                 | \$2.61                         | \$2.69   | \$2.77   | \$2.85   | \$2.94   | \$3.03   | \$3.12   | \$3.21   | \$3.31   | \$3.41   | \$3.51   | \$3.61   | \$3.72   | \$3.83   | \$3.95   |
| Career Enhancement             | \$0.48                         | \$0.50   | \$0.51   | \$0.53   | \$0.54   | \$0.56   | \$0.58   | \$0.59   | \$0.61   | \$0.63   | \$0.65   | \$0.67   | \$0.69   | \$0.71   | \$0.73   |
| Risk Management                | \$6.78                         | \$6.98   | \$7.19   | \$7.41   | \$7.63   | \$7.86   | \$8.09   | \$8.34   | \$8.59   | \$8.84   | \$9.11   | \$9.38   | \$9.66   | \$9.95   | \$10.25  |
| Information Technology         | \$18.03                        | \$18.57  | \$19.13  | \$19.70  | \$20.29  | \$20.90  | \$21.53  | \$22.17  | \$22.84  | \$23.52  | \$24.23  | \$24.96  | \$25.70  | \$26.48  | \$27.27  |
| Finance Administration         | \$3.37                         | \$3.47   | \$3.57   | \$3.68   | \$3.79   | \$3.90   | \$4.02   | \$4.14   | \$4.26   | \$4.39   | \$4.52   | \$4.66   | \$4.80   | \$4.94   | \$5.09   |
| Finance Fiscal Records         | \$5.37                         | \$5.54   | \$5.70   | \$5.87   | \$6.05   | \$6.23   | \$6.42   | \$6.61   | \$6.81   | \$7.01   | \$7.22   | \$7.44   | \$7.66   | \$7.89   | \$8.13   |
| Finance Revenue Collection     | \$4.06                         | \$4.18   | \$4.30   | \$4.43   | \$4.57   | \$4.70   | \$4.84   | \$4.99   | \$5.14   | \$5.29   | \$5.45   | \$5.61   | \$5.78   | \$5.96   | \$6.13   |
| City Facilities Proj & Maint   | \$5.80                         | \$5.98   | \$6.16   | \$6.34   | \$6.53   | \$6.73   | \$6.93   | \$7.14   | \$7.35   | \$7.57   | \$7.80   | \$8.04   | \$8.28   | \$8.52   | \$8.78   |
| City Fleet Maintenance         | \$0.11                         | \$0.11   | \$0.12   | \$0.12   | \$0.13   | \$0.13   | \$0.13   | \$0.14   | \$0.14   | \$0.15   | \$0.15   | \$0.15   | \$0.16   | \$0.16   | \$0.17   |
| City Hall Maintenance          | \$2.61                         | \$2.69   | \$2.77   | \$2.85   | \$2.94   | \$3.03   | \$3.12   | \$3.21   | \$3.31   | \$3.41   | \$3.51   | \$3.62   | \$3.72   | \$3.84   | \$3.95   |

Appendix B  
Table B-8  
Estimating Expenditure - Per Capita  
EIFD No. 1  
City of West Sacramento, CA

| General Fund Expenditure       | Estimates with Inflation Rates |          |          |          |          |          |          |          |          |          |          |
|--------------------------------|--------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                | 2054-55                        | 2055-56  | 2056-57  | 2057-58  | 2058-59  | 2059-60  | 2060-61  | 2061-62  | 2062-63  | 2063-64  | 2064-65  |
| <b>Inflation Rate</b>          | 1.03                           | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     | 1.03     |
| <b>Fund: 101</b>               |                                |          |          |          |          |          |          |          |          |          |          |
| City Manager's Contingency     | \$1.12                         | \$1.15   | \$1.18   | \$1.22   | \$1.26   | \$1.29   | \$1.33   | \$1.37   | \$1.41   | \$1.46   | \$1.50   |
| Police Administration          | \$50.53                        | \$52.04  | \$53.60  | \$55.21  | \$56.87  | \$58.57  | \$60.33  | \$62.14  | \$64.00  | \$65.92  | \$67.90  |
| Police Investigation           | \$94.04                        | \$96.86  | \$99.76  | \$102.76 | \$105.84 | \$109.01 | \$112.28 | \$115.65 | \$119.12 | \$122.69 | \$126.38 |
| Police Records                 | \$24.74                        | \$25.48  | \$26.25  | \$27.03  | \$27.85  | \$28.68  | \$29.54  | \$30.43  | \$31.34  | \$32.28  | \$33.25  |
| Police Patrol                  | \$355.22                       | \$365.88 | \$376.85 | \$388.16 | \$399.80 | \$411.80 | \$424.15 | \$436.88 | \$449.98 | \$463.48 | \$477.39 |
| Police P.O.S.T.                | \$2.44                         | \$2.52   | \$2.59   | \$2.67   | \$2.75   | \$2.83   | \$2.92   | \$3.00   | \$3.09   | \$3.19   | \$3.28   |
| Traffic/Parking Safety         | \$32.56                        | \$33.53  | \$34.54  | \$35.58  | \$36.64  | \$37.74  | \$38.87  | \$40.04  | \$41.24  | \$42.48  | \$43.75  |
| Communications J.P.A.          | \$72.44                        | \$74.61  | \$76.85  | \$79.16  | \$81.53  | \$83.98  | \$86.50  | \$89.09  | \$91.77  | \$94.52  | \$97.35  |
| Animal Control                 | \$18.17                        | \$18.71  | \$19.28  | \$19.85  | \$20.45  | \$21.06  | \$21.70  | \$22.35  | \$23.02  | \$23.71  | \$24.42  |
| Code Enforcement               | \$20.22                        | \$20.83  | \$21.45  | \$22.10  | \$22.76  | \$23.44  | \$24.15  | \$24.87  | \$25.62  | \$26.39  | \$27.18  |
| Fire Administration            | \$24.69                        | \$25.43  | \$26.19  | \$26.98  | \$27.79  | \$28.62  | \$29.48  | \$30.37  | \$31.28  | \$32.22  | \$33.18  |
| Fire Operations                | \$438.65                       | \$451.81 | \$465.36 | \$479.32 | \$493.70 | \$508.51 | \$523.77 | \$539.48 | \$555.67 | \$572.33 | \$589.51 |
| Fire Prevention Services       | \$2.36                         | \$2.43   | \$2.51   | \$2.58   | \$2.66   | \$2.74   | \$2.82   | \$2.91   | \$2.99   | \$3.08   | \$3.17   |
| Parks & Recreation Admin       | \$16.17                        | \$16.65  | \$17.15  | \$17.67  | \$18.20  | \$18.74  | \$19.30  | \$19.88  | \$20.48  | \$21.09  | \$21.73  |
| Recreation Activities          | \$45.80                        | \$47.17  | \$48.59  | \$50.04  | \$51.54  | \$53.09  | \$54.68  | \$56.32  | \$58.01  | \$59.75  | \$61.55  |
| Recreation Center              | \$33.52                        | \$34.53  | \$35.57  | \$36.63  | \$37.73  | \$38.86  | \$40.03  | \$41.23  | \$42.47  | \$43.74  | \$45.05  |
| Community Center               | \$16.10                        | \$16.58  | \$17.08  | \$17.59  | \$18.12  | \$18.66  | \$19.22  | \$19.80  | \$20.39  | \$21.00  | \$21.63  |
| Park Maintenance               | \$56.87                        | \$58.57  | \$60.33  | \$62.14  | \$64.00  | \$65.92  | \$67.90  | \$69.94  | \$72.04  | \$74.20  | \$76.42  |
| Civic Center Common Area Maint | \$1.46                         | \$1.50   | \$1.55   | \$1.59   | \$1.64   | \$1.69   | \$1.74   | \$1.79   | \$1.85   | \$1.90   | \$1.96   |
| Non-Departmental               | \$26.76                        | \$27.57  | \$28.39  | \$29.24  | \$30.12  | \$31.02  | \$31.96  | \$32.91  | \$33.90  | \$34.92  | \$35.97  |
| Transfers Out                  | \$0.00                         | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   |
| <b>Fund: 104</b>               |                                |          |          |          |          |          |          |          |          |          |          |
| City Manager                   | \$9.08                         | \$9.36   | \$9.64   | \$9.93   | \$10.22  | \$10.53  | \$10.85  | \$11.17  | \$11.51  | \$11.85  | \$12.21  |
| City Council                   | \$2.77                         | \$2.85   | \$2.94   | \$3.03   | \$3.12   | \$3.21   | \$3.31   | \$3.41   | \$3.51   | \$3.61   | \$3.72   |
| City Attorney                  | \$2.53                         | \$2.61   | \$2.69   | \$2.77   | \$2.85   | \$2.94   | \$3.03   | \$3.12   | \$3.21   | \$3.31   | \$3.41   |
| City Clerk                     | \$6.09                         | \$6.27   | \$6.46   | \$6.65   | \$6.85   | \$7.06   | \$7.27   | \$7.49   | \$7.71   | \$7.94   | \$8.18   |
| Human Resources                | \$8.64                         | \$8.90   | \$9.17   | \$9.44   | \$9.73   | \$10.02  | \$10.32  | \$10.63  | \$10.95  | \$11.28  | \$11.61  |
| Comm Relations                 | \$4.07                         | \$4.19   | \$4.31   | \$4.44   | \$4.58   | \$4.71   | \$4.86   | \$5.00   | \$5.15   | \$5.31   | \$5.47   |
| Career Enhancement             | \$0.75                         | \$0.77   | \$0.80   | \$0.82   | \$0.85   | \$0.87   | \$0.90   | \$0.92   | \$0.95   | \$0.98   | \$1.01   |
| Risk Management                | \$10.56                        | \$10.88  | \$11.20  | \$11.54  | \$11.89  | \$12.24  | \$12.61  | \$12.99  | \$13.38  | \$13.78  | \$14.19  |
| Information Technology         | \$28.09                        | \$28.93  | \$29.80  | \$30.69  | \$31.61  | \$32.56  | \$33.54  | \$34.54  | \$35.58  | \$36.65  | \$37.75  |
| Finance Administration         | \$5.24                         | \$5.40   | \$5.56   | \$5.73   | \$5.90   | \$6.08   | \$6.26   | \$6.45   | \$6.64   | \$6.84   | \$7.05   |
| Finance Fiscal Records         | \$8.37                         | \$8.62   | \$8.88   | \$9.15   | \$9.42   | \$9.71   | \$10.00  | \$10.30  | \$10.61  | \$10.92  | \$11.25  |
| Finance Revenue Collection     | \$6.32                         | \$6.51   | \$6.70   | \$6.90   | \$7.11   | \$7.33   | \$7.55   | \$7.77   | \$8.00   | \$8.24   | \$8.49   |
| City Facilities Proj & Maint   | \$9.04                         | \$9.31   | \$9.59   | \$9.88   | \$10.18  | \$10.48  | \$10.80  | \$11.12  | \$11.46  | \$11.80  | \$12.15  |
| City Fleet Maintenance         | \$0.17                         | \$0.18   | \$0.18   | \$0.19   | \$0.19   | \$0.20   | \$0.21   | \$0.21   | \$0.22   | \$0.23   | \$0.23   |
| City Hall Maintenance          | \$4.07                         | \$4.19   | \$4.32   | \$4.45   | \$4.58   | \$4.72   | \$4.86   | \$5.00   | \$5.15   | \$5.31   | \$5.47   |

Appendix B  
Table B-8  
Estimating Expenditure - Per Capita  
EIFD No. 1  
City of West Sacramento, CA

| General Fund Expenditure        | Estimating Procedure | FY 2016-17 Amended Budgeted Expenditures | Less: Offsetting Revenue <sup>1</sup> | FY 2016-17 Net City Expenditures | Population or Persons Served | FY 2016-17 Avg. Cost | Percent Variable <sup>2</sup> | Net FY 2016-17 Avg. Cost | Estimates with Inflation Rates |                 |                 |                 |                 |                 |
|---------------------------------|----------------------|--|---------------------------------------|----------------------------------|------------------------------|----------------------|-------------------------------|--------------------------|--------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                                 |                      |  |                                       |                                  |                              |                      |                               |                          | 2017-18                        | 2018-19         | 2019-20         | 2020-21         | 2021-22         | 2022-23         |
| <b>Fund: 207</b>                |                      |  |                                       |                                  |                              |                      |                               |                          |                                |                 |                 |                 |                 |                 |
| Information Technology          | Persons Served       | \$114,000                                | \$85,126                              | \$28,874                         | 68,026                       | \$0.42               | 75%                           | \$0.32                   | \$0.33                         | \$0.34          | \$0.35          | \$0.36          | \$0.37          | \$0.38          |
| Police Administration           | Persons Served       | \$0                                      | \$0                                   | \$0                              | 68,026                       | \$0.00               | 75%                           | \$0.00                   | \$0.00                         | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          |
| Police Investigation            | Persons Served       | \$0                                      | \$0                                   | \$0                              | 68,026                       | \$0.00               | 75%                           | \$0.00                   | \$0.00                         | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          |
| Police Patrol                   | Persons Served       | \$350,000                                | \$261,351                             | \$88,649                         | 68,026                       | \$1.30               | 75%                           | \$0.98                   | \$1.01                         | \$1.04          | \$1.07          | \$1.10          | \$1.13          | \$1.17          |
| Traffic/Parking Safety          | Persons Served       | \$10,000                                 | \$7,467                               | \$2,533                          | 68,026                       | \$0.04               | 75%                           | \$0.03                   | \$0.03                         | \$0.03          | \$0.03          | \$0.03          | \$0.03          | \$0.03          |
| Fire Administration             | Persons Served       | \$11,802                                 | \$8,813                               | \$2,989                          | 68,026                       | \$0.04               | 75%                           | \$0.03                   | \$0.03                         | \$0.03          | \$0.04          | \$0.04          | \$0.04          | \$0.04          |
| Fire Operations                 | Persons Served       | \$0                                      | \$0                                   | \$0                              | 68,026                       | \$0.00               | 75%                           | \$0.00                   | \$0.00                         | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          |
| City Fac Projects & Maintenance | Persons Served       | \$0                                      | \$0                                   | \$0                              | 68,026                       | \$0.00               | 75%                           | \$0.00                   | \$0.00                         | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          |
| Recreation Center               | Persons Served       | \$107,540                                | \$80,302                              | \$27,238                         | 68,026                       | \$0.40               | 75%                           | \$0.30                   | \$0.31                         | \$0.32          | \$0.33          | \$0.34          | \$0.35          | \$0.36          |
| Non-Departmental                | Persons Served       | \$360,670                                | \$269,319                             | \$91,351                         | 68,026                       | \$1.34               | 50%                           | \$0.67                   | \$0.69                         | \$0.71          | \$0.73          | \$0.76          | \$0.78          | \$0.80          |
| <b>Total</b>                    |                      |  |                                       |                                  |                              |                      |                               | <b>\$470.54</b>          | <b>\$484.66</b>                | <b>\$499.19</b> | <b>\$514.17</b> | <b>\$529.60</b> | <b>\$545.48</b> | <b>\$561.85</b> |

<sup>1</sup> City of West Sacramento Staff

<sup>2</sup> "Infrastructure Financing District No. 1 Plan" (Table C-1), dated May 2014

**Appendix B**  
**Table B-8**  
**Estimating Expenditure - Per Capita**  
**EIFD No. 1**  
**City of West Sacramento, CA**

| General Fund Expenditure        | Estimates with Inflation Rates |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
|---------------------------------|--------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                                 | 2023-24                        | 2024-25         | 2025-26         | 2026-27         | 2027-28         | 2028-29         | 2029-30         | 2030-31         | 2031-32         | 2032-33         | 2033-34         | 2034-35         | 2035-36         | 2036-37         | 2037-38         | 2038-39         |
| <b>Fund: 207</b>                |                                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Information Technology          | \$0.39                         | \$0.40          | \$0.42          | \$0.43          | \$0.44          | \$0.45          | \$0.47          | \$0.48          | \$0.50          | \$0.51          | \$0.53          | \$0.54          | \$0.56          | \$0.57          | \$0.59          | \$0.61          |
| Police Administration           | \$0.00                         | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          |
| Police Investigation            | \$0.00                         | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          |
| Police Patrol                   | \$1.20                         | \$1.24          | \$1.28          | \$1.31          | \$1.35          | \$1.39          | \$1.44          | \$1.48          | \$1.52          | \$1.57          | \$1.62          | \$1.66          | \$1.71          | \$1.77          | \$1.82          | \$1.87          |
| Traffic/Parking Safety          | \$0.03                         | \$0.04          | \$0.04          | \$0.04          | \$0.04          | \$0.04          | \$0.04          | \$0.04          | \$0.04          | \$0.04          | \$0.05          | \$0.05          | \$0.05          | \$0.05          | \$0.05          | \$0.05          |
| Fire Administration             | \$0.04                         | \$0.04          | \$0.04          | \$0.04          | \$0.05          | \$0.05          | \$0.05          | \$0.05          | \$0.05          | \$0.05          | \$0.05          | \$0.06          | \$0.06          | \$0.06          | \$0.06          | \$0.06          |
| Fire Operations                 | \$0.00                         | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          |
| City Fac Projects & Maintenance | \$0.00                         | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          | \$0.00          |
| Recreation Center               | \$0.37                         | \$0.38          | \$0.39          | \$0.40          | \$0.42          | \$0.43          | \$0.44          | \$0.45          | \$0.47          | \$0.48          | \$0.50          | \$0.51          | \$0.53          | \$0.54          | \$0.56          | \$0.58          |
| Non-Departmental                | \$0.83                         | \$0.85          | \$0.88          | \$0.90          | \$0.93          | \$0.96          | \$0.99          | \$1.02          | \$1.05          | \$1.08          | \$1.11          | \$1.14          | \$1.18          | \$1.21          | \$1.25          | \$1.29          |
| <b>Total</b>                    | <b>\$578.70</b>                | <b>\$596.06</b> | <b>\$613.95</b> | <b>\$632.36</b> | <b>\$651.34</b> | <b>\$670.88</b> | <b>\$691.00</b> | <b>\$711.73</b> | <b>\$733.08</b> | <b>\$755.08</b> | <b>\$777.73</b> | <b>\$801.06</b> | <b>\$825.09</b> | <b>\$849.85</b> | <b>\$875.34</b> | <b>\$901.60</b> |

**Appendix B**  
**Table B-8**  
**Estimating Expenditure - Per Capita**  
**EIFD No. 1**  
**City of West Sacramento, CA**

| General Fund Expenditure        | Estimates with Inflation Rates |                 |                 |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|---------------------------------|--------------------------------|-----------------|-----------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                                 | 2039-40                        | 2040-41         | 2041-42         | 2042-43           | 2043-44           | 2044-45           | 2045-46           | 2046-47           | 2047-48           | 2048-49           | 2049-50           | 2050-51           | 2051-52           | 2052-53           | 2053-54           |
| <b>Fund: 207</b>                |                                |                 |                 |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Information Technology          | \$0.63                         | \$0.65          | \$0.67          | \$0.69            | \$0.71            | \$0.73            | \$0.75            | \$0.77            | \$0.80            | \$0.82            | \$0.84            | \$0.87            | \$0.90            | \$0.92            | \$0.95            |
| Police Administration           | \$0.00                         | \$0.00          | \$0.00          | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Police Investigation            | \$0.00                         | \$0.00          | \$0.00          | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Police Patrol                   | \$1.93                         | \$1.99          | \$2.05          | \$2.11            | \$2.17            | \$2.24            | \$2.30            | \$2.37            | \$2.44            | \$2.52            | \$2.59            | \$2.67            | \$2.75            | \$2.83            | \$2.92            |
| Traffic/Parking Safety          | \$0.06                         | \$0.06          | \$0.06          | \$0.06            | \$0.06            | \$0.06            | \$0.07            | \$0.07            | \$0.07            | \$0.07            | \$0.07            | \$0.08            | \$0.08            | \$0.08            | \$0.08            |
| Fire Administration             | \$0.07                         | \$0.07          | \$0.07          | \$0.07            | \$0.07            | \$0.08            | \$0.08            | \$0.08            | \$0.08            | \$0.08            | \$0.09            | \$0.09            | \$0.09            | \$0.10            | \$0.10            |
| Fire Operations                 | \$0.00                         | \$0.00          | \$0.00          | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| City Fac Projects & Maintenance | \$0.00                         | \$0.00          | \$0.00          | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Recreation Center               | \$0.59                         | \$0.61          | \$0.63          | \$0.65            | \$0.67            | \$0.69            | \$0.71            | \$0.73            | \$0.75            | \$0.77            | \$0.80            | \$0.82            | \$0.85            | \$0.87            | \$0.90            |
| Non-Departmental                | \$1.33                         | \$1.36          | \$1.41          | \$1.45            | \$1.49            | \$1.54            | \$1.58            | \$1.63            | \$1.68            | \$1.73            | \$1.78            | \$1.83            | \$1.89            | \$1.95            | \$2.00            |
| <b>Total</b>                    | <b>\$928.65</b>                | <b>\$956.51</b> | <b>\$985.20</b> | <b>\$1,014.76</b> | <b>\$1,045.20</b> | <b>\$1,076.56</b> | <b>\$1,108.86</b> | <b>\$1,142.12</b> | <b>\$1,176.38</b> | <b>\$1,211.68</b> | <b>\$1,248.03</b> | <b>\$1,285.47</b> | <b>\$1,324.03</b> | <b>\$1,363.75</b> | <b>\$1,404.67</b> |

**Appendix B**  
**Table B-8**  
**Estimating Expenditure - Per Capita**  
**EIFD No. 1**  
**City of West Sacramento, CA**

| General Fund Expenditure        | Estimates with Inflation Rates |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
|---------------------------------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                                 | 2054-55                        | 2055-56           | 2056-57           | 2057-58           | 2058-59           | 2059-60           | 2060-61           | 2061-62           | 2062-63           | 2063-64           | 2064-65           |
| <b>Fund: 207</b>                |                                |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Information Technology          | \$0.98                         | \$1.01            | \$1.04            | \$1.07            | \$1.10            | \$1.13            | \$1.17            | \$1.20            | \$1.24            | \$1.28            | \$1.32            |
| Police Administration           | \$0.00                         | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Police Investigation            | \$0.00                         | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Police Patrol                   | \$3.01                         | \$3.10            | \$3.19            | \$3.28            | \$3.38            | \$3.48            | \$3.59            | \$3.70            | \$3.81            | \$3.92            | \$4.04            |
| Traffic/Parking Safety          | \$0.09                         | \$0.09            | \$0.09            | \$0.09            | \$0.10            | \$0.10            | \$0.10            | \$0.11            | \$0.11            | \$0.11            | \$0.12            |
| Fire Administration             | \$0.10                         | \$0.10            | \$0.11            | \$0.11            | \$0.11            | \$0.12            | \$0.12            | \$0.12            | \$0.13            | \$0.13            | \$0.14            |
| Fire Operations                 | \$0.00                         | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| City Fac Projects & Maintenance | \$0.00                         | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            |
| Recreation Center               | \$0.92                         | \$0.95            | \$0.98            | \$1.01            | \$1.04            | \$1.07            | \$1.10            | \$1.14            | \$1.17            | \$1.20            | \$1.24            |
| Non-Departmental                | \$2.06                         | \$2.13            | \$2.19            | \$2.26            | \$2.32            | \$2.39            | \$2.47            | \$2.54            | \$2.62            | \$2.69            | \$2.77            |
| <b>Total</b>                    | <b>\$1,446.81</b>              | <b>\$1,490.21</b> | <b>\$1,534.92</b> | <b>\$1,580.96</b> | <b>\$1,628.39</b> | <b>\$1,677.24</b> | <b>\$1,727.56</b> | <b>\$1,779.39</b> | <b>\$1,832.77</b> | <b>\$1,887.75</b> | <b>\$1,944.39</b> |

Appendix B  
Table B-9  
Estimated Annual Project Expenditures  
EIFD No. 1  
City of West Sacramento, CA

| Expenditure <sup>1</sup>               | Estimates with Inflation Rates |                  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |
|--|--------------------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2017-18                        | 2018-19          | 2019-20            | 2020-21            | 2021-22            | 2022-23            | 2023-24            | 2024-25            | 2025-26            | 2026-27             | 2027-28             | 2028-29             | 2029-30             |
| <b>\$ with Inflation <sup>2</sup>:</b> |                                |                  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |
| <b>Fund: 101</b>                       |                                |                  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |
| City Manager's Contingency             | \$136                          | \$433            | \$1,463            | \$2,199            | \$2,959            | \$4,338            | \$5,352            | \$6,783            | \$8,344            | \$9,895             | \$11,363            | \$12,983            | \$14,796            |
| Police Administration                  | \$6,161                        | \$19,629         | \$66,293           | \$99,593           | \$134,031          | \$196,522          | \$242,452          | \$307,240          | \$377,990          | \$448,226           | \$514,739           | \$588,096           | \$670,217           |
| Police Investigation                   | \$11,466                       | \$36,533         | \$123,382          | \$185,358          | \$249,453          | \$365,759          | \$451,243          | \$571,822          | \$703,500          | \$834,221           | \$958,012           | \$1,094,541         | \$1,247,382         |
| Police Records                         | \$3,017                        | \$9,612          | \$32,461           | \$48,766           | \$65,629           | \$96,228           | \$118,718          | \$150,442          | \$185,085          | \$219,477           | \$252,045           | \$287,965           | \$328,176           |
| Police Patrol                          | \$43,314                       | \$138,006        | \$466,077          | \$700,195          | \$942,316          | \$1,381,664        | \$1,704,582        | \$2,160,075        | \$2,657,492        | \$3,151,293         | \$3,618,918         | \$4,134,659         | \$4,712,019         |
| Police P.O.S.T.                        | \$298                          | \$949            | \$3,205            | \$4,815            | \$6,480            | \$9,501            | \$11,722           | \$14,854           | \$18,274           | \$21,670            | \$24,886            | \$28,432            | \$32,402            |
| Traffic/Parking Safety                 | \$3,970                        | \$12,648         | \$42,717           | \$64,174           | \$86,365           | \$126,632          | \$156,228          | \$197,975          | \$243,564          | \$288,822           | \$331,681           | \$378,949           | \$431,865           |
| Communications J.P.A.                  | \$8,833                        | \$28,144         | \$95,047           | \$142,791          | \$192,167          | \$281,763          | \$347,615          | \$440,504          | \$541,942          | \$642,643           | \$738,006           | \$843,181           | \$960,922           |
| Animal Control                         | \$2,215                        | \$7,059          | \$23,840           | \$35,815           | \$48,200           | \$70,672           | \$87,190           | \$110,488          | \$135,931          | \$161,190           | \$185,109           | \$211,489           | \$241,021           |
| Code Enforcement                       | \$2,466                        | \$7,857          | \$26,534           | \$39,863           | \$53,647           | \$78,659           | \$97,043           | \$122,975          | \$151,294          | \$179,406           | \$206,028           | \$235,390           | \$268,260           |
| Fire Administration                    | \$3,011                        | \$9,592          | \$32,395           | \$48,668           | \$65,497           | \$96,035           | \$118,480          | \$150,140          | \$184,713          | \$219,036           | \$251,539           | \$287,386           | \$327,517           |
| Fire Operations                        | \$53,486                       | \$170,417        | \$575,538          | \$864,640          | \$1,163,624        | \$1,706,155        | \$2,104,912        | \$2,667,380        | \$3,281,618        | \$3,891,391         | \$4,468,840         | \$5,105,705         | \$5,818,661         |
| Fire Prevention Services               | \$288                          | \$918            | \$3,100            | \$4,657            | \$6,267            | \$9,189            | \$11,336           | \$14,366           | \$17,674           | \$20,958            | \$24,068            | \$27,497            | \$31,337            |
| Parks & Recreation Admin               | \$1,912                        | \$3,999          | \$15,846           | \$22,878           | \$29,172           | \$41,259           | \$49,209           | \$60,423           | \$72,375           | \$84,686            | \$95,415            | \$106,658           | \$119,988           |
| Recreation Activities                  | \$5,415                        | \$11,329         | \$44,887           | \$64,807           | \$82,637           | \$116,878          | \$139,399          | \$171,165          | \$205,022          | \$239,896           | \$270,287           | \$302,137           | \$339,898           |
| Recreation Center                      | \$3,964                        | \$8,294          | \$32,859           | \$47,441           | \$60,493           | \$85,559           | \$102,045          | \$125,298          | \$150,083          | \$175,612           | \$197,860           | \$221,175           | \$248,817           |
| Community Center                       | \$1,904                        | \$3,982          | \$15,778           | \$22,781           | \$29,048           | \$41,084           | \$49,000           | \$60,167           | \$72,068           | \$84,327            | \$95,009            | \$106,205           | \$119,478           |
| Park Maintenance                       | \$6,724                        | \$14,068         | \$55,738           | \$80,475           | \$102,614          | \$145,134          | \$173,098          | \$212,544          | \$254,586          | \$297,891           | \$335,629           | \$375,179           | \$422,068           |
| Civic Center Common Area Maint         | \$172                          | \$361            | \$1,429            | \$2,063            | \$2,631            | \$3,721            | \$4,438            | \$5,449            | \$6,527            | \$7,637             | \$8,605             | \$9,619             | \$10,821            |
| Non-Departmental                       | \$3,263                        | \$10,397         | \$35,114           | \$52,753           | \$70,994           | \$104,095          | \$128,423          | \$162,740          | \$200,216          | \$237,419           | \$272,650           | \$311,506           | \$355,004           |
| Transfers Out                          | \$0                            | \$0              | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Subtotal</b>                        | <b>\$162,014</b>               | <b>\$494,229</b> | <b>\$1,693,704</b> | <b>\$2,534,732</b> | <b>\$3,394,222</b> | <b>\$4,960,847</b> | <b>\$6,102,487</b> | <b>\$7,712,829</b> | <b>\$9,468,302</b> | <b>\$11,215,696</b> | <b>\$12,860,687</b> | <b>\$14,668,752</b> | <b>\$16,700,650</b> |
| <b>Fund: 104</b>                       |                                |                  |                    |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |
| City Manager                           | \$1,108                        | \$3,529          | \$11,920           | \$17,907           | \$24,100           | \$35,336           | \$43,595           | \$55,244           | \$67,965           | \$80,594            | \$92,554            | \$105,744           | \$120,510           |
| City Council                           | \$338                          | \$1,076          | \$3,634            | \$5,460            | \$7,347            | \$10,773           | \$13,291           | \$16,843           | \$20,721           | \$24,571            | \$28,218            | \$32,239            | \$36,741            |
| City Attorney                          | \$309                          | \$984            | \$3,324            | \$4,994            | \$6,721            | \$9,855            | \$12,158           | \$15,407           | \$18,955           | \$22,478            | \$25,813            | \$29,492            | \$33,610            |
| City Clerk                             | \$742                          | \$2,365          | \$7,986            | \$11,997           | \$16,146           | \$23,674           | \$29,207           | \$37,011           | \$45,534           | \$53,995            | \$62,007            | \$70,844            | \$80,737            |
| Human Resources                        | \$1,054                        | \$3,357          | \$11,338           | \$17,034           | \$22,924           | \$33,612           | \$41,468           | \$52,549           | \$64,650           | \$76,662            | \$88,038            | \$100,585           | \$114,631           |
| Comm Relations                         | \$496                          | \$1,580          | \$5,336            | \$8,016            | \$10,787           | \$15,817           | \$19,514           | \$24,728           | \$30,422           | \$36,075            | \$41,429            | \$47,333            | \$53,942            |
| Career Enhancement                     | \$92                           | \$292            | \$986              | \$1,481            | \$1,993            | \$2,923            | \$3,606            | \$4,570            | \$5,622            | \$6,666             | \$7,656             | \$8,747             | \$9,968             |
| Risk Management                        | \$1,288                        | \$4,103          | \$13,856           | \$20,816           | \$28,014           | \$41,076           | \$50,676           | \$64,217           | \$79,005           | \$93,685            | \$107,587           | \$122,920           | \$140,084           |
| Information Technology                 | \$3,425                        | \$10,912         | \$36,854           | \$55,366           | \$74,511           | \$109,251          | \$134,785          | \$170,801          | \$210,133          | \$249,179           | \$286,155           | \$326,935           | \$372,588           |
| Finance Administration                 | \$639                          | \$2,037          | \$6,880            | \$10,336           | \$13,911           | \$20,396           | \$25,163           | \$31,887           | \$39,230           | \$46,520            | \$53,423            | \$61,036            | \$69,559            |
| Finance Fiscal Records                 | \$1,021                        | \$3,253          | \$10,986           | \$16,504           | \$22,211           | \$32,566           | \$40,177           | \$50,913           | \$62,638           | \$74,277            | \$85,299            | \$97,455            | \$111,063           |
| Finance Revenue Collection             | \$771                          | \$2,455          | \$8,291            | \$12,456           | \$16,763           | \$24,578           | \$30,323           | \$38,426           | \$47,274           | \$56,058            | \$64,377            | \$73,552            | \$83,822            |
| City Facilities Proj & Maint           | \$1,103                        | \$3,514          | \$11,866           | \$17,826           | \$23,991           | \$35,176           | \$43,397           | \$54,994           | \$67,658           | \$80,230            | \$92,135            | \$105,265           | \$119,964           |
| City Fleet Maintenance                 | \$21                           | \$67             | \$227              | \$341              | \$460              | \$674              | \$831              | \$1,053            | \$1,296            | \$1,537             | \$1,765             | \$2,017             | \$2,298             |
| City Hall Maintenance                  | \$496                          | \$1,581          | \$5,339            | \$8,020            | \$10,793           | \$15,826           | \$19,525           | \$24,742           | \$30,439           | \$36,095            | \$41,452            | \$47,359            | \$53,972            |
| <b>Subtotal</b>                        | <b>\$12,901</b>                | <b>\$41,105</b>  | <b>\$138,823</b>   | <b>\$208,556</b>   | <b>\$280,672</b>   | <b>\$411,533</b>   | <b>\$507,715</b>   | <b>\$643,385</b>   | <b>\$791,543</b>   | <b>\$938,623</b>    | <b>\$1,077,906</b>  | <b>\$1,231,522</b>  | <b>\$1,403,490</b>  |

**Appendix B**  
**Table B-9**  
**Estimated Annual Project Expenditures**  
**EIFD No. 1**  
**City of West Sacramento, CA**

| Expenditure <sup>1</sup> | 2030-31 |
|--------------------------|---------|
|--------------------------|---------|

\$ with Inflation <sup>2</sup>:

**Fund: 101**

|                                |                     |
|--------------------------------|---------------------|
| City Manager's Contingency     | \$16,251            |
| Police Administration          | \$736,132           |
| Police Investigation           | \$1,370,059         |
| Police Records                 | \$360,451           |
| Police Patrol                  | \$5,175,435         |
| Police P.O.S.T.                | \$35,589            |
| Traffic/Parking Safety         | \$474,338           |
| Communications J.P.A.          | \$1,055,426         |
| Animal Control                 | \$264,725           |
| Code Enforcement               | \$294,642           |
| Fire Administration            | \$359,727           |
| Fire Operations                | \$6,390,914         |
| Fire Prevention Services       | \$34,419            |
| Parks & Recreation Admin       | \$126,816           |
| Recreation Activities          | \$359,241           |
| Recreation Center              | \$262,977           |
| Community Center               | \$126,278           |
| Park Maintenance               | \$446,088           |
| Civic Center Common Area Maint | \$11,437            |
| Non-Departmental               | \$389,918           |
| Transfers Out                  | \$0                 |
| <b>Subtotal</b>                | <b>\$18,290,865</b> |

**Fund: 104**

|                              |                    |
|------------------------------|--------------------|
| City Manager                 | \$132,361          |
| City Council                 | \$40,354           |
| City Attorney                | \$36,915           |
| City Clerk                   | \$88,677           |
| Human Resources              | \$125,904          |
| Comm Relations               | \$59,247           |
| Career Enhancement           | \$10,948           |
| Risk Management              | \$153,861          |
| Information Technology       | \$409,232          |
| Finance Administration       | \$76,400           |
| Finance Fiscal Records       | \$121,986          |
| Finance Revenue Collection   | \$92,066           |
| City Facilities Proj & Maint | \$131,763          |
| City Fleet Maintenance       | \$2,524            |
| City Hall Maintenance        | \$59,280           |
| <b>Subtotal</b>              | <b>\$1,541,520</b> |

Appendix B  
Table B-9  
Estimated Annual Project Expenditures  
EIFD No. 1  
City of West Sacramento, CA

| Expenditure <sup>1</sup>               | Estimates with Inflation Rates |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2031-32                        | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42             | 2042-43             | 2043-44             |
| <b>\$ with Inflation <sup>2</sup>:</b> |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Fund: 101</b>                       |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| City Manager's Contingency             | \$17,661                       | \$19,210            | \$20,769            | \$22,052            | \$23,123            | \$24,237            | \$25,430            | \$26,673            | \$27,967            | \$29,315            | \$30,632            | \$31,551            | \$32,498            |
| Police Administration                  | \$800,022                      | \$870,168           | \$940,788           | \$998,916           | \$1,047,411         | \$1,097,916         | \$1,151,946         | \$1,208,229         | \$1,266,853         | \$1,327,907         | \$1,387,596         | \$1,429,224         | \$1,472,101         |
| Police Investigation                   | \$1,488,968                    | \$1,619,521         | \$1,750,956         | \$1,859,142         | \$1,949,398         | \$2,043,397         | \$2,143,955         | \$2,248,708         | \$2,357,816         | \$2,471,446         | \$2,582,537         | \$2,660,013         | \$2,739,814         |
| Police Records                         | \$391,735                      | \$426,083           | \$460,662           | \$489,125           | \$512,871           | \$537,601           | \$564,057           | \$591,616           | \$620,322           | \$650,217           | \$679,444           | \$699,828           | \$720,822           |
| Police Patrol                          | \$5,624,619                    | \$6,117,785         | \$6,614,284         | \$7,022,961         | \$7,363,907         | \$7,718,990         | \$8,098,851         | \$8,494,556         | \$8,906,715         | \$9,335,958         | \$9,755,607         | \$10,048,275        | \$10,349,723        |
| Police P.O.S.T.                        | \$38,678                       | \$42,069            | \$45,484            | \$48,294            | \$50,638            | \$53,080            | \$55,692            | \$58,413            | \$61,248            | \$64,199            | \$67,085            | \$69,098            | \$71,170            |
| Traffic/Parking Safety                 | \$515,507                      | \$560,707           | \$606,212           | \$643,668           | \$674,916           | \$707,460           | \$742,275           | \$778,542           | \$816,317           | \$855,658           | \$894,120           | \$920,943           | \$948,572           |
| Communications J.P.A.                  | \$1,147,028                    | \$1,247,600         | \$1,348,851         | \$1,432,192         | \$1,501,721         | \$1,574,133         | \$1,651,598         | \$1,732,295         | \$1,816,346         | \$1,903,882         | \$1,989,461         | \$2,049,145         | \$2,110,619         |
| Animal Control                         | \$287,701                      | \$312,926           | \$338,323           | \$359,226           | \$376,666           | \$394,829           | \$414,259           | \$434,499           | \$455,581           | \$477,537           | \$499,002           | \$513,972           | \$529,391           |
| Code Enforcement                       | \$320,215                      | \$348,291           | \$376,557           | \$399,824           | \$419,234           | \$439,449           | \$461,075           | \$483,603           | \$507,068           | \$531,505           | \$555,396           | \$572,058           | \$589,219           |
| Fire Administration                    | \$390,948                      | \$425,227           | \$459,737           | \$488,143           | \$511,841           | \$536,521           | \$562,924           | \$590,428           | \$619,076           | \$648,911           | \$678,080           | \$698,422           | \$719,375           |
| Fire Operations                        | \$6,945,590                    | \$7,554,579         | \$8,167,683         | \$8,672,340         | \$9,093,360         | \$9,531,835         | \$10,000,908        | \$10,489,547        | \$10,998,504        | \$11,528,557        | \$12,046,762        | \$12,408,165        | \$12,780,410        |
| Fire Prevention Services               | \$37,406                       | \$40,686            | \$43,988            | \$46,706            | \$48,974            | \$51,335            | \$53,861            | \$56,493            | \$59,234            | \$62,089            | \$64,879            | \$66,826            | \$68,831            |
| Parks & Recreation Admin               | \$133,947                      | \$141,391           | \$149,204           | \$156,750           | \$164,615           | \$172,811           | \$181,810           | \$191,193           | \$200,976           | \$211,173           | \$221,747           | \$228,399           | \$235,251           |
| Recreation Activities                  | \$379,440                      | \$400,526           | \$422,660           | \$444,037           | \$466,316           | \$489,533           | \$515,024           | \$541,605           | \$569,317           | \$598,205           | \$628,157           | \$647,002           | \$666,412           |
| Recreation Center                      | \$277,763                      | \$293,199           | \$309,402           | \$325,050           | \$341,359           | \$358,355           | \$377,015           | \$396,474           | \$416,760           | \$437,906           | \$459,832           | \$473,627           | \$487,836           |
| Community Center                       | \$133,378                      | \$140,790           | \$148,570           | \$156,085           | \$163,916           | \$172,077           | \$181,037           | \$190,381           | \$200,122           | \$210,276           | \$220,805           | \$227,429           | \$234,252           |
| Park Maintenance                       | \$471,169                      | \$497,354           | \$524,838           | \$551,383           | \$579,048           | \$607,877           | \$639,532           | \$672,538           | \$706,950           | \$742,821           | \$780,014           | \$803,415           | \$827,517           |
| Civic Center Common Area Maint         | \$12,080                       | \$12,751            | \$13,456            | \$14,137            | \$14,846            | \$15,585            | \$16,397            | \$17,243            | \$18,125            | \$19,045            | \$19,998            | \$20,598            | \$21,216            |
| Non-Departmental                       | \$423,759                      | \$460,914           | \$498,321           | \$529,110           | \$554,797           | \$581,549           | \$610,168           | \$639,980           | \$671,033           | \$703,372           | \$734,988           | \$757,038           | \$779,749           |
| Transfers Out                          | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Subtotal</b>                        | <b>\$19,837,614</b>            | <b>\$21,531,777</b> | <b>\$23,240,743</b> | <b>\$24,659,141</b> | <b>\$25,858,958</b> | <b>\$27,108,570</b> | <b>\$28,447,815</b> | <b>\$29,843,018</b> | <b>\$31,296,329</b> | <b>\$32,809,980</b> | <b>\$34,296,143</b> | <b>\$35,325,028</b> | <b>\$36,384,779</b> |
| <b>Fund: 104</b>                       |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| City Manager                           | \$143,849                      | \$156,462           | \$169,160           | \$179,612           | \$188,331           | \$197,413           | \$207,128           | \$217,248           | \$227,789           | \$238,766           | \$249,499           | \$256,984           | \$264,693           |
| City Council                           | \$43,856                       | \$47,702            | \$51,573            | \$54,760            | \$57,418            | \$60,187            | \$63,149            | \$66,234            | \$69,448            | \$72,795            | \$76,067            | \$78,349            | \$80,699            |
| City Attorney                          | \$40,119                       | \$43,637            | \$47,178            | \$50,093            | \$52,525            | \$55,058            | \$57,768            | \$60,590            | \$63,530            | \$66,592            | \$69,585            | \$71,672            | \$73,823            |
| City Clerk                             | \$96,373                       | \$104,823           | \$113,330           | \$120,333           | \$126,174           | \$132,258           | \$138,767           | \$145,547           | \$152,609           | \$159,964           | \$167,154           | \$172,169           | \$177,334           |
| Human Resources                        | \$136,832                      | \$148,829           | \$160,908           | \$170,850           | \$179,144           | \$187,782           | \$197,023           | \$206,650           | \$216,676           | \$227,119           | \$237,328           | \$244,447           | \$251,781           |
| Comm Relations                         | \$64,390                       | \$70,035            | \$75,719            | \$80,398            | \$84,301            | \$88,366            | \$92,714            | \$97,244            | \$101,962           | \$106,876           | \$111,680           | \$115,031           | \$118,482           |
| Career Enhancement                     | \$11,899                       | \$12,942            | \$13,992            | \$14,857            | \$15,578            | \$16,329            | \$17,133            | \$17,970            | \$18,842            | \$19,750            | \$20,638            | \$21,257            | \$21,894            |
| Risk Management                        | \$167,215                      | \$181,877           | \$196,637           | \$208,787           | \$218,923           | \$229,479           | \$240,772           | \$252,536           | \$264,789           | \$277,550           | \$290,026           | \$298,727           | \$307,689           |
| Information Technology                 | \$444,749                      | \$483,745           | \$523,004           | \$555,319           | \$582,278           | \$610,355           | \$640,392           | \$671,681           | \$704,271           | \$738,212           | \$771,394           | \$794,536           | \$818,372           |
| Finance Administration                 | \$83,031                       | \$90,311            | \$97,641            | \$103,674           | \$108,707           | \$113,948           | \$119,556           | \$125,397           | \$131,482           | \$137,818           | \$144,013           | \$148,333           | \$152,783           |
| Finance Fiscal Records                 | \$132,574                      | \$144,198           | \$155,900           | \$165,533           | \$173,569           | \$181,938           | \$190,892           | \$200,219           | \$209,933           | \$220,051           | \$229,942           | \$236,840           | \$243,945           |
| Finance Revenue Collection             | \$100,057                      | \$108,830           | \$117,662           | \$124,932           | \$130,997           | \$137,313           | \$144,071           | \$151,110           | \$158,442           | \$166,078           | \$173,543           | \$178,749           | \$184,112           |
| City Facilities Proj & Maint           | \$143,199                      | \$155,754           | \$168,395           | \$178,799           | \$187,480           | \$196,520           | \$206,191           | \$216,265           | \$226,758           | \$237,686           | \$248,370           | \$255,822           | \$263,496           |
| City Fleet Maintenance                 | \$2,743                        | \$2,984             | \$3,226             | \$3,425             | \$3,591             | \$3,765             | \$3,950             | \$4,143             | \$4,344             | \$4,553             | \$4,758             | \$4,901             | \$5,048             |
| City Hall Maintenance                  | \$64,425                       | \$70,074            | \$75,761            | \$80,442            | \$84,347            | \$88,415            | \$92,766            | \$97,298            | \$102,019           | \$106,936           | \$111,742           | \$115,095           | \$118,547           |
| <b>Subtotal</b>                        | <b>\$1,675,311</b>             | <b>\$1,822,202</b>  | <b>\$1,970,086</b>  | <b>\$2,091,812</b>  | <b>\$2,193,364</b>  | <b>\$2,299,126</b>  | <b>\$2,412,269</b>  | <b>\$2,530,131</b>  | <b>\$2,652,894</b>  | <b>\$2,780,746</b>  | <b>\$2,905,739</b>  | <b>\$2,992,912</b>  | <b>\$3,082,699</b>  |

Appendix B  
Table B-9  
Estimated Annual Project Expenditures  
EIFD No. 1  
City of West Sacramento, CA

| Expenditure <sup>1</sup>               | Estimates with Inflation Rates |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|--|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2044-45                        | 2045-46             | 2046-47             | 2047-48             | 2048-49             | 2049-50             | 2050-51             | 2051-52             | 2052-53             | 2053-54             | 2054-55             | 2055-56             |
| <b>\$ with Inflation <sup>2</sup>:</b> |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Fund: 101</b>                       |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| City Manager's Contingency             | \$33,473                       | \$34,477            | \$35,511            | \$36,577            | \$37,674            | \$38,804            | \$39,968            | \$41,167            | \$42,402            | \$43,675            | \$44,985            | \$46,334            |
| Police Administration                  | \$1,516,264                    | \$1,561,751         | \$1,608,604         | \$1,656,862         | \$1,706,568         | \$1,757,765         | \$1,810,498         | \$1,864,813         | \$1,920,757         | \$1,978,380         | \$2,037,731         | \$2,098,863         |
| Police Investigation                   | \$2,822,008                    | \$2,906,668         | \$2,993,868         | \$3,083,684         | \$3,176,195         | \$3,271,481         | \$3,369,625         | \$3,470,714         | \$3,574,835         | \$3,682,080         | \$3,792,543         | \$3,906,319         |
| Police Records                         | \$742,447                      | \$764,720           | \$787,662           | \$811,292           | \$835,631           | \$860,700           | \$886,521           | \$913,116           | \$940,510           | \$968,725           | \$997,787           | \$1,027,720         |
| Police Patrol                          | \$10,660,215                   | \$10,980,021        | \$11,309,422        | \$11,648,705        | \$11,998,166        | \$12,358,111        | \$12,728,854        | \$13,110,720        | \$13,504,041        | \$13,909,163        | \$14,326,438        | \$14,756,231        |
| Police P.O.S.T.                        | \$73,306                       | \$75,505            | \$77,770            | \$80,103            | \$82,506            | \$84,981            | \$87,531            | \$90,157            | \$92,861            | \$95,647            | \$98,517            | \$101,472           |
| Traffic/Parking Safety                 | \$977,029                      | \$1,006,340         | \$1,036,530         | \$1,067,626         | \$1,099,655         | \$1,132,644         | \$1,166,624         | \$1,201,622         | \$1,237,671         | \$1,274,801         | \$1,313,045         | \$1,352,437         |
| Communications J.P.A.                  | \$2,173,937                    | \$2,239,156         | \$2,306,330         | \$2,375,520         | \$2,446,786         | \$2,520,189         | \$2,595,795         | \$2,673,669         | \$2,753,879         | \$2,836,495         | \$2,921,590         | \$3,009,238         |
| Animal Control                         | \$545,273                      | \$561,631           | \$578,480           | \$595,835           | \$613,710           | \$632,121           | \$651,085           | \$670,617           | \$690,736           | \$711,458           | \$732,801           | \$754,785           |
| Code Enforcement                       | \$606,896                      | \$625,103           | \$643,856           | \$663,172           | \$683,067           | \$703,559           | \$724,666           | \$746,405           | \$768,798           | \$791,862           | \$815,617           | \$840,086           |
| Fire Administration                    | \$740,956                      | \$763,185           | \$786,080           | \$809,663           | \$833,952           | \$858,971           | \$884,740           | \$911,282           | \$938,621           | \$966,779           | \$995,783           | \$1,025,656         |
| Fire Operations                        | \$13,163,822                   | \$13,558,737        | \$13,965,499        | \$14,384,464        | \$14,815,998        | \$15,260,478        | \$15,718,292        | \$16,189,841        | \$16,675,536        | \$17,175,803        | \$17,691,077        | \$18,221,809        |
| Fire Prevention Services               | \$70,896                       | \$73,022            | \$75,213            | \$77,469            | \$79,794            | \$82,187            | \$84,653            | \$87,193            | \$89,808            | \$92,503            | \$95,278            | \$98,136            |
| Parks & Recreation Admin               | \$242,309                      | \$249,578           | \$257,065           | \$264,777           | \$272,721           | \$280,902           | \$289,329           | \$298,009           | \$306,950           | \$316,158           | \$325,643           | \$335,412           |
| Recreation Activities                  | \$686,404                      | \$706,996           | \$728,206           | \$750,052           | \$772,554           | \$795,730           | \$819,602           | \$844,190           | \$869,516           | \$895,602           | \$922,470           | \$950,144           |
| Recreation Center                      | \$502,471                      | \$517,545           | \$533,072           | \$549,064           | \$565,536           | \$582,502           | \$599,977           | \$617,976           | \$636,516           | \$655,611           | \$675,279           | \$695,538           |
| Community Center                       | \$241,280                      | \$248,518           | \$255,973           | \$263,653           | \$271,562           | \$279,709           | \$288,100           | \$296,743           | \$305,646           | \$314,815           | \$324,260           | \$333,987           |
| Park Maintenance                       | \$852,343                      | \$877,913           | \$904,250           | \$931,378           | \$959,319           | \$988,099           | \$1,017,742         | \$1,048,274         | \$1,079,722         | \$1,112,114         | \$1,145,477         | \$1,179,841         |
| Civic Center Common Area Maint         | \$21,853                       | \$22,508            | \$23,184            | \$23,879            | \$24,595            | \$25,333            | \$26,093            | \$26,876            | \$27,682            | \$28,513            | \$29,368            | \$30,249            |
| Non-Departmental                       | \$803,141                      | \$827,236           | \$852,053           | \$877,614           | \$903,943           | \$931,061           | \$958,993           | \$987,763           | \$1,017,395         | \$1,047,917         | \$1,079,355         | \$1,111,735         |
| Transfers Out                          | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Subtotal</b>                        | <b>\$37,476,322</b>            | <b>\$38,600,612</b> | <b>\$39,758,630</b> | <b>\$40,951,389</b> | <b>\$42,179,930</b> | <b>\$43,445,328</b> | <b>\$44,748,688</b> | <b>\$46,091,149</b> | <b>\$47,473,883</b> | <b>\$48,898,100</b> | <b>\$50,365,043</b> | <b>\$51,875,994</b> |
| <b>Fund: 104</b>                       |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| City Manager                           | \$272,634                      | \$280,813           | \$289,238           | \$297,915           | \$306,852           | \$316,058           | \$325,540           | \$335,306           | \$345,365           | \$355,726           | \$366,398           | \$377,390           |
| City Council                           | \$83,120                       | \$85,614            | \$88,182            | \$90,828            | \$93,552            | \$96,359            | \$99,250            | \$102,227           | \$105,294           | \$108,453           | \$111,706           | \$115,058           |
| City Attorney                          | \$76,037                       | \$78,318            | \$80,668            | \$83,088            | \$85,581            | \$88,148            | \$90,792            | \$93,516            | \$96,322            | \$99,211            | \$102,188           | \$105,253           |
| City Clerk                             | \$182,654                      | \$188,133           | \$193,777           | \$199,591           | \$205,579           | \$211,746           | \$218,098           | \$224,641           | \$231,380           | \$238,322           | \$245,472           | \$252,836           |
| Human Resources                        | \$259,334                      | \$267,114           | \$275,128           | \$283,381           | \$291,883           | \$300,639           | \$309,659           | \$318,948           | \$328,517           | \$338,372           | \$348,523           | \$358,979           |
| Comm Relations                         | \$122,036                      | \$125,697           | \$129,468           | \$133,352           | \$137,353           | \$141,473           | \$145,718           | \$150,089           | \$154,592           | \$159,230           | \$164,006           | \$168,927           |
| Career Enhancement                     | \$22,551                       | \$23,228            | \$23,925            | \$24,642            | \$25,382            | \$26,143            | \$26,927            | \$27,735            | \$28,567            | \$29,424            | \$30,307            | \$31,216            |
| Risk Management                        | \$316,919                      | \$326,427           | \$336,220           | \$346,306           | \$356,696           | \$367,396           | \$378,418           | \$389,771           | \$401,464           | \$413,508           | \$425,913           | \$438,691           |
| Information Technology                 | \$842,924                      | \$868,211           | \$894,258           | \$921,085           | \$948,718           | \$977,179           | \$1,006,495         | \$1,036,690         | \$1,067,790         | \$1,099,824         | \$1,132,819         | \$1,166,803         |
| Finance Administration                 | \$157,367                      | \$162,088           | \$166,951           | \$171,959           | \$177,118           | \$182,431           | \$187,904           | \$193,541           | \$199,348           | \$205,328           | \$211,488           | \$217,833           |
| Finance Fiscal Records                 | \$251,264                      | \$258,802           | \$266,566           | \$274,563           | \$282,800           | \$291,284           | \$300,022           | \$309,023           | \$318,294           | \$327,842           | \$337,678           | \$347,808           |
| Finance Revenue Collection             | \$189,635                      | \$195,324           | \$201,184           | \$207,219           | \$213,436           | \$219,839           | \$226,434           | \$233,227           | \$240,224           | \$247,431           | \$254,854           | \$262,499           |
| City Facilities Proj & Maint           | \$271,401                      | \$279,543           | \$287,929           | \$296,567           | \$305,464           | \$314,628           | \$324,067           | \$333,789           | \$343,803           | \$354,117           | \$364,740           | \$375,683           |
| City Fleet Maintenance                 | \$5,199                        | \$5,355             | \$5,516             | \$5,681             | \$5,852             | \$6,027             | \$6,208             | \$6,394             | \$6,586             | \$6,784             | \$6,987             | \$7,197             |
| City Hall Maintenance                  | \$122,104                      | \$125,767           | \$129,540           | \$133,426           | \$137,429           | \$141,552           | \$145,798           | \$150,172           | \$154,677           | \$159,318           | \$164,097           | \$169,020           |
| <b>Subtotal</b>                        | <b>\$3,175,180</b>             | <b>\$3,270,435</b>  | <b>\$3,368,548</b>  | <b>\$3,469,605</b>  | <b>\$3,573,693</b>  | <b>\$3,680,904</b>  | <b>\$3,791,331</b>  | <b>\$3,905,071</b>  | <b>\$4,022,223</b>  | <b>\$4,142,890</b>  | <b>\$4,267,176</b>  | <b>\$4,395,192</b>  |

Appendix B  
Table B-9  
Estimated Annual Project Expenditures  
EIFD No. 1  
City of West Sacramento, CA

| Expenditure <sup>1</sup>               | Estimates with Inflation Rates |                     |                     |                     |                     |                     |                     |                     |                     |
|--|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|  | 2056-57                        | 2057-58             | 2058-59             | 2059-60             | 2060-61             | 2061-62             | 2062-63             | 2063-64             | 2064-65             |
| <b>\$ with Inflation <sup>2</sup>:</b> |                                |                     |                     |                     |                     |                     |                     |                     |                     |
| <b>Fund: 101</b>                       |                                |                     |                     |                     |                     |                     |                     |                     |                     |
| City Manager's Contingency             | \$47,724                       | \$49,156            | \$50,631            | \$52,150            | \$53,714            | \$55,326            | \$56,985            | \$58,695            | \$60,456            |
| Police Administration                  | \$2,161,829                    | \$2,226,684         | \$2,293,485         | \$2,362,289         | \$2,433,158         | \$2,506,153         | \$2,581,337         | \$2,658,777         | \$2,738,541         |
| Police Investigation                   | \$4,023,509                    | \$4,144,214         | \$4,268,540         | \$4,396,597         | \$4,528,494         | \$4,664,349         | \$4,804,280         | \$4,948,408         | \$5,096,860         |
| Police Records                         | \$1,058,552                    | \$1,090,308         | \$1,123,018         | \$1,156,708         | \$1,191,410         | \$1,227,152         | \$1,263,966         | \$1,301,885         | \$1,340,942         |
| Police Patrol                          | \$15,198,918                   | \$15,654,885        | \$16,124,532        | \$16,608,268        | \$17,106,516        | \$17,619,711        | \$18,148,303        | \$18,692,752        | \$19,253,534        |
| Police P.O.S.T.                        | \$104,516                      | \$107,652           | \$110,881           | \$114,208           | \$117,634           | \$121,163           | \$124,798           | \$128,542           | \$132,398           |
| Traffic/Parking Safety                 | \$1,393,010                    | \$1,434,800         | \$1,477,844         | \$1,522,179         | \$1,567,845         | \$1,614,880         | \$1,663,326         | \$1,713,226         | \$1,764,623         |
| Communications J.P.A.                  | \$3,099,515                    | \$3,192,500         | \$3,288,275         | \$3,386,924         | \$3,488,531         | \$3,593,187         | \$3,700,983         | \$3,812,012         | \$3,926,373         |
| Animal Control                         | \$777,429                      | \$800,752           | \$824,774           | \$849,518           | \$875,003           | \$901,253           | \$928,291           | \$956,140           | \$984,824           |
| Code Enforcement                       | \$865,289                      | \$891,247           | \$917,985           | \$945,524           | \$973,890           | \$1,003,107         | \$1,033,200         | \$1,064,196         | \$1,096,122         |
| Fire Administration                    | \$1,056,426                    | \$1,088,119         | \$1,120,762         | \$1,154,385         | \$1,189,017         | \$1,224,687         | \$1,261,428         | \$1,299,271         | \$1,338,249         |
| Fire Operations                        | \$18,768,463                   | \$19,331,517        | \$19,911,463        | \$20,508,806        | \$21,124,071        | \$21,757,793        | \$22,410,527        | \$23,082,842        | \$23,775,328        |
| Fire Prevention Services               | \$101,080                      | \$104,112           | \$107,236           | \$110,453           | \$113,767           | \$117,180           | \$120,695           | \$124,316           | \$128,045           |
| Parks & Recreation Admin               | \$345,474                      | \$355,839           | \$366,514           | \$377,509           | \$388,834           | \$400,499           | \$412,514           | \$424,890           | \$437,637           |
| Recreation Activities                  | \$978,648                      | \$1,008,008         | \$1,038,248         | \$1,069,395         | \$1,101,477         | \$1,134,521         | \$1,168,557         | \$1,203,614         | \$1,239,722         |
| Recreation Center                      | \$716,404                      | \$737,896           | \$760,033           | \$782,834           | \$806,319           | \$830,508           | \$855,424           | \$881,086           | \$907,519           |
| Community Center                       | \$344,007                      | \$354,327           | \$364,957           | \$375,906           | \$387,183           | \$398,798           | \$410,762           | \$423,085           | \$435,778           |
| Park Maintenance                       | \$1,215,237                    | \$1,251,694         | \$1,289,245         | \$1,327,922         | \$1,367,760         | \$1,408,792         | \$1,451,056         | \$1,494,588         | \$1,539,425         |
| Civic Center Common Area Maint         | \$31,157                       | \$32,091            | \$33,054            | \$34,046            | \$35,067            | \$36,119            | \$37,203            | \$38,319            | \$39,468            |
| Non-Departmental                       | \$1,145,088                    | \$1,179,440         | \$1,214,823         | \$1,251,268         | \$1,288,806         | \$1,327,470         | \$1,367,294         | \$1,408,313         | \$1,450,563         |
| Transfers Out                          | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Subtotal</b>                        | <b>\$53,432,274</b>            | <b>\$55,035,242</b> | <b>\$56,686,299</b> | <b>\$58,386,888</b> | <b>\$60,138,495</b> | <b>\$61,942,650</b> | <b>\$63,800,929</b> | <b>\$65,714,957</b> | <b>\$67,686,406</b> |
| <b>Fund: 104</b>                       |                                |                     |                     |                     |                     |                     |                     |                     |                     |
| City Manager                           | \$388,711                      | \$400,373           | \$412,384           | \$424,755           | \$437,498           | \$450,623           | \$464,142           | \$478,066           | \$492,408           |
| City Council                           | \$118,509                      | \$122,065           | \$125,727           | \$129,498           | \$133,383           | \$137,385           | \$141,506           | \$145,752           | \$150,124           |
| City Attorney                          | \$108,411                      | \$111,663           | \$115,013           | \$118,464           | \$122,017           | \$125,678           | \$129,448           | \$133,332           | \$137,332           |
| City Clerk                             | \$260,421                      | \$268,233           | \$276,280           | \$284,569           | \$293,106           | \$301,899           | \$310,956           | \$320,285           | \$329,893           |
| Human Resources                        | \$369,749                      | \$380,841           | \$392,266           | \$404,034           | \$416,155           | \$428,640           | \$441,499           | \$454,744           | \$468,386           |
| Comm Relations                         | \$173,994                      | \$179,214           | \$184,591           | \$190,128           | \$195,832           | \$201,707           | \$207,758           | \$213,991           | \$220,411           |
| Career Enhancement                     | \$32,153                       | \$33,117            | \$34,111            | \$35,134            | \$36,188            | \$37,274            | \$38,392            | \$39,544            | \$40,730            |
| Risk Management                        | \$451,851                      | \$465,407           | \$479,369           | \$493,750           | \$508,563           | \$523,820           | \$539,534           | \$555,720           | \$572,392           |
| Information Technology                 | \$1,201,807                    | \$1,237,862         | \$1,274,997         | \$1,313,247         | \$1,352,645         | \$1,393,224         | \$1,435,021         | \$1,478,071         | \$1,522,414         |
| Finance Administration                 | \$224,368                      | \$231,099           | \$238,032           | \$245,173           | \$252,528           | \$260,104           | \$267,907           | \$275,944           | \$284,222           |
| Finance Fiscal Records                 | \$358,242                      | \$368,989           | \$380,059           | \$391,461           | \$403,205           | \$415,301           | \$427,760           | \$440,593           | \$453,810           |
| Finance Revenue Collection             | \$270,374                      | \$278,485           | \$286,840           | \$295,445           | \$304,309           | \$313,438           | \$322,841           | \$332,526           | \$342,502           |
| City Facilities Proj & Maint           | \$386,953                      | \$398,562           | \$410,518           | \$422,834           | \$435,519           | \$448,585           | \$462,042           | \$475,903           | \$490,181           |
| City Fleet Maintenance                 | \$7,413                        | \$7,635             | \$7,864             | \$8,100             | \$8,343             | \$8,593             | \$8,851             | \$9,117             | \$9,390             |
| City Hall Maintenance                  | \$174,091                      | \$179,314           | \$184,693           | \$190,234           | \$195,941           | \$201,819           | \$207,874           | \$214,110           | \$220,533           |
| <b>Subtotal</b>                        | <b>\$4,527,047</b>             | <b>\$4,662,859</b>  | <b>\$4,802,744</b>  | <b>\$4,946,827</b>  | <b>\$5,095,232</b>  | <b>\$5,248,089</b>  | <b>\$5,405,531</b>  | <b>\$5,567,697</b>  | <b>\$5,734,728</b>  |

Appendix B  
Table B-9  
Estimated Annual Project Expenditures  
EIFD No. 1  
City of West Sacramento, CA

| Expenditure <sup>1</sup>        | Estimates with Inflation Rates |                  |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
|---------------------------------|--------------------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                 | 2017-18                        | 2018-19          | 2019-20            | 2020-21            | 2021-22            | 2022-23            | 2023-24            | 2024-25            | 2025-26             | 2026-27             | 2027-28             | 2028-29             | 2029-30             |
| <b>Fund: 207</b>                |                                |                  |                    |                    |                    |                    |                    |                    |                     |                     |                     |                     |                     |
| Information Technology          | \$119                          | \$380            | \$1,284            | \$1,929            | \$2,597            | \$3,807            | \$4,697            | \$5,952            | \$7,323             | \$8,684             | \$9,972             | \$11,393            | \$12,984            |
| Police Administration           | \$0                            | \$0              | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Police Investigation            | \$0                            | \$0              | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Police Patrol                   | \$366                          | \$1,168          | \$3,943            | \$5,924            | \$7,972            | \$11,689           | \$14,421           | \$18,274           | \$22,483            | \$26,660            | \$30,616            | \$34,979            | \$39,864            |
| Traffic/Parking Safety          | \$10                           | \$33             | \$113              | \$169              | \$228              | \$334              | \$412              | \$522              | \$642               | \$762               | \$875               | \$999               | \$1,139             |
| Fire Administration             | \$12                           | \$39             | \$133              | \$200              | \$269              | \$394              | \$486              | \$616              | \$758               | \$899               | \$1,032             | \$1,179             | \$1,344             |
| Fire Operations                 | \$0                            | \$0              | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| City Fac Projects & Maintenance | \$0                            | \$0              | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Recreation Center               | \$113                          | \$359            | \$1,212            | \$1,820            | \$2,449            | \$3,592            | \$4,431            | \$5,615            | \$6,908             | \$8,192             | \$9,407             | \$10,748            | \$12,248            |
| Non-Departmental                | \$252                          | \$802            | \$2,709            | \$4,070            | \$5,477            | \$8,030            | \$9,907            | \$12,554           | \$15,445            | \$18,315            | \$21,033            | \$24,031            | \$27,386            |
| <b>Subtotal</b>                 | <b>\$873</b>                   | <b>\$2,781</b>   | <b>\$9,393</b>     | <b>\$14,112</b>    | <b>\$18,991</b>    | <b>\$27,846</b>    | <b>\$34,354</b>    | <b>\$43,534</b>    | <b>\$53,559</b>     | <b>\$63,511</b>     | <b>\$72,936</b>     | <b>\$83,330</b>     | <b>\$94,966</b>     |
| <b>Total</b>                    | <b>\$175,788</b>               | <b>\$538,116</b> | <b>\$1,841,920</b> | <b>\$2,757,399</b> | <b>\$3,693,886</b> | <b>\$5,400,226</b> | <b>\$6,644,557</b> | <b>\$8,399,749</b> | <b>\$10,313,404</b> | <b>\$12,217,830</b> | <b>\$14,011,530</b> | <b>\$15,983,604</b> | <b>\$18,199,106</b> |

**Appendix B**  
**Table B-9**  
**Estimated Annual Project Expenditures**  
**EIFD No. 1**  
**City of West Sacramento, CA**

| Expenditure <sup>1</sup>        | 2030-31             |
|---------------------------------|---------------------|
| <b>Fund: 207</b>                |                     |
| Information Technology          | \$14,261            |
| Police Administration           | \$0                 |
| Police Investigation            | \$0                 |
| Police Patrol                   | \$43,785            |
| Traffic/Parking Safety          | \$1,251             |
| Fire Administration             | \$1,476             |
| Fire Operations                 | \$0                 |
| City Fac Projects & Maintenance | \$0                 |
| Recreation Center               | \$13,453            |
| Non-Departmental                | \$30,080            |
| <b>Subtotal</b>                 | <b>\$104,306</b>    |
| <b>Total</b>                    | <b>\$19,936,691</b> |

Appendix B  
Table B-9  
Estimated Annual Project Expenditures  
EIFD No. 1  
City of West Sacramento, CA

| Expenditure <sup>1</sup>        | Estimates with Inflation Rates |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---------------------------------|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                 | 2031-32                        | 2032-33             | 2033-34             | 2034-35             | 2035-36             | 2036-37             | 2037-38             | 2038-39             | 2039-40             | 2040-41             | 2041-42             | 2042-43             | 2043-44             |
| <b>Fund: 207</b>                |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Information Technology          | \$15,499                       | \$16,858            | \$18,226            | \$19,352            | \$20,292            | \$21,270            | \$22,317            | \$23,407            | \$24,543            | \$25,726            | \$26,882            | \$27,689            | \$28,519            |
| Police Administration           | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Police Investigation            | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Police Patrol                   | \$47,585                       | \$51,757            | \$55,957            | \$59,415            | \$62,299            | \$65,303            | \$68,517            | \$71,864            | \$75,351            | \$78,983            | \$82,533            | \$85,009            | \$87,559            |
| Traffic/Parking Safety          | \$1,360                        | \$1,479             | \$1,599             | \$1,698             | \$1,780             | \$1,866             | \$1,958             | \$2,053             | \$2,153             | \$2,257             | \$2,358             | \$2,429             | \$2,502             |
| Fire Administration             | \$1,605                        | \$1,745             | \$1,887             | \$2,003             | \$2,101             | \$2,202             | \$2,310             | \$2,423             | \$2,541             | \$2,663             | \$2,783             | \$2,866             | \$2,952             |
| Fire Operations                 | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| City Fac Projects & Maintenance | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Recreation Center               | \$14,621                       | \$15,903            | \$17,193            | \$18,256            | \$19,142            | \$20,065            | \$21,052            | \$22,081            | \$23,152            | \$24,268            | \$25,359            | \$26,120            | \$26,903            |
| Non-Departmental                | \$32,690                       | \$35,556            | \$38,442            | \$40,817            | \$42,799            | \$44,863            | \$47,070            | \$49,370            | \$51,766            | \$54,260            | \$56,699            | \$58,400            | \$60,152            |
| <b>Subtotal</b>                 | <b>\$113,359</b>               | <b>\$123,298</b>    | <b>\$133,304</b>    | <b>\$141,541</b>    | <b>\$148,412</b>    | <b>\$155,569</b>    | <b>\$163,224</b>    | <b>\$171,199</b>    | <b>\$179,506</b>    | <b>\$188,157</b>    | <b>\$196,615</b>    | <b>\$202,513</b>    | <b>\$208,588</b>    |
| <b>Total</b>                    | <b>\$21,626,283</b>            | <b>\$23,477,277</b> | <b>\$25,344,134</b> | <b>\$26,892,494</b> | <b>\$28,200,734</b> | <b>\$29,563,265</b> | <b>\$31,023,309</b> | <b>\$32,544,348</b> | <b>\$34,128,729</b> | <b>\$35,778,883</b> | <b>\$37,398,497</b> | <b>\$38,520,452</b> | <b>\$39,676,066</b> |

Appendix B  
Table B-9  
Estimated Annual Project Expenditures  
EIFD No. 1  
City of West Sacramento, CA

| Expenditure <sup>1</sup>        | Estimates with Inflation Rates |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|---------------------------------|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                 | 2044-45                        | 2045-46             | 2046-47             | 2047-48             | 2048-49             | 2049-50             | 2050-51             | 2051-52             | 2052-53             | 2053-54             | 2054-55             | 2055-56             |
| <b>Fund: 207</b>                |                                |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Information Technology          | \$29,375                       | \$30,256            | \$31,164            | \$32,099            | \$33,062            | \$34,054            | \$35,075            | \$36,127            | \$37,211            | \$38,328            | \$39,477            | \$40,662            |
| Police Administration           | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Police Investigation            | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Police Patrol                   | \$90,186                       | \$92,892            | \$95,678            | \$98,549            | \$101,505           | \$104,550           | \$107,687           | \$110,917           | \$114,245           | \$117,672           | \$121,203           | \$124,839           |
| Traffic/Parking Safety          | \$2,577                        | \$2,654             | \$2,734             | \$2,816             | \$2,900             | \$2,987             | \$3,077             | \$3,169             | \$3,264             | \$3,362             | \$3,463             | \$3,567             |
| Fire Administration             | \$3,041                        | \$3,132             | \$3,226             | \$3,323             | \$3,423             | \$3,525             | \$3,631             | \$3,740             | \$3,852             | \$3,968             | \$4,087             | \$4,209             |
| Fire Operations                 | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| City Fac Projects & Maintenance | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Recreation Center               | \$27,710                       | \$28,542            | \$29,398            | \$30,280            | \$31,188            | \$32,124            | \$33,088            | \$34,080            | \$35,103            | \$36,156            | \$37,240            | \$38,358            |
| Non-Departmental                | \$61,957                       | \$63,816            | \$65,730            | \$67,702            | \$69,733            | \$71,825            | \$73,980            | \$76,199            | \$78,485            | \$80,840            | \$83,265            | \$85,763            |
| <b>Subtotal</b>                 | <b>\$214,846</b>               | <b>\$221,291</b>    | <b>\$227,930</b>    | <b>\$234,768</b>    | <b>\$241,811</b>    | <b>\$249,065</b>    | <b>\$256,537</b>    | <b>\$264,233</b>    | <b>\$272,160</b>    | <b>\$280,325</b>    | <b>\$288,735</b>    | <b>\$297,397</b>    |
| <b>Total</b>                    | <b>\$40,866,348</b>            | <b>\$42,092,338</b> | <b>\$43,355,108</b> | <b>\$44,655,762</b> | <b>\$45,995,434</b> | <b>\$47,375,297</b> | <b>\$48,796,556</b> | <b>\$50,260,453</b> | <b>\$51,768,267</b> | <b>\$53,321,315</b> | <b>\$54,920,954</b> | <b>\$56,568,583</b> |

**Appendix B**  
**Table B-9**  
**Estimated Annual Project Expenditures**  
**EIFD No. 1**  
**City of West Sacramento, CA**

| Expenditure <sup>1</sup>        | Estimates with Inflation Rates |                     |                     |                     |                     |                     |                     |                     |                     |
|---------------------------------|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                                 | 2056-57                        | 2057-58             | 2058-59             | 2059-60             | 2060-61             | 2061-62             | 2062-63             | 2063-64             | 2064-65             |
| <b>Fund: 207</b>                |                                |                     |                     |                     |                     |                     |                     |                     |                     |
| Information Technology          | \$41,882                       | \$43,138            | \$44,432            | \$45,765            | \$47,138            | \$48,552            | \$50,009            | \$51,509            | \$53,054            |
| Police Administration           | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Police Investigation            | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Police Patrol                   | \$128,584                      | \$132,441           | \$136,415           | \$140,507           | \$144,722           | \$149,064           | \$153,536           | \$158,142           | \$162,886           |
| Traffic/Parking Safety          | \$3,674                        | \$3,784             | \$3,898             | \$4,014             | \$4,135             | \$4,259             | \$4,387             | \$4,518             | \$4,654             |
| Fire Administration             | \$4,336                        | \$4,466             | \$4,600             | \$4,738             | \$4,880             | \$5,026             | \$5,177             | \$5,332             | \$5,492             |
| Fire Operations                 | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| City Fac Projects & Maintenance | \$0                            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Recreation Center               | \$39,508                       | \$40,694            | \$41,914            | \$43,172            | \$44,467            | \$45,801            | \$47,175            | \$48,590            | \$50,048            |
| Non-Departmental                | \$88,336                       | \$90,986            | \$93,715            | \$96,527            | \$99,423            | \$102,405           | \$105,478           | \$108,642           | \$111,901           |
| <b>Subtotal</b>                 | <b>\$306,319</b>               | <b>\$315,509</b>    | <b>\$324,974</b>    | <b>\$334,723</b>    | <b>\$344,765</b>    | <b>\$355,108</b>    | <b>\$365,761</b>    | <b>\$376,734</b>    | <b>\$388,036</b>    |
| <b>Total</b>                    | <b>\$58,265,640</b>            | <b>\$60,013,609</b> | <b>\$61,814,018</b> | <b>\$63,668,438</b> | <b>\$65,578,491</b> | <b>\$67,545,846</b> | <b>\$69,572,222</b> | <b>\$71,659,388</b> | <b>\$73,809,170</b> |

<sup>1</sup> All base numbers come from Table B-8 in Appendix B and Table 2 in Appendix A.

<sup>2</sup> The 2017\$ is assumed to inflate 3% compared to the currency used in 2016-17 City Budget.

**Appendix B**  
**Table B-10.1**  
**Method of Calculating Estimated Revenues**  
**EIFD No. 1**  
**City of West Sacramento, CA**

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| <b>Item</b>                 | <b>Estimating Procedure</b> | <b>Item No. in City Budget</b> | <b>FY 2016-17 Budgeted Revenue</b> |
|-----------------------------|-----------------------------|--------------------------------|------------------------------------|
| Property Tax                | Case Study                  | 4001                           | \$17,479,090                       |
| Property Tax In-Lieu of VLF | Case Study                  | 4003                           | \$4,257,076                        |
| Real Property Transfer Tax  | Case Study                  | 4080                           | \$146,134                          |
| Sales Tax                   | Case Study                  | 4040                           | \$12,407,558                       |
| Prop 172 Sales Tax          | Case Study                  |                                | (Included in Sales Tax)            |
| Transient Occupancy Tax     | Case Study                  |                                | \$1,133,248                        |
| Franchises                  | Persons Served              | 4065                           | \$765,000                          |
| Licenses and Permits        | Persons Served              | Same Category                  | \$13,398                           |
| Fines and Forfeitures       | Persons Served              | Same Category                  | \$126,000                          |

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Source: City of West Sacramento, Biennial Budget, FY 2015 - 17.

**Appendix B**

**Table B-10.2**

**Method of Calculating Estimated Expenditures**

**EIFD No. 1**

**City of West Sacramento, CA**

| <b>General Fund Expenditure</b> | <b>Estimating Procedure</b> | <b>FY 2016-17 Amended Budget</b> | <b>Less: Offsetting Revenue</b> | <b>FY 2016-17 Net City Budget</b> |
|---------------------------------|-----------------------------|----------------------------------|---------------------------------|-----------------------------------|
| <b>Fund: 101</b>                |                             |                                  |                                 |                                   |
| City Manager's Contingency      | Persons Served              | \$50,000                         | \$647                           | \$49,353                          |
| Police Administration           | Persons Served              | \$2,341,302                      | \$105,680                       | \$2,235,622                       |
| Police Investigation            | Persons Served              | \$2,810,244                      | \$36,345                        | \$2,773,899                       |
| Police Records                  | Persons Served              | \$739,352                        | \$9,562                         | \$729,790                         |
| Police Patrol                   | Persons Served              | \$7,961,832                      | \$102,971                       | \$7,858,861                       |
| Police P.O.S.T.                 | Persons Served              | \$73,000                         | \$944                           | \$72,056                          |
| Traffic/Parking Safety          | Persons Served              | \$972,956                        | \$12,583                        | \$960,373                         |
| Communications J.P.A.           | Persons Served              | \$2,164,875                      | \$27,998                        | \$2,136,877                       |
| Animal Control                  | Persons Served              | \$543,000                        | \$7,023                         | \$535,977                         |
| Code Enforcement                | Persons Served              | \$604,366                        | \$7,816                         | \$596,550                         |
| Fire Administration             | Persons Served              | \$1,208,111                      | \$115,625                       | \$1,092,486                       |
| Fire Operations                 | Persons Served              | \$9,831,710                      | \$127,154                       | \$9,704,556                       |
| Fire Prevention Services        | Persons Served              | \$70,600                         | \$913                           | \$69,687                          |
| Parks & Recreation Admin        | Per Capita                  | \$565,501                        | \$7,314                         | \$558,187                         |
| Recreation Activities           | Per Capita                  | \$1,601,932                      | \$20,718                        | \$1,581,214                       |
| Recreation Center               | Per Capita                  | \$1,172,669                      | \$15,166                        | \$1,157,503                       |
| Community Center                | Per Capita                  | \$563,099                        | \$7,283                         | \$555,816                         |
| Park Maintenance                | Per Capita                  | \$2,110,538                      | \$147,065                       | \$1,963,473                       |
| Civic Center Common Area Maint  | Per Capita                  | \$51,000                         | \$660                           | \$50,340                          |
| Non-Departmental                | Persons Served              | \$1,199,690                      | \$15,516                        | \$1,184,174                       |
| Transfers Out                   | Persons Served              | \$9,756,978                      | \$126,188                       | \$9,630,790                       |
| <b>Fund: 104</b>                |                             |                                  |                                 |                                   |
| City Manager                    | Persons Served              | \$839,015                        | \$437,035                       | \$401,980                         |
| City Council                    | Persons Served              | \$255,797                        | \$133,242                       | \$122,555                         |
| City Attorney                   | Persons Served              | \$234,000                        | \$121,888                       | \$112,112                         |
| City Clerk                      | Persons Served              | \$562,106                        | \$292,796                       | \$269,310                         |
| Human Resources                 | Persons Served              | \$798,085                        | \$415,715                       | \$382,370                         |
| Comm Relations                  | Persons Served              | \$375,559                        | \$195,625                       | \$179,934                         |

**Appendix B**

**Table B-10.2**

**Method of Calculating Estimated Expenditures**

**EIFD No. 1**

**City of West Sacramento, CA**

| <b>General Fund Expenditure</b> | <b>Estimating Procedure</b> | <b>FY 2016-17 Amended Budget</b> | <b>Less: Offsetting Revenue</b> | <b>FY 2016-17 Net City Budget</b> |
|---------------------------------|-----------------------------|----------------------------------|---------------------------------|-----------------------------------|
| Career Enhancement              | Persons Served              | \$69,400                         | \$36,150                        | \$33,250                          |
| Risk Management                 | Persons Served              | \$975,300                        | \$508,025                       | \$467,275                         |
| Information Technology          | Persons Served              | \$2,594,045                      | \$1,351,215                     | \$1,242,830                       |
| Finance Administration          | Persons Served              | \$484,287                        | \$252,261                       | \$232,026                         |
| Finance Fiscal Records          | Persons Served              | \$773,249                        | \$402,778                       | \$370,471                         |
| Finance Revenue Collection      | Persons Served              | \$583,590                        | \$303,987                       | \$279,603                         |
| City Facilities Proj & Maint    | Persons Served              | \$835,220                        | \$435,059                       | \$400,161                         |
| City Fleet Maintenance          | Persons Served              | \$16,000                         | \$8,334                         | \$7,666                           |
| City Hall Maintenance           | Persons Served              | \$375,767                        | \$195,734                       | \$180,033                         |
| <b>Fund: 207</b>                |                             |                                  |                                 |                                   |
| Information Technology          | Persons Served              | \$114,000                        | \$85,126                        | \$28,874                          |
| Police Administration           | Persons Served              | \$0                              | \$0                             | \$0                               |
| Police Investigation            | Persons Served              | \$0                              | \$0                             | \$0                               |
| Police Patrol                   | Persons Served              | \$350,000                        | \$261,351                       | \$88,649                          |
| Traffic/Parking Safety          | Persons Served              | \$10,000                         | \$7,467                         | \$2,533                           |
| Fire Administration             | Persons Served              | \$11,802                         | \$8,813                         | \$2,989                           |
| Fire Operations                 | Persons Served              | \$0                              | \$0                             | \$0                               |
| City Fac Projects & Maintenance | Persons Served              | \$0                              | \$0                             | \$0                               |
| Recreation Center               | Persons Served              | \$107,540                        | \$80,302                        | \$27,238                          |
| Non-Departmental                | Persons Served              | \$360,670                        | \$269,319                       | \$91,351                          |
| <b>Total</b>                    |                             | <b>\$57,118,187</b>              | <b>\$6,697,392</b>              | <b>\$50,420,795</b>               |

Source: City of West Sacramento, Biennial Budget, FY 2015 - 17.

**APPENDIX C**  
**DESCRIPTION OF EIFD SUBAREAS**

**City of West Sacramento**  
**Description of EIFD No. 1 Subareas**

**BRIDGE DISTRICT**

**Land Use:** Waterfront Mixed Use

**Timeframe:** Near Term 0-5 years

**Description:** The Bridge District has been the focal point of the City's riverfront redevelopment efforts since the early 1990's. The adopted Bridge District Specific Plan has guided planning, infrastructure development, and financing in order to transition the former industrial area into a transit-oriented, waterfront-oriented urban core for the City. The plan has a potential build out of 12.5 million square feet (however, 9.6 million square feet is considered more likely), including up to 5,210 residential units and 7.2 million square feet of commercial uses.

In 2014, the City completed a \$50 million set of infrastructure improvements, known as the "2014 Plan" that established a new roadway grid, public spaces such as the Riverwalk and Garden Park, new water and drainage utilities, and freeway off ramp improvements. A new five-year CIP plan known as the "2019 Plan" includes another \$60 million in public improvements. The current five year plan includes the Streetcar project extension to the District, public parking improvements, and additional street circulation improvements.

The financing of improvements has included major federal and State grant contributions, as well as redevelopment funds contributed prior to RDA dissolution. Four financing districts have been established including CFD 23, CFD 27, CFD R, and Infrastructure Financing District No. 1. CFD 27 has only utilized a small portion of the \$125 million in bond capacity authorized by City Council.

Since the 2014 Plan was completed, 275 residential units have been completed as well as one commercial project that opened July 22, 2016, "The Barn." A number of projects are in the works, as described below:

**New Development:**

- The Barn: The project is located near Garden Street and Riverfront Street. The site area, which is approximately 0.59 acres in size, is proposed to be used as a venue for a variety of outdoor events. The site will be developed with an informal, outdoor event structure. The structure will be approximately 8,025 square feet that will be anchored by two pods. The small pod will house an interpretative center. The larger pod will include a kitchen, sales center and storage. While construction began in March 2015, and the shell structure is completed, final occupancy is not expected until a restaurant operator is selected.
  
- West Gateway Mixed Use Project: this project consists of a Phase I project with three stories of residential development constructed over retail and/or a structured parking garage. There are 77 apartments and 14,000 SF of retail. Construction is expected to be

**City of West Sacramento**  
**Description of EIFD No. 1 Subareas**

completed in early 2017. A future Phase II residential project is to include an additional 98 apartment units built over a podium parking structure with 86 parking spaces.

- TBD Townhomes (aka Park Moderns) Phase II: This second phase of the Smart Growth project commenced in January 2016 and includes an additional 21 townhomes. The homes are a combination of two and three bedrooms with modern style elevations. All 21 units will be three stories in height overall. The vehicular access for each 2-car garage will be accessed from the rear loaded alleys as part of the first floor of each unit. The square footage of the units range from 1,505 sq. ft. (along Central Street) to 2,227 sq. ft. along Riverfront Street. The project encompasses four address; 978 and a portion of 972 along Riverfront Street on the east side and 981 and a portion of 975 on the west side of the project site (APN's 058-330-046, 047, 048 and 049). The project is now under construction with units now being marketed for sale. Completion is scheduled for late-2016.
  
- TBD Apartments Phase II: Smart Growth Investors submitted an application for design review for their phase II apartments located at 980 and 974 Central Street. The phase II apartment development proposes 55 units in a massing of 2-4 stories of residential above parking. The majority of the units will be studio or 1 bedroom apartments, with the smallest units being 357 square feet. The 2 story portion of the building is located directly adjacent to the single family townhomes while the 4 story portion is located on the northern half of the lot along Bridge Street. The design includes an interior courtyard and balconies along Central and Bridge Street.
  
- River's Edge Apartments: Bridge District Riverfront LLC submitted an application for design review for a mixed use residential/retail building located along the waterfront in the Bridge District at the southeast corner of Riverfront Street and Ballpark Drive. The proposed design is 5 stories in height and would contain 273 residential units and 16,271 square feet of retail space to be wrapped around a 5-story, 447 space parking garage. The design includes linear retail frontage along the entire length of Riverfront Street. Construction is scheduled to commence in spring 2017.

**City of West Sacramento**  
**Description of EIFD No. 1 Subareas**

**RIVERSIDE CHP**

**Acreage:** 336 acres

**Land Use:** Business Park

**Timeframe:** Not applicable, this area has built out

**Description:**

**New Development**

- **Springhill Suites Hotel:** Nihau Developments has obtained conditional use permits for a property at 3425 Reed Avenue, and propose construction of a 110 room Springhill Suites Hotel. Construction will commence June/July 2016. The construction value of the hotel is \$10.2 million.
- **Unnamed Hotel:** an application has been submitted for construction of a hotel adjacent to the Springhill Suites, which would be a 4 story, 82 room hotel, with meeting rooms and a pool.
- An application has been received (Tentative Map #5086) to split a 8.18 acre lot into four lots, at the intersection of Reed Avenue and Stillwater Road. The lots would be developed with future commercial or office uses.

**SOUTHPORT INDUSTRIAL PARK**

**Land Use:** The Southport LLC land is currently entitled and zoned for BP (Business Professional), M2 (Heavy and Light Industrial), NC (Neighborhood Commercial) or HDR (High Density Residential) uses. Approvals required for further development of the property consist of permitting and design review and Lots 5-1 through 5-9 (APN: 045-554-003, 67.19 acres) and Lots 4-1 through 4-4 (APN: 045-551-042, 61.08 acres) will require final map approval from the City.

**Timeframe:** Near Term 0 -5 years

**Description:** Currently, approximately 75% of the undeveloped taxable acreage contained within SIP is owned by Southport LLC, with the remainder owned by 7 other unrelated entities. Southport LLC currently intends to sell most of its holdings but may develop some parcels through related affiliates as build-to-suit/spec buildings, depending upon market conditions.

Southport LLC is managed by Ridge Southport LLC, a California limited liability company, and an affiliate of Ridge Capital, Inc, ("Ridge Capital"). Ridge Capital reports that Michael Diepenbrock and Carlo Mormorunni, the principals of Ridge Capital, Inc., have had consistent success in the commercial real estate industry, and demonstrated an ability to create value across real estate cycles, both at Ridge and at prior organizations. They have been responsible for the acquisition, repositioning and development of over \$400 million of industrial and office properties, and have completed build-to-suit and fee development projects for many notable

**City of West Sacramento**  
**Description of EIFD No. 1 Subareas**

clients including The Hartford, Raley's, Health Net, Kaiser Permanente, and Nationwide Insurance.

In West Sacramento, Ridge Capital personnel have been directly responsible for the development of the new 400,000 SF corporate headquarters for CalSTRS, one of the nation's largest pension funds. Additionally, they have been responsible for the development of three industrial projects totaling 640,000 SF for clients such as Raley's, PFX and HD Supply. Presently Ridge Capital, as the Development Manager, is preparing to break ground on a 250,000 SF distribution facility for Core-Mark International.

**New Development**

Ridge Capital and their brokers, Jones Laing LaSalle Brokerage, Inc., are marketing the developable parcels for sale.

- The Promenade: The residential project is located on an 18.3 acre parcel in SIP zoned for residential, and will include 223 single family lots as per the approved subdivision map. Granite Bay Communities (GBC) is the owner of the entitled property and is marketing it to merchant builders. Average densities of the development are 12 D.U's per acre. As project will hook up to existing backbone infrastructure there are no constraints to construction of the project once a final developer is secured. Construction is scheduled to commence in fall 2016.
- Nor Cal Beverage: Nor Cal Beverage recently purchased a 41 acres site located at 2980 Oates Street (County APN 045-5551-063) in order to construct a 497,000 SF industrial building that would serve as a consolidated location for this major beverage distributor. Construction may commence as early as fall 2016.

**STONE LOCK**

**Land Use:** Waterfront Mixed Use

**Timeframe:** Near Term 0 -5 years

**Description:** This prime development site is located along the Deepwater Channel, and lies within the boundary of Southport and the Pioneer Bluff areas. Formerly owned by the Redevelopment Agency and for many years optioned to a national retail developer, the Cordish Company, the property is now owned by the Port of West Sacramento. The now abandoned Lock Facility (connecting the Deepwater Channel to the Sacramento River) is the centerpiece of this property, and it is anticipated that the structure will be retained as a historic feature. Stone Lock benefits from the newly constructed Mike McGowan Bridge, and the Village Parkway Extension, both of which create circulation improvements on the site and open the property up to development.

**City of West Sacramento**  
**Description of EIFD No. 1 Subareas**

**New Development:**

- Stone Lock Phase I: The Port is now reviewing proposals from residential developers who have responded to an RFP to purchase and develop a portion of Stone Lock located west of Jefferson Boulevard. The property is 35.17 gross acres and 15 net buildable acres. The zoning allows up to 60 DU's per acre, although the developer submittals are in the range of 15-17 DU's per acre. The selection process will be completed in early August 2016, leading to negotiation of a purchase agreement. Construction would commence in FY 2017-18.
- Future Development: Additional development beyond Phase I will likely require some level of infrastructure investment, including storm drainage and a water storage tank. Development of remainder will also be subject to negotiation of a D.A./entitlements/CEQA.

**WASHINGTON**

**Land Use:** Waterfront Mixed Use

**Timeframe:** Near Term 0-5 years

**Description:** This area consists two distinct planning areas: 1) the Washington Neighborhood, which is inclusive of Raley's Landing and Grand Gateway, and 2) Downtown/Civic Center. Both areas include key development parcels that are subject to redevelopment in the next five years.

**New Development:**

***Raley's Landing***

- Raley's "River One" Parcel: Entitlements include hotel, 200 residential units, and 245,000 SF of office uses, a 300 room hotel, and a 1,000 space parking structure. Property is currently being offered for sale by the Teel Family Trust. The building site is 5 acres.
- Raley's "River II" Parcel: This parcel is entitled for a high rise residential tower of 150 units with a 300 space parking structure. The development site is 1.2 acres. Although a project was put on hold in 2008, the developer, Fairfield Development, has been in contact with the City regarding restarting the project review process for the project.
- CalSTRS Phase II (River III): While the California State Teacher's Retirement System(CalSTRS) built the Phase I high rise Class A office headquarters building which opened in 2009, there is an adjacent building pad for a Phase II building, an additional mid-rise office tower of 200,000 SF is to be constructed on a parking podium that accommodates 725 automobiles. Phase II will be constructed when CalSTRS determines the added space is needed.

***Grand Gateway***

- The Grand Gateway: This infill site is 9.3 acres (5.88 acres net developable) is a City owned property located at the intersection of Garden Street and Tower Bridge Gateway.

**City of West Sacramento**  
**Description of EIFD No. 1 Subareas**

The development anticipated includes 50,000 SF of commercial, 13,000 SF of flex space, and 375 residential units.

***Washington Neighborhood Infill***

- Alura At Washington Square Tentative Map: Alura Partners LLC is proposing minor modification to an existing tentative subdivision map that divides six lots totaling 2.74 acres into 68 single family lots. The applicant has removed two single family units and the proposed 3,500 square foot commercial facility from the original design. The project is located in the Washington Specific Plan area at 412-420 6th Street. The modifications were approved by the Planning Commission on April 7, 2016.
  
- Historic Washington Firehouse: Renovation of the historic Washington Firehouse on 3rd Street is currently under way. D & S Development is refurbishing the building into a first-floor bar and restaurant with an option for work/live space above it. The Firehouse, built in 1938, has been vacant since 1997. D&S will invest \$1.5 million in renovations.
  
- 4th Street Subdivision: First Capital Communities submitted an application for a tentative subdivision map, conditional use permit, and planned development permit for the development of 0.843 acres into 22 residential units. The tentative subdivision map would create 17 lots, which would include 12 single family residences and 5 two-unit buildings. The conditional use permit was requested to allow single family residential homes to be placed in a multi-family residential (R-3) zone. Finally, the planned development permit was requested to allow for a floor area ratio of greater than 50%. The project site is located at 204-218 4th Street and 221 5th Street. The Planning Commission approved the project on August 21, 2014. Pursuant to the Washington Specific Plan, the project must still obtain design review approval.

**THE RIVERS II**

**Land Use:** Single Family and Multi Family Residential

**Timeframe:** Near Term 0 -5 years

**Description:** Oakstone Investments is the developer of this project, which is a remnant of the old Lighthouse Marina Golf Course. This project is governed by the West Riverview, LLC Development Agreement, which calls for development of the Phase II project on approximately 63 acres, with a building program that includes 220 single family lots, a two-acre private park, four large lots for high density residential, and one 12.3 acre lot for a future school. Alternative use of the school site would be 176 residential units.

**New Development:** The Rivers project involves the redevelopment of the former Lighthouse Marina golf course into a master planned community. The property includes premium development sites on a bluff overlooking the Sacramento River. The Grupe Company

**City of West Sacramento**  
**Description of EIFD No. 1 Subareas**

constructed the first phase of the project, but discontinued activities in 2008 with onset of the economic downturn. The undeveloped property is now owned by another master developer, but a Development Agreement is in place as is most critical infrastructure elements (except for a required water tank). The property is being marketed for sale as final subdivision map is pending approval.

- The developer is currently processing the final subdivision map and is marketing the property to merchant builders. A property sale may occur in the coming months.
- Multi-Family Development: The first sale is anticipated to be to an apartment builder on a site designated for approximately 300 multi-family units. Construction may commence in FY 2017-18
- Single Family Development: The final subdivision map shows 48.4 acres of the total being developed as single family homes. 255 homes are planned with an average price of \$554,000.
- On November 14, 2013, the Washington Unified School District Board approved a charter petition for the Lighthouse Charter School. The K-8 school would be developed on seven of the 12-acre site, and the balance would either accommodate the water storage tank, or additional residential units.
- The City is in the process of forming a facility CFD, CFD 28 (“The Rivers II”) to finance acquisition and construction of public improvement. A draft RMA has been prepared, but the Resolution of Intent is pending approval of the final subdivision map.

**PIONEER BLUFF**

**Land Use:** Waterfront mixed use

**Timeframe:** Long range 10+ years

**Description:** Pioneer Bluff has been planned and zoned for urban mixed-use since 1990 and its transition from an area focused on industrial uses began in the early-2000’s, with the relocation of the Cemex concrete batch plant and removal of associated rail spur. The City also decommissioned the old wastewater treatment plant. In 2013, the City Council adopted the Pioneer Bluff Transition Plan as an action plan to guide the “de-industrialization” of the area. While the development timeframe for Pioneer Bluffs is dependent on major business relocation, infrastructure development, and likely environmental remediation, it is a key riverfront development opportunity. Planned rail relocations will open up the currently constrained site for redevelopment. Finally, a new proposed bridge crossing of the Sacramento River, the proposed Broadway Bridge, will be located in the district.

**New Development:** New development is not envisioned for many years, or until the petroleum tanks are removed. Last year, the Mike McGowan Bridge opened, connecting Pioneer Bluffs to the Southport Area, and creating a major waterfront roadway connection through the area. Thus, there is no current land use plan or building program, although it is anticipated that the area would be zoned Waterfront Mixed Use, and contain higher density urban uses.

**City of West Sacramento**  
**Description of EIFD No. 1 Subareas**

**SEAWAY**

**Land Use:** Industrial/General Commercial

**Timeframe:** Medium Term 5 -10 years

**Description:** The Seaway industrial park is currently undeveloped, lacking backbone infrastructure necessary to develop the property. Owned by the Port of West Sacramento, the area has entitlements under a 1996 Development Agreement, and also includes a fee incentive program with significantly reduced impact fees. There is an approved tentative map.

**New Development:** There Port continues to market the property to potential developers and has received strong interest in the site. However, development of the property cannot occur until interior roadway, storm drain, sewer, and water infrastructure is constructed. The property would allow for wharfage on the Deepwater Channel, and marine-related uses in general.

**IRON TRIANGLE**

**Land Use:** Industrial

**Timeframe:** Medium Term 5-10 years

**Description:** This industrial district is located adjacent to the Central Business District and Washington Neighborhood. Future routing of the new C Street Bridge as well as potential realignment of freight rail tracks will create conditions for redevelopment of this area for higher density residential and commercial uses. Currently, the area includes a large amount of truck storage and low density industrial uses.

**New Development:** No new development is proposed at this time, but it is a likely candidate for a future master plan and visioning. Growth in the adjacent districts will likely driving the timing of redevelopment of this area.

**WEST END**

**Land Use:** Heavy industrial

**Timeframe:** Long Term 10+ years

**Description:** The area bordering the western edge of the City is highly visible and accessible to Interstate 80. Large industrial parcels are occupied by heavy industrial users.

**New Development:** While there is a great potential for redevelopment of the large industrial parcels to a higher and better use, it is anticipated that the heavy industrial uses will remain for some time. The City intends to construct a new corporation yard in this area within the next five years. Private development is no likely to occur without a concentrated effort to rezone the area, construct adequate infrastructure capacity, and other typical capacity building efforts traditionally undertaken by redevelopment agencies.

**City of West Sacramento**  
**Description of EIFD No. 1 Subareas**

**NORTH OF PORT INDUSTRIAL**

**Land Use:** Industrial/General Commercial

**Timeframe:** Not applicable, built out

**Description:** This industrial area is located just north and east of the Port of West Sacramento. The area is the home to Nor Cal Beverage and other food processor/food distribution businesses. The area also includes a major UPS distribution facility.

**New Development:** This industrial area is built out, but there is the potential that new investment will occur within existing industrial/business park area.

**PORT NORTH TERMINAL**

**Land Use:** Industrial/General Commercial

**Timeframe:** Not applicable, built out

**Description:** The North Terminal includes the Port of West Sacramento, which is operated through contract with SSA Marine. The Port has a number of real estate holdings separate from the operating Port which can be developed for industrial purposes in the future.

**New Development:** This industrial area is built out, but there is the potential that new investment will occur within existing industrial/business park area.

**PORT OF SACRAMENTO INDUSTRIAL PARK**

**Land Use:** Industrial/General Commercial

**Timeframe:** Not applicable, built out

**Description:** This industrial area is located west of the Port North Terminal, and includes both rail access and waterfront property that have wharfage on the Deepwater Channel. The area enjoys excellent freeway access via the Industrial Boulevard on/off ramps to I-80. The largest business is the US Postal Service, a major employer within the City.

**New Development:** This industrial area is built out, but there is the potential that new investment will occur within existing industrial/business park area.

**RIVERPOINT**

**Land Use:** Retail

**Timeframe:** Not applicable, built out except for one retail pad

**Description:** Riverpoint Marketplace is an 800,000 SF regional retail center anchored with four big box retailers IKEA, Walmart, Ross, and Home Depot.

**New Development:** The retail center is largely built out, with only a single building pads yet to be developed.

**APPENDIX D**  
**PROJECTION OF BONDED INDEBTEDNESS**

**Table 1**  
**Projection of Funds Available to the EIFD**  
**EIFD Financing Plan**  
**City of West Sacramento, CA**

**Working Draft April 28, 2017**

*\$Thousands*

| No. Years of Bond Authorization | Fiscal Year | Total Taxes Allocated to the EIFD | Net Proceeds of Bonds <sup>(1)</sup> | Less: Bond Debt Service <sup>(1)</sup> | Total Bond Proceeds and Annual Property Taxes Available to the EIFD |                                     | Cumulative EIFD Funding Available   |
|---------------------------------|-------------|-----------------------------------|--------------------------------------|--|---|-------------------------------------|-------------------------------------|
|                                 |             |                                   |                                      |  | Future Dollars  | \$2017 Dollars <sup>(2)</sup>       | \$2017 Dollars <sup>(2)</sup>       |
|                                 |             | <i>Table 2</i>                    |                                      |  | <i>Future Dollars</i>   | <i>\$2017 Dollars<sup>(2)</sup></i> | <i>\$2017 Dollars<sup>(2)</sup></i> |
| 0                               | 2017-18     | \$2,441                           | \$0                                  | \$0                                    | \$2,441   | \$2,441                             | \$2,441                             |
| 0                               | 2018-19     | 2,813                             | 0                                    | 0                                      | 2,813   | 2,731                               | 5,172                               |
| 0                               | 2019-20     | 3,334                             | 0                                    | 0                                      | 3,334   | 3,142                               | 8,314                               |
| 1                               | 2020-21     | 4,767                             | 43,000                               | 0                                      | 47,767  | 43,714                              | 52,028                              |
| 2                               | 2021-22     | 6,008                             | 0                                    | (3,108)                                | 2,900   | 2,577                               | 54,604                              |
| 3                               | 2022-23     | 7,380                             | 0                                    | (3,108)                                | 4,272   | 3,685                               | 58,289                              |
| 4                               | 2023-24     | 9,792                             | 0                                    | (3,108)                                | 6,684   | 5,598                               | 63,887                              |
| 5                               | 2024-25     | 11,618                            | 0                                    | (3,108)                                | 8,510   | 6,920                               | 70,807                              |
| 6                               | 2025-26     | 13,969                            | 0                                    | (3,108)                                | 10,861  | 8,574                               | 79,380                              |
| 7                               | 2026-27     | 16,661                            | 115,000                              | (3,108)                                | 128,553   | 98,525                              | 177,905                             |
| 8                               | 2027-28     | 19,248                            | 0                                    | (11,420)                               | 7,828   | 5,825                               | 183,730                             |
| 9                               | 2028-29     | 21,687                            | 0                                    | (11,420)                               | 10,266  | 7,417                               | 191,147                             |
| 10                              | 2029-30     | 24,480                            | 0                                    | (11,420)                               | 13,060  | 9,160                               | 200,306                             |
| 11                              | 2030-31     | 27,039                            | 106,000                              | (11,420)                               | 121,619   | 82,817                              | 283,123                             |
| 12                              | 2031-32     | 29,178                            | 0                                    | (19,082)                               | 10,096  | 6,675                               | 289,798                             |
| 13                              | 2032-33     | 31,300                            | 0                                    | (19,082)                               | 12,218  | 7,843                               | 297,640                             |
| 14                              | 2033-34     | 33,601                            | 0                                    | (19,082)                               | 14,520  | 9,048                               | 306,688                             |
| 15                              | 2034-35     | 35,966                            | 103,000                              | (19,082)                               | 119,884   | 72,532                              | 379,220                             |
| 16                              | 2035-36     | 37,847                            | 0                                    | (26,527)                               | 11,321  | 6,650                               | 385,870                             |
| 17                              | 2036-37     | 39,524                            | 0                                    | (26,527)                               | 12,997  | 7,412                               | 393,282                             |
| 18                              | 2037-38     | 61,673                            | 234,000                              | (26,527)                               | 269,146   | 149,020                             | 542,302                             |
| 19                              | 2038-39     | 64,676                            | 0                                    | (44,282)                               | 20,393  | 10,962                              | 553,264                             |
| 20                              | 2039-40     | 67,812                            | 0                                    | (44,282)                               | 23,529  | 12,280                              | 565,544                             |
| 21                              | 2040-41     | 71,086                            | 0                                    | (44,282)                               | 26,804  | 13,581                              | 579,125                             |
| 22                              | 2041-42     | 74,507                            | 116,000                              | (44,282)                               | 146,224   | 71,933                              | 651,058                             |
| 23                              | 2042-43     | 77,864                            | 0                                    | (53,838)                               | 24,026  | 11,475                              | 662,533                             |
| 24                              | 2043-44     | 80,049                            | 0                                    | (53,838)                               | 26,211  | 12,154                              | 674,687                             |
| 25                              | 2044-45     | 82,288                            | 0                                    | (53,838)                               | 28,451  | 12,808                              | 687,495                             |

**Table 1**  
**Projection of Funds Available to the EIFD**  
**EIFD Financing Plan**  
**City of West Sacramento, CA**

**Working Draft April 28, 2017**

*\$Thousands*

| No. Years of Bond Authorization             | Fiscal Year | Total Taxes Allocated to the EIFD | Net Proceeds of Bonds <sup>(1)</sup> | Less: Bond Debt Service <sup>(1)</sup> | Total Bond Proceeds and Annual Property Taxes Available to the EIFD |                                     | Cumulative EIFD Funding Available   |
|---|-------------|-----------------------------------|--------------------------------------|--|---|-------------------------------------|-------------------------------------|
|   |             |                                   |                                      |  | Future Dollars  | \$2017 Dollars <sup>(2)</sup>       |                                     |
|   |             | <i>Table 2</i>                    |                                      |  | <i>Future Dollars</i>   | <i>\$2017 Dollars<sup>(2)</sup></i> | <i>\$2017 Dollars<sup>(2)</sup></i> |
| 26  | 2045-46     | 84,584                            | 0                                    | (53,838)                               | 30,746  | 13,438                              | 700,933                             |
| 27  | 2046-47     | 86,937                            | 108,000                              | (53,838)                               | 141,099   | 59,875                              | 760,808                             |
| 28  | 2047-48     | 89,348                            | 0                                    | (64,103)                               | 25,245  | 10,400                              | 771,209                             |
| 29  | 2048-49     | 91,820                            | 0                                    | (64,103)                               | 27,717  | 11,086                              | 782,295                             |
| 30  | 2049-50     | 94,354                            | 0                                    | (64,103)                               | 30,250  | 11,747                              | 794,042                             |
| 31  | 2050-51     | 96,951                            | 0                                    | (60,995)                               | 35,955  | 13,556                              | 807,598                             |
| 32  | 2051-52     | 99,613                            | 0                                    | (60,995)                               | 38,618  | 14,136                              | 821,734                             |
| 33  | 2052-53     | 102,342                           | 114,000                              | (60,995)                               | 155,346   | 55,208                              | 876,942                             |
| 34  | 2053-54     | 105,139                           | 0                                    | (75,287)                               | 29,853  | 10,300                              | 887,242                             |
| 35  | 2054-55     | 108,007                           | 0                                    | (75,287)                               | 32,720  | 10,961                              | 898,202                             |
| 36  | 2055-56     | 110,946                           | 0                                    | (75,287)                               | 35,659  | 11,597                              | 909,800                             |
| 37  | 2056-57     | 113,959                           | 0                                    | (66,974)                               | 46,985  | 14,836                              | 924,635                             |
| 38  | 2057-58     | 117,048                           | 0                                    | (66,974)                               | 50,074  | 15,350                              | 939,986                             |
| 39  | 2058-59     | 120,215                           | 0                                    | (66,974)                               | 53,240  | 15,846                              | 955,831                             |
| 40  | 2059-60     | 123,461                           | 0                                    | (66,974)                               | 56,486  | 16,322                              | 972,154                             |
| 41  | 2060-61     | 126,788                           | 0                                    | (59,313)                               | 67,475  | 18,930                              | 991,083                             |
| 42  | 2061-62     | 130,200                           | 0                                    | (59,313)                               | 70,887  | 19,308                              | 1,010,391                           |
| 43  | 2062-63     | 133,697                           | 0                                    | (59,313)                               | 74,384  | 19,670                              | 1,030,061                           |
| 44  | 2063-64     | 137,282                           | 0                                    | (59,313)                               | 77,970  | 20,018                              | 1,050,079                           |
| 45  | 2064-65     | 140,958                           | 0                                    | 0                                      | 140,958   | 35,135                              | 1,085,214                           |
| Total - Future Dollars                      |             | \$3,172,254                       | \$939,000                            | (\$1,772,859)                          | \$2,338,395   | N/A                                 | N/A                                 |
| Total - Current 2017 Dollars <sup>(2)</sup> |             | \$1,268,624                       | \$534,954                            | (\$718,364)                            | \$1,085,214   | \$1,085,214                         | \$1,085,214                         |

**Notes**

(1) Estimated bond capacity based upon 5% interest, 30 year maximum term, 1.5 X coverage, \$100,000 minimum issuance size following a smaller initial issuance, and 10% cost of issuance, reserve fund and underwriter discount. The final debt service payment is assumed to be made using debt service reserve funds.

(2) Future dollars are adjusted to current 2017 dollars based on an assumed 3% rate of inflation.

**Table 2**  
**Projected Revenues Available to the EIFD**  
**EIFD Financing Plan**  
**City of West Sacramento, CA**

Working Draft April 28, 2017

\$Thousands

| No. Years of<br>Bond<br>Authorization | Fiscal<br>Year | AV Increment   | Property Tax<br>Increment at<br>1% Rate | City Share of Property Tax Increment<br>Allocated to EIFD <sup>(1)</sup> |                    |               | Measure G<br>Funds <sup>(2)</sup> | Total Taxes<br>Allocated to EIFD |
|---------------------------------------|----------------|----------------|---|--|--------------------|---------------|-----------------------------------|----------------------------------|
|                                       |                |                |   | City Share   | % Allocated        | Amount        |                                   |                                  |
|                                       |                | <i>Table 3</i> |   | <i>City Share</i>  | <i>% Allocated</i> | <i>Amount</i> |                                   |                                  |
| 0                                     | 2017-18        | \$62,512       | \$625                                   | 31%  | 100%               | \$191         | \$2,250                           | \$2,441                          |
| 0                                     | 2018-19        | 184,521        | 1,845                                   | 31%  | 100%               | 563           | 2,250                             | 2,813                            |
| 0                                     | 2019-20        | 355,255        | 3,553                                   | 31%  | 100%               | 1,084         | 2,250                             | 3,334                            |
| 1                                     | 2020-21        | 825,125        | 8,251                                   | 31%  | 100%               | 2,517         | 2,250                             | 4,767                            |
| 2                                     | 2021-22        | 1,231,927      | 12,319                                  | 31%  | 100%               | 3,758         | 2,250                             | 6,008                            |
| 3                                     | 2022-23        | 1,681,606      | 16,816                                  | 31%  | 100%               | 5,130         | 2,250                             | 7,380                            |
| 4                                     | 2023-24        | 2,472,565      | 24,726                                  | 31%  | 100%               | 7,542         | 2,250                             | 9,792                            |
| 5                                     | 2024-25        | 3,071,143      | 30,711                                  | 31%  | 100%               | 9,368         | 2,250                             | 11,618                           |
| 6                                     | 2025-26        | 3,841,767      | 38,418                                  | 31%  | 100%               | 11,719        | 2,250                             | 13,969                           |
| 7                                     | 2026-27        | 4,724,107      | 47,241                                  | 31%  | 100%               | 14,411        | 2,250                             | 16,661                           |
| 8                                     | 2027-28        | 5,572,263      | 55,723                                  | 31%  | 100%               | 16,998        | 2,250                             | 19,248                           |
| 9                                     | 2028-29        | 6,371,694      | 63,717                                  | 31%  | 100%               | 19,437        | 2,250                             | 21,687                           |
| 10                                    | 2029-30        | 7,287,398      | 72,874                                  | 31%  | 100%               | 22,230        | 2,250                             | 24,480                           |
| 11                                    | 2030-31        | 8,126,339      | 81,263                                  | 31%  | 100%               | 24,789        | 2,250                             | 27,039                           |
| 12                                    | 2031-32        | 8,827,478      | 88,275                                  | 31%  | 100%               | 26,928        | 2,250                             | 29,178                           |
| 13                                    | 2032-33        | 9,523,245      | 95,232                                  | 31%  | 100%               | 29,050        | 2,250                             | 31,300                           |
| 14                                    | 2033-34        | 10,277,593     | 102,776                                 | 31%  | 100%               | 31,351        | 2,250                             | 33,601                           |
| 15                                    | 2034-35        | 11,052,768     | 110,528                                 | 31%  | 100%               | 33,716        | 2,250                             | 35,966                           |
| 16                                    | 2035-36        | 11,669,465     | 116,695                                 | 31%  | 100%               | 35,597        | 2,250                             | 37,847                           |
| 17                                    | 2036-37        | 12,219,016     | 122,190                                 | 31%  | 100%               | 37,274        | 2,250                             | 39,524                           |
| 18                                    | 2037-38        | 12,792,578     | 127,926                                 | 48%  | 100%               | 61,673        |                                   | 61,673                           |
| 19                                    | 2038-39        | 13,415,434     | 134,154                                 | 48%  | 100%               | 64,676        |                                   | 64,676                           |
| 20                                    | 2039-40        | 14,065,862     | 140,659                                 | 48%  | 100%               | 67,812        |                                   | 67,812                           |
| 21                                    | 2040-41        | 14,745,133     | 147,451                                 | 48%  | 100%               | 71,086        |                                   | 71,086                           |
| 22                                    | 2041-42        | 15,454,582     | 154,546                                 | 48%  | 100%               | 74,507        |                                   | 74,507                           |
| 23                                    | 2042-43        | 16,151,050     | 161,511                                 | 48%  | 100%               | 77,864        |                                   | 77,864                           |
| 24                                    | 2043-44        | 16,604,248     | 166,042                                 | 48%  | 100%               | 80,049        |                                   | 80,049                           |
| 25                                    | 2044-45        | 17,068,761     | 170,688                                 | 48%  | 100%               | 82,288        |                                   | 82,288                           |
| 26                                    | 2045-46        | 17,544,876     | 175,449                                 | 48%  | 100%               | 84,584        |                                   | 84,584                           |

**Table 2**  
**Projected Revenues Available to the EIFD**  
**EIFD Financing Plan**  
**City of West Sacramento, CA**

Working Draft April 28, 2017

\$Thousands

| No. Years of<br>Bond<br>Authorization       | Fiscal<br>Year | AV Increment   | Property Tax<br>Increment at<br>1% Rate | City Share of Property Tax Increment<br>Allocated to EIFD <sup>(1)</sup> |             |             | Measure G<br>Funds <sup>(2)</sup> | Total Taxes<br>Allocated to EIFD |
|---|----------------|----------------|---|--|-------------|-------------|-----------------------------------|----------------------------------|
|   |                |                |   | City Share   | % Allocated | Amount      |                                   |                                  |
|   |                | <i>Table 3</i> |   |  |             |             |                                   |                                  |
| 27  | 2046-47        | 18,032,889     | 180,329                                 | 48%  | 100%        | 86,937      |                                   | 86,937                           |
| 28  | 2047-48        | 18,533,102     | 185,331                                 | 48%  | 100%        | 89,348      |                                   | 89,348                           |
| 29  | 2048-49        | 19,045,827     | 190,458                                 | 48%  | 100%        | 91,820      |                                   | 91,820                           |
| 30  | 2049-50        | 19,571,381     | 195,714                                 | 48%  | 100%        | 94,354      |                                   | 94,354                           |
| 31  | 2050-51        | 20,110,093     | 201,101                                 | 48%  | 100%        | 96,951      |                                   | 96,951                           |
| 32  | 2051-52        | 20,662,297     | 206,623                                 | 48%  | 100%        | 99,613      |                                   | 99,613                           |
| 33  | 2052-53        | 21,228,338     | 212,283                                 | 48%  | 100%        | 102,342     |                                   | 102,342                          |
| 34  | 2053-54        | 21,808,569     | 218,086                                 | 48%  | 100%        | 105,139     |                                   | 105,139                          |
| 35  | 2054-55        | 22,403,353     | 224,034                                 | 48%  | 100%        | 108,007     |                                   | 108,007                          |
| 36  | 2055-56        | 23,013,061     | 230,131                                 | 48%  | 100%        | 110,946     |                                   | 110,946                          |
| 37  | 2056-57        | 23,638,074     | 236,381                                 | 48%  | 100%        | 113,959     |                                   | 113,959                          |
| 38  | 2057-58        | 24,278,785     | 242,788                                 | 48%  | 100%        | 117,048     |                                   | 117,048                          |
| 39  | 2058-59        | 24,935,595     | 249,356                                 | 48%  | 100%        | 120,215     |                                   | 120,215                          |
| 40  | 2059-60        | 25,608,917     | 256,089                                 | 48%  | 100%        | 123,461     |                                   | 123,461                          |
| 41  | 2060-61        | 26,299,172     | 262,992                                 | 48%  | 100%        | 126,788     |                                   | 126,788                          |
| 42  | 2061-62        | 27,006,795     | 270,068                                 | 48%  | 100%        | 130,200     |                                   | 130,200                          |
| 43  | 2062-63        | 27,732,231     | 277,322                                 | 48%  | 100%        | 133,697     |                                   | 133,697                          |
| 44  | 2063-64        | 28,475,938     | 284,759                                 | 48%  | 100%        | 137,282     |                                   | 137,282                          |
| 45  | 2064-65        | 29,238,384     | 292,384                                 | 48%  | 100%        | 140,958     |                                   | 140,958                          |
| Total - Future Dollars                      |                | \$688,843,113  | \$6,888,431                             |  |             | \$3,127,254 | \$45,000                          | \$3,172,254                      |
| Total - Current 2017 Dollars <sup>(3)</sup> |                | \$282,933,973  | \$2,829,340                             |  |             | \$1,234,145 | \$34,479                          | \$1,268,624                      |

Notes

<sup>(1)</sup> Represents "net available revenue" after meeting obligations of the former redevelopment agency that may be allocated to the EIFD per H&S 53398.75. Amounts exclude City pass through payments under H&S 33607.5. After 2036-37 when the Successor Agency is projected to be dissolved, amounts represent the City's share of regular property taxes.

<sup>(2)</sup> "Measure G" funds represent existing funds available to the City under redevelopment dissolution (and which constitute existing "net available revenue" per H&S 53398.75 (d)). Annual estimate is based upon current annual revenue available for infrastructure projects.

<sup>(3)</sup> Future dollars are adjusted to current 2017 dollars based on an assumed 3% rate of inflation.

**Table 3**  
**Assessed Valuation Projection**  
**EIFD Financing Plan**  
**City of West Sacramento, CA**

Working Draft April 28, 2017

\$Thousands

| No. Years of<br>Bond<br>Authorization | Fiscal<br>Year | Beginning<br>Assessed Value <sup>(1)</sup> | Annual Assessed Value Added  |   | Total Assessed<br>Value | AV Increment<br>Over Base Year<br>Assessed Value |
|---------------------------------------|----------------|--|--|---|-------------------------|--|
|                                       |                |  | New Development +<br>Subsequent Transfers of<br>Ownership<br><i>from fiscal analysis</i> | Growth of Existing AV within<br>Areas Not Specifically Identified<br>for<br>Development at 3% |                         |  |
|                                       |                |  |  |   |                         | 2,316,771  |
| 0                                     | 2017-18        | \$2,316,771                                | \$0  | \$62,512  | \$2,379,283             | \$62,512   |
| 0                                     | 2018-19        | 2,379,283                                  | 57,622   | 64,388  | 2,501,292               | \$184,521  |
| 0                                     | 2019-20        | 2,501,292                                  | 104,415  | 66,319  | 2,672,026               | \$355,255  |
| 1                                     | 2020-21        | 2,672,026                                  | 401,561  | 68,309  | 3,141,896               | \$825,125  |
| 2                                     | 2021-22        | 3,141,896                                  | 336,444  | 70,358  | 3,548,698               | \$1,231,927                                      |
| 3                                     | 2022-23        | 3,548,698                                  | 377,210  | 72,469  | 3,998,377               | \$1,681,606                                      |
| 4                                     | 2023-24        | 3,998,377                                  | 716,317  | 74,643  | 4,789,336               | \$2,472,565                                      |
| 5                                     | 2024-25        | 4,789,336                                  | 521,696  | 76,882  | 5,387,914               | \$3,071,143                                      |
| 6                                     | 2025-26        | 5,387,914                                  | 691,435  | 79,189  | 6,158,538               | \$3,841,767                                      |
| 7                                     | 2026-27        | 6,158,538                                  | 800,776  | 81,564  | 7,040,878               | \$4,724,107                                      |
| 8                                     | 2027-28        | 7,040,878                                  | 764,144  | 84,011  | 7,889,034               | \$5,572,263                                      |
| 9                                     | 2028-29        | 7,889,034                                  | 712,899  | 86,532  | 8,688,465               | \$6,371,694                                      |
| 10                                    | 2029-30        | 8,688,465                                  | 826,577  | 89,127  | 9,604,169               | \$7,287,398                                      |
| 11                                    | 2030-31        | 9,604,169                                  | 747,140  | 91,801  | 10,443,110              | \$8,126,339                                      |
| 12                                    | 2031-32        | 10,443,110                                 | 606,583  | 94,555  | 11,144,249              | \$8,827,478                                      |
| 13                                    | 2032-33        | 11,144,249                                 | 598,375  | 97,392  | 11,840,016              | \$9,523,245                                      |
| 14                                    | 2033-34        | 11,840,016                                 | 654,034  | 100,314   | 12,594,364              | \$10,277,593                                     |
| 15                                    | 2034-35        | 12,594,364                                 | 671,852  | 103,323   | 13,369,539              | \$11,052,768                                     |
| 16                                    | 2035-36        | 13,369,539                                 | 510,274  | 106,423   | 13,986,236              | \$11,669,465                                     |
| 17                                    | 2036-37        | 13,986,236                                 | 439,936  | 109,616   | 14,535,787              | \$12,219,016                                     |
| 18                                    | 2037-38        | 14,535,787                                 | 460,657  | 112,904   | 15,109,349              | \$12,792,578                                     |
| 19                                    | 2038-39        | 15,109,349                                 | 506,565  | 116,291   | 15,732,205              | \$13,415,434                                     |
| 20                                    | 2039-40        | 15,732,205                                 | 530,648  | 119,780   | 16,382,633              | \$14,065,862                                     |
| 21                                    | 2040-41        | 16,382,633                                 | 555,899  | 123,373   | 17,061,904              | \$14,745,133                                     |
| 22                                    | 2041-42        | 17,061,904                                 | 582,374  | 127,074   | 17,771,353              | \$15,454,582                                     |
| 23                                    | 2042-43        | 17,771,353                                 | 565,581  | 130,887   | 18,467,821              | \$16,151,050                                     |

**Table 3**  
**Assessed Valuation Projection**  
**EIFD Financing Plan**  
**City of West Sacramento, CA**

Working Draft April 28, 2017

\$Thousands

| No. Years of<br>Bond<br>Authorization | Fiscal<br>Year | Beginning<br>Assessed Value <sup>(1)</sup> | Annual Assessed Value Added  |   | Total Assessed<br>Value | AV Increment<br>Over Base Year<br>Assessed Value |
|---------------------------------------|----------------|--|--|---|-------------------------|--|
|                                       |                |  | New Development +<br>Subsequent Transfers of<br>Ownership<br><i>from fiscal analysis</i> | Growth of Existing AV within<br>Areas Not Specifically Identified<br>for<br>Development at 3% |                         |  |
|                                       |                |  |  |   |                         | 2,316,771  |
| 24                                    | 2043-44        | 18,467,821                                 | 318,385  | 134,813   | 18,921,019              | \$16,604,248                                     |
| 25                                    | 2044-45        | 18,921,019                                 | 325,655  | 138,858   | 19,385,532              | \$17,068,761                                     |
| 26                                    | 2045-46        | 19,385,532                                 | 333,092  | 143,023   | 19,861,647              | \$17,544,876                                     |
| 27                                    | 2046-47        | 19,861,647                                 | 340,699  | 147,314   | 20,349,660              | \$18,032,889                                     |
| 28                                    | 2047-48        | 20,349,660                                 | 348,480  | 151,734   | 20,849,873              | \$18,533,102                                     |
| 29                                    | 2048-49        | 20,849,873                                 | 356,439  | 156,286   | 21,362,598              | \$19,045,827                                     |
| 30                                    | 2049-50        | 21,362,598                                 | 364,580  | 160,974   | 21,888,152              | \$19,571,381                                     |
| 31                                    | 2050-51        | 21,888,152                                 | 372,908  | 165,803   | 22,426,864              | \$20,110,093                                     |
| 32                                    | 2051-52        | 22,426,864                                 | 381,427  | 170,777   | 22,979,068              | \$20,662,297                                     |
| 33                                    | 2052-53        | 22,979,068                                 | 390,140  | 175,901   | 23,545,109              | \$21,228,338                                     |
| 34                                    | 2053-54        | 23,545,109                                 | 399,053  | 181,178   | 24,125,340              | \$21,808,569                                     |
| 35                                    | 2054-55        | 24,125,340                                 | 408,171  | 186,613   | 24,720,124              | \$22,403,353                                     |
| 36                                    | 2055-56        | 24,720,124                                 | 417,496  | 192,211   | 25,329,832              | \$23,013,061                                     |
| 37                                    | 2056-57        | 25,329,832                                 | 427,036  | 197,978   | 25,954,845              | \$23,638,074                                     |
| 38                                    | 2057-58        | 25,954,845                                 | 436,794  | 203,917   | 26,595,556              | \$24,278,785                                     |
| 39                                    | 2058-59        | 26,595,556                                 | 446,775  | 210,035   | 27,252,367              | \$24,935,595                                     |
| 40                                    | 2059-60        | 27,252,367                                 | 456,985  | 216,336   | 27,925,688              | \$25,608,917                                     |
| 41                                    | 2060-61        | 27,925,688                                 | 467,429  | 222,826   | 28,615,943              | \$26,299,172                                     |
| 42                                    | 2061-62        | 28,615,943                                 | 478,113  | 229,511   | 29,323,566              | \$27,006,795                                     |
| 43                                    | 2062-63        | 29,323,566                                 | 489,041  | 236,396   | 30,049,002              | \$27,732,231                                     |
| 44                                    | 2063-64        | 30,049,002                                 | 500,219  | 243,488   | 30,792,709              | \$28,475,938                                     |
| 45                                    | 2064-65        | 30,792,709                                 | 511,653  | 250,792   | 31,555,155              | \$29,238,384                                     |

**APPENDIX E**

**DETERMINATION OF MAXIMUM CAP ON EIFD No.1 TAX REVENUES**

**Exhibit E Table 1**  
**Projected Revenues Available to the EIFD**  
**EIFD Cap Analysis**  
**City of West Sacramento, CA**

Working Draft April 27, 2017

\$Thousands

| No. Years of Bond Authorization | Fiscal Year | AV Increment<br>2 | Property Tax Increment at 1% Rate | City Share of Property Tax Increment Allocated to EIFD <sup>(1)</sup> |             |         | Measure G Funds <sup>(2)</sup> | City Property Taxes In-Lieu of VLF<br>\$0.64/\$1,000 AV | Total Taxes Allocated to EIFD |
|---------------------------------|-------------|-------------------|-----------------------------------|---|-------------|---------|--------------------------------|---|-------------------------------|
|                                 |             |                   |                                   | City Share  | % Allocated | Amount  |                                |   |                               |
| 0                               | 2017-18     | \$125,024         | \$1,250                           | 41%   | 100%        | \$508   | \$2,250                        | \$80  | \$2,838                       |
| 0                               | 2018-19     | 315,172           | 3,152                             | 41%   | 100%        | 1,282   | 2,250                          | 201   | 3,733                         |
| 0                               | 2019-20     | 560,064           | 5,601                             | 41%   | 100%        | 2,277   | 2,250                          | 358   | 4,885                         |
| 0                               | 2020-21     | 1,110,531         | 11,105                            | 41%   | 100%        | 4,516   | 2,250                          | 710   | 7,475                         |
| 0                               | 2021-22     | 1,604,815         | 16,048                            | 41%   | 100%        | 6,526   | 2,250                          | 1,026   | 9,801                         |
| 0                               | 2022-23     | 2,149,337         | 21,493                            | 41%   | 100%        | 8,740   | 2,250                          | 1,374   | 12,363                        |
| 0                               | 2023-24     | 3,043,003         | 30,430                            | 41%   | 100%        | 12,374  | 2,250                          | 1,945   | 16,568                        |
| 1                               | 2024-25     | 3,752,689         | 37,527                            | 41%   | 100%        | 15,259  | 2,250                          | 2,398   | 19,908                        |
| 2                               | 2025-26     | 4,643,394         | 46,434                            | 41%   | 100%        | 18,881  | 2,250                          | 2,968   | 24,099                        |
| 3                               | 2026-27     | 5,655,396         | 56,554                            | 41%   | 100%        | 22,996  | 2,250                          | 3,615   | 28,861                        |
| 4                               | 2027-28     | 6,643,440         | 66,434                            | 41%   | 100%        | 27,014  | 2,250                          | 4,246   | 33,510                        |
| 5                               | 2028-29     | 7,593,673         | 75,937                            | 41%   | 100%        | 30,878  | 2,250                          | 4,853   | 37,981                        |
| 6                               | 2029-30     | 8,671,823         | 86,718                            | 41%   | 100%        | 35,262  | 2,250                          | 5,542   | 43,054                        |
| 7                               | 2030-31     | 9,685,632         | 96,856                            | 41%   | 100%        | 39,384  | 2,250                          | 6,190   | 47,825                        |
| 8                               | 2031-32     | 10,574,883        | 105,749                           | 41%   | 100%        | 43,000  | 2,250                          | 6,759   | 52,009                        |
| 9                               | 2032-33     | 11,472,887        | 114,729                           | 41%   | 100%        | 46,652  | 2,250                          | 7,333   | 56,234                        |
| 10                              | 2033-34     | 12,444,527        | 124,445                           | 41%   | 100%        | 50,603  | 2,250                          | 7,954   | 60,806                        |
| 11                              | 2034-35     | 13,453,041        | 134,530                           | 41%   | 100%        | 54,703  | 2,250                          | 8,598   | 65,552                        |
| 12                              | 2035-36     | 14,320,177        | 143,202                           | 41%   | 100%        | 58,229  | 2,250                          | 9,153   | 69,632                        |
| 13                              | 2036-37     | 15,138,387        | 151,384                           | 41%   | 100%        | 61,556  | 2,250                          | 9,675   | 73,482                        |
| 14                              | 2037-38     | 16,000,015        | 160,000                           | 48%   | 100%        | 77,136  |                                | 10,226  | 87,362                        |
| 15                              | 2038-39     | 16,931,608        | 169,316                           | 48%   | 100%        | 81,627  |                                | 10,822  | 92,449                        |
| 16                              | 2039-40     | 17,912,786        | 179,128                           | 48%   | 100%        | 86,358  |                                | 11,449  | 97,806                        |
| 17                              | 2040-41     | 18,946,246        | 189,462                           | 48%   | 100%        | 91,340  |                                | 12,109  | 103,449                       |
| 18                              | 2041-42     | 20,034,836        | 200,348                           | 48%   | 100%        | 96,588  |                                | 12,805  | 109,393                       |
| 19                              | 2042-43     | 21,137,006        | 211,370                           | 48%   | 100%        | 101,902 |                                | 13,509  | 115,411                       |
| 20                              | 2043-44     | 22,024,175        | 220,242                           | 48%   | 100%        | 106,179 |                                | 14,076  | 120,255                       |
| 21                              | 2044-45     | 22,952,741        | 229,527                           | 48%   | 100%        | 110,655 |                                | 14,670  | 125,325                       |
| 22                              | 2045-46     | 23,924,918        | 239,249                           | 48%   | 100%        | 115,342 |                                | 15,291  | 130,633                       |
| 23                              | 2046-47     | 24,943,047        | 249,430                           | 48%   | 100%        | 120,250 |                                | 15,942  | 136,192                       |
| 24                              | 2047-48     | 26,009,604        | 260,096                           | 48%   | 100%        | 125,392 |                                | 16,624  | 142,016                       |

**Exhibit E Table 1**  
**Projected Revenues Available to the EIFD**  
**EIFD Cap Analysis**  
**City of West Sacramento, CA**

Working Draft April 27, 2017

\$Thousands

| No. Years of Bond Authorization             | Fiscal Year | AV Increment    | Property Tax Increment at 1% Rate | City Share of Property Tax Increment Allocated to EIFD <sup>(1)</sup> |             |             | Measure G Funds <sup>(2)</sup> | City Property Taxes In-Lieu of VLF | Total Taxes Allocated to EIFD |
|---|-------------|-----------------|-----------------------------------|---|-------------|-------------|--------------------------------|------------------------------------|-------------------------------|
|   |             |                 |                                   | City Share  | % Allocated | Amount      |                                |                                    |                               |
|   |             | 2               |                                   |   |             |             | \$0.64/\$1,000 AV              |                                    |                               |
| 25  | 2048-49     | 27,127,204      | 271,272                           | 48%   | 100%        | 130,780     | 17,338                         | 148,118                            |                               |
| 26  | 2049-50     | 28,298,615      | 282,986                           | 48%   | 100%        | 136,428     | 18,087                         | 154,514                            |                               |
| 27  | 2050-51     | 29,526,764      | 295,268                           | 48%   | 100%        | 142,349     | 18,872                         | 161,220                            |                               |
| 28  | 2051-52     | 30,814,746      | 308,147                           | 48%   | 100%        | 148,558     | 19,695                         | 168,253                            |                               |
| 29  | 2052-53     | 32,165,835      | 321,658                           | 48%   | 100%        | 155,071     | 20,558                         | 175,630                            |                               |
| 30  | 2053-54     | 33,583,494      | 335,835                           | 48%   | 100%        | 161,906     | 21,464                         | 183,370                            |                               |
| 31  | 2054-55     | 35,071,386      | 350,714                           | 48%   | 100%        | 169,079     | 22,415                         | 191,494                            |                               |
| 32  | 2055-56     | 36,633,387      | 366,334                           | 48%   | 100%        | 176,610     | 23,414                         | 200,023                            |                               |
| 33  | 2056-57     | 38,273,599      | 382,736                           | 48%   | 100%        | 184,517     | 24,462                         | 208,979                            |                               |
| 34  | 2057-58     | 39,996,358      | 399,964                           | 48%   | 100%        | 192,822     | 25,563                         | 218,386                            |                               |
| 35  | 2058-59     | 41,806,257      | 418,063                           | 48%   | 100%        | 201,548     | 26,720                         | 228,268                            |                               |
| 36  | 2059-60     | 43,708,154      | 437,082                           | 48%   | 100%        | 210,717     | 27,935                         | 238,652                            |                               |
| 37  | 2060-61     | 45,707,189      | 457,072                           | 48%   | 100%        | 220,354     | 29,213                         | 249,567                            |                               |
| 38  | 2061-62     | 47,808,804      | 478,088                           | 48%   | 100%        | 230,486     | 30,556                         | 261,043                            |                               |
| 39  | 2062-63     | 50,018,757      | 500,188                           | 48%   | 100%        | 241,140     | 31,969                         | 273,109                            |                               |
| 40  | 2063-64     | 52,343,143      | 523,431                           | 48%   | 100%        | 252,346     | 33,454                         | 285,801                            |                               |
| 41  | 2064-65     | 54,788,413      | 547,884                           | 48%   | 100%        | 264,135     | 35,017                         | 299,152                            |                               |
| 42  | 2065-66     | 57,361,397      | 573,614                           | 48%   | 100%        | 276,539     | 36,662                         | 313,201                            |                               |
| 43  | 2066-67     | 60,069,323      | 600,693                           | 48%   | 100%        | 289,594     | 38,392                         | 327,987                            |                               |
| 44  | 2067-68     | 62,919,843      | 629,198                           | 48%   | 100%        | 303,337     | 40,214                         | 343,551                            |                               |
| 45  | 2068-69     | 65,921,060      | 659,211                           | 48%   | 100%        | 317,805     | 42,132                         | 359,938                            |                               |
| Total - Future Dollars                      |             | \$1,277,718,606 | \$12,777,186                      |   |             | \$6,059,531 | \$45,000                       | \$816,635                          | <b>\$6,921,166</b>            |
| Total - Current 2017 Dollars <sup>(3)</sup> |             | \$461,882,868   | \$4,618,829                       |   |             | \$2,159,371 | \$34,479                       |                                    | \$2,489,055                   |

**Notes**

<sup>(1)</sup> Represents "net available revenue" after meeting obligations of the former redevelopment agency that may be allocated to the EIFD per H&S 53398.75. After 2036-37 when the Successor Agency is projected to be dissolved, amounts represent the City's share of regular property taxes.

<sup>(2)</sup> "Measure G" funds represent existing funds available to the City under redevelopment dissolution (and which constitute existing "net available revenue" per H&S 53398.75 (d)). Annual estimate is based upon current annual revenue available for infrastructure projects.

<sup>(3)</sup> Future dollars are adjusted to current 2017 dollars based on an assumed 3% rate of inflation.

**Exhibit E Table 2**  
**Assessed Valuation Projection**  
**EIFD Cap Analysis**  
**City of West Sacramento, CA**

Working Draft April 27, 2017

\$Thousands

| No. Years of<br>Bond<br>Authorization | Fiscal<br>Year | Annual Assessed Value Added                |   |   | Total Assessed<br>Value | AV Increment<br>Over Base Year<br>Assessed Value |
|---------------------------------------|----------------|--|---|---|-------------------------|--|
|                                       |                | Beginning<br>Assessed Value <sup>(1)</sup> | New Development + Subsequent<br>Transfers of Ownership<br><i>from fiscal analysis</i> | Growth of Existing AV within<br>Areas Not Specifically Identified<br>for<br>Development at 6% |                         |  |
|                                       |                |  |   |   |                         | 2,316,771  |
| 0                                     | 2017-18        | \$2,316,771                                | \$0   | \$125,024   | \$2,441,795             | \$125,024  |
| 0                                     | 2018-19        | 2,441,795                                  | 57,622  | 132,526   | 2,631,943               | \$315,172  |
| 0                                     | 2019-20        | 2,631,943                                  | 104,415   | 140,477   | 2,876,835               | \$560,064  |
| 0                                     | 2020-21        | 2,876,835                                  | 401,561   | 148,906   | 3,427,302               | \$1,110,531                                      |
| 0                                     | 2021-22        | 3,427,302                                  | 336,444   | 157,840   | 3,921,587               | \$1,604,815                                      |
| 0                                     | 2022-23        | 3,921,587                                  | 377,210   | 167,311   | 4,466,108               | \$2,149,337                                      |
| 0                                     | 2023-24        | 4,466,108                                  | 716,317   | 177,350   | 5,359,774               | \$3,043,003                                      |
| 1                                     | 2024-25        | 5,359,774                                  | 521,696   | 187,990   | 6,069,460               | \$3,752,689                                      |
| 2                                     | 2025-26        | 6,069,460                                  | 691,435   | 199,270   | 6,960,165               | \$4,643,394                                      |
| 3                                     | 2026-27        | 6,960,165                                  | 800,776   | 211,226   | 7,972,167               | \$5,655,396                                      |
| 4                                     | 2027-28        | 7,972,167                                  | 764,144   | 223,900   | 8,960,211               | \$6,643,440                                      |
| 5                                     | 2028-29        | 8,960,211                                  | 712,899   | 237,334   | 9,910,444               | \$7,593,673                                      |
| 6                                     | 2029-30        | 9,910,444                                  | 826,577   | 251,574   | 10,988,594              | \$8,671,823                                      |
| 7                                     | 2030-31        | 10,988,594                                 | 747,140   | 266,668   | 12,002,403              | \$9,685,632                                      |
| 8                                     | 2031-32        | 12,002,403                                 | 606,583   | 282,668   | 12,891,654              | \$10,574,883                                     |
| 9                                     | 2032-33        | 12,891,654                                 | 598,375   | 299,628   | 13,789,658              | \$11,472,887                                     |
| 10                                    | 2033-34        | 13,789,658                                 | 654,034   | 317,606   | 14,761,298              | \$12,444,527                                     |
| 11                                    | 2034-35        | 14,761,298                                 | 671,852   | 336,662   | 15,769,812              | \$13,453,041                                     |
| 12                                    | 2035-36        | 15,769,812                                 | 510,274   | 356,862   | 16,636,948              | \$14,320,177                                     |
| 13                                    | 2036-37        | 16,636,948                                 | 439,936   | 378,274   | 17,455,158              | \$15,138,387                                     |
| 14                                    | 2037-38        | 17,455,158                                 | 460,657   | 400,970   | 18,316,786              | \$16,000,015                                     |
| 15                                    | 2038-39        | 18,316,786                                 | 506,565   | 425,028   | 19,248,379              | \$16,931,608                                     |
| 16                                    | 2039-40        | 19,248,379                                 | 530,648   | 450,530   | 20,229,557              | \$17,912,786                                     |
| 17                                    | 2040-41        | 20,229,557                                 | 555,899   | 477,562   | 21,263,017              | \$18,946,246                                     |
| 18                                    | 2041-42        | 21,263,017                                 | 582,374   | 506,216   | 22,351,607              | \$20,034,836                                     |
| 19                                    | 2042-43        | 22,351,607                                 | 565,581   | 536,589   | 23,453,777              | \$21,137,006                                     |

**Exhibit E Table 2**  
**Assessed Valuation Projection**  
**EIFD Cap Analysis**  
**City of West Sacramento, CA**

Working Draft April 27, 2017

\$Thousands

| No. Years of<br>Bond<br>Authorization | Fiscal<br>Year | Beginning<br>Assessed Value <sup>(1)</sup> | Annual Assessed Value Added   |   | Total Assessed<br>Value | AV Increment<br>Over Base Year<br>Assessed Value |
|---------------------------------------|----------------|--|---|---|-------------------------|--|
|                                       |                |  | New Development + Subsequent<br>Transfers of Ownership<br><i>from fiscal analysis</i> | Growth of Existing AV within<br>Areas Not Specifically Identified<br>for<br>Development at 6% |                         |  |
|                                       |                |  |   |   |                         | 2,316,771  |
| 20                                    | 2043-44        | 23,453,777                                 | 318,385   | 568,784   | 24,340,946              | \$22,024,175                                     |
| 21                                    | 2044-45        | 24,340,946                                 | 325,655   | 602,911   | 25,269,512              | \$22,952,741                                     |
| 22                                    | 2045-46        | 25,269,512                                 | 333,092   | 639,086   | 26,241,689              | \$23,924,918                                     |
| 23                                    | 2046-47        | 26,241,689                                 | 340,699   | 677,431   | 27,259,819              | \$24,943,047                                     |
| 24                                    | 2047-48        | 27,259,819                                 | 348,480   | 718,077   | 28,326,375              | \$26,009,604                                     |
| 25                                    | 2048-49        | 28,326,375                                 | 356,439   | 761,161   | 29,443,975              | \$27,127,204                                     |
| 26                                    | 2049-50        | 29,443,975                                 | 364,580   | 806,831   | 30,615,386              | \$28,298,615                                     |
| 27                                    | 2050-51        | 30,615,386                                 | 372,908   | 855,241   | 31,843,535              | \$29,526,764                                     |
| 28                                    | 2051-52        | 31,843,535                                 | 381,427   | 906,555   | 33,131,517              | \$30,814,746                                     |
| 29                                    | 2052-53        | 33,131,517                                 | 390,140   | 960,948   | 34,482,606              | \$32,165,835                                     |
| 30                                    | 2053-54        | 34,482,606                                 | 399,053   | 1,018,605   | 35,900,265              | \$33,583,494                                     |
| 31                                    | 2054-55        | 35,900,265                                 | 408,171   | 1,079,722   | 37,388,157              | \$35,071,386                                     |
| 32                                    | 2055-56        | 37,388,157                                 | 417,496   | 1,144,505   | 38,950,158              | \$36,633,387                                     |
| 33                                    | 2056-57        | 38,950,158                                 | 427,036   | 1,213,175   | 40,590,370              | \$38,273,599                                     |
| 34                                    | 2057-58        | 40,590,370                                 | 436,794   | 1,285,966   | 42,313,129              | \$39,996,358                                     |
| 35                                    | 2058-59        | 42,313,129                                 | 446,775   | 1,363,124   | 44,123,028              | \$41,806,257                                     |
| 36                                    | 2059-60        | 44,123,028                                 | 456,985   | 1,444,911   | 46,024,925              | \$43,708,154                                     |
| 37                                    | 2060-61        | 46,024,925                                 | 467,429   | 1,531,606   | 48,023,960              | \$45,707,189                                     |
| 38                                    | 2061-62        | 48,023,960                                 | 478,113   | 1,623,502   | 50,125,575              | \$47,808,804                                     |
| 39                                    | 2062-63        | 50,125,575                                 | 489,041   | 1,720,912   | 52,335,528              | \$50,018,757                                     |
| 40                                    | 2063-64        | 52,335,528                                 | 500,219   | 1,824,167   | 54,659,914              | \$52,343,143                                     |
| 41                                    | 2064-65        | 54,659,914                                 | 511,653   | 1,933,617   | 57,105,184              | \$54,788,413                                     |
| 42                                    | 2065-66        | 57,105,184                                 | 523,350   | 2,049,634   | 59,678,168              | \$57,361,397                                     |
| 43                                    | 2066-67        | 59,678,168                                 | 535,314   | 2,172,612   | 62,386,094              | \$60,069,323                                     |
| 44                                    | 2067-68        | 62,386,094                                 | 547,552   | 2,302,969   | 65,236,614              | \$62,919,843                                     |
| 45                                    | 2068-69        | 65,236,614                                 | 560,069   | 2,441,147   | 68,237,831              | \$65,921,060                                     |