

Appendix A
Map of Urban Renewal Area
With
Sub-Areas

Appendix B

Significant New Structures Within the Next Five Years

Twenty-three sites have been identified as having a good probability of redeveloping within the next five years. Several of these properties are currently under construction. The developments are listed by sub-areas.

Assumption Summary

1. It is assumed that the growth rate that this construction represents is indicative of the growth pattern for the next twenty-four years. The expected new development has been allocated to the sub-areas within the URD. This will generate a different growth rate for each sub-area.
2. It is assumed that the current land value ranges from \$3.25 per square foot to \$8 per square foot in the urban core.
3. It is assumed that construction in the URD ranges from \$50 per square foot to \$150 per square foot.

Expected Developments

Orange Zone

1. City Hall - NE corner of RR and East 1st Street. The development of this block has no impact on the tax roles because it is currently owned by Union Pacific Railroad.

| The New City Hall | | |
|-------------------------------|-----------------|-----|
| | Existing | New |
| Address | | |
| Parcel Number | Broadway Street | |
| Total Assessed Value | | \$0 |
| Allocation to Land | | |
| Allocation to Building | | |
| Total | | |
| Land Square Footage | | |
| Building Square Footage | | |
| Increase or Decrease in Value | | \$0 |

2. Parking Structure - The proposed parking structure will also be built on the City Hall site. It is assumed that this will be built concurrently with the City Hall. Since this structure is assumed to be publicly owned and built on railroad land there is no impact on the property tax base.
3. Creamery - The old creamery site located between Meridian Road and 1st Street has a developer actively considering redeveloping this site. It is anticipated that this would become mixed use retail/commercial. The proposed development has a number of issues to overcome for the developer to proceed with this project. For purposes of this report it is assumed that the creamery will be redeveloped within the next three years. The land is assessed at \$8 per square foot. It is assumed that there will be 60,000 square feet of useable space valued at \$110 per square foot.

| Creamery - Kline Line 450 and 451 | | |
|--------------------------------------|----------------------------|--------------------------|
| | Existing | New 3 rd Year |
| Address | 273 Broadway | |
| Parcel Number | R5672000006 R5672000006 | |
| Total Assessed Value | \$357,400 \$357,400 | |
| Allocation to Land | | \$1,435,744 |
| Allocation to Building | | \$6,600,000 |
| Total | | \$8,035,744 |
| Land Square Footage | 89,734 89,734 | |
| Building Square Footage | 60,000 | |
| Increase or Decrease in Value | | \$7,320,944 |

4. The project site south of Rail Road Tracks (Double D) - Currently this site has Bower and Meridian Farm Sales and Feed located on the site. It is prime location just outside the core area. The land is valued at \$6 per square foot and it is assumed that there will be at least a 13,600 square foot building on this site. The building is valued at \$110 per square foot.

| Double D Line 334 | | |
|-------------------------------|------------------------------|--------------------------|
| | Existing | New 4 th Year |
| Address | 502 E 1 st Street | |
| Parcel Number | R1039000360 | |
| Total Assessed Value | \$205,600 | |
| Allocation to Land | | \$107,160 |
| Allocation to Building | \$62,723 | \$1,496,000 |
| Total | | \$1,603,160 |
| Land Square Footage | 17,860 | |
| Building Square Footage | 13,600 | |
| Increase or Decrease in Value | | \$1,397,560 |

5. Fourplex (Thornton Complex) - This complex is actively being developed. There will be 4,320 square feet of residential space in the URD zone. The land is valued at \$3 per square foot and the building is valued at \$80 per square foot.

| Thornton Complex Line 481 | | |
|-------------------------------|-----------------|--------------------------|
| | Existing | New 2 nd Year |
| Address | 121 King Street | |
| Parcel Number | R9426000105 | |
| Total Assessed Value | \$ 51,100 | |
| Allocation to Land | | \$ 19,602 |
| Allocation to Building | | \$345,600 |
| Total | | \$365,202 |
| Square Footage | 6,534 | |
| Building Square Footage, | 4,320 | |
| Increase or Decrease in Value | | \$314,102 |

6. Auto Repair Shop -Blessin's Auto Repair Service is currently under remodel and is expected to be on the tax roles before December 31 of this year. The land is assumed at \$3 per square foot. It is assumed that the building will be 2,400 square feet and valued at \$70 per square foot.

| Blessin's Repair Service Line 401 | | |
|--------------------------------------|--------------------|--------------------------|
| | Existing | New 1 st Year |
| Address | 343 E Bower Street | |
| Parcel Number | R1042150835 | |
| Total Assessed Value | \$ 60,800 | |
| Allocation to Land | | \$ 26,136 |
| Allocation to Building | | \$168,000 |
| Total | | \$194,136 |
| Land Square Footage | 8,712 | |
| Building Square Footage | 2,400 | |
| Increase or Decrease in Value | | \$133,336 |

7. Franklin and Meridian - 2 lots to develop with commercial linear parcels
There are two prime industrial zoned lots that have a high probability of developing. It is assumed that the lots will be combined and a 20,000 square foot facility will be placed on this site. The land is valued at \$3 per square foot and the building at \$50 per square foot.

| Lot 1 Line 469 | | |
|-------------------------------|-----------------------------|--------------------------|
| | Existing | New 2 nd Year |
| Address | 403 N Meridian Road | |
| Parcel Number | R8342000325 | |
| Total Assessed Value | \$76,800 exempt \$18,250 | |
| Allocation to Land | | \$66,648 |
| Allocation to Building | 1/2 of building | \$500,000 |
| Total | | \$566,648 |
| Land Square Footage | 22,216 | |
| Building Square Footage | 10,000 | |
| Increase or Decrease in Value | | \$489,848 |

8.

| Lot 2 Line 467 | | |
|-------------------------------|---------------------|--------------------------|
| | Existing | New 2 nd Year |
| Address | 337 N Meridian Road | |
| Parcel Number | R8342000315 | |
| Total Assessed Value | \$72,500 | |
| Allocation to Land | | \$66,648 |
| Allocation to Building | | \$500,000 |
| Total | | \$566,648 |
| Land Square Footage | 22,216 | |
| Building Square Footage | 10,000 | |
| Increase or Decrease in Value | | \$494,148 |

Blue Zone

9. Nazarene Church site - This site is a prime downtown location. Currently this property is not on the tax roles. If it were to be redeveloped as a "for profit" organization the value would be \$8 per square foot and the building \$110 per square foot. It is possible that a three story commercial structure could be built on this lot with a 16,600 square footprint.

| Nazarene Church Line 29 | | |
|-------------------------------|---------------------------------|--------------------------|
| | Existing | New 3 rd Year |
| Address | 831 East 1 st Street | |
| Parcel Number | R5672000545 | |
| Total Assessed Value | \$220700 | |
| Allocation to Land | | \$289,232 |
| Allocation to Building | | \$5,478,000 |
| Total | | \$5767,232 |
| Land Square Footage | 36,154 | |
| Building Square Footage | 49,800 | |
| Increase or Decrease in Value | | \$5,546,532 |

10. Idaho Street east of East 1st Street - There are four structures that are expected to be redeveloped within the next five years. It is assumed that the base ground is \$8 per square foot and the buildings will cover over eighty percent of the ground and have two stories. The buildings are valued at \$110 per square foot. There are no permit applications at this time. However, the creation of the MDC and the redevelopment of Generations Plaza make this block a prime location for redevelopment.

| Idaho Street Line 41 | | |
|-------------------------------|----------------|-----------------------------|
| | Existing | New 2 nd Year |
| Address | 139 East Idaho | |
| Parcel Number | R5672000635 | |
| Total Assessed Value | \$167,400 | |
| Allocation to Land | | \$27,878 |
| Allocation to Building | | \$613,360 |
| Total | | \$641,238 |
| Land Square Footage | 3,485 | |
| Building Square Footage | 5,576 | |
| Increase or Decrease in Value | | \$473,838 |

11.

| Idaho Street Line 50 | | |
|-------------------------------|----------------|--------------------------|
| | Existing | New 3 rd Year |
| Address | 118 East Idaho | |
| Parcel Number | R5672000735 | |
| Total Assessed Value | \$65,200 | |
| Allocation to Land | | \$27,878 |
| Allocation to Building | | \$613,360 |
| Total | | \$641,238 |
| Land Square Footage | 3,485 | |
| Building Square Footage | 5,576 | |
| Increase or Decrease in Value | | \$576,160 |

12.

| Idaho Street Line 53 | | |
|-------------------------------|----------------|--------------------------|
| | Existing | New 4 th Year |
| Address | 130 East Idaho | |
| Parcel Number | R5672000750 | |
| Total Assessed Value | \$154,400 | |
| Allocation to Land | | \$38,333 |
| Allocation to Building | | \$843,392 |
| Total | | \$881,725 |
| Land Square Footage | 4,792 | |
| Building Square Footage | 7,667 | |
| Increase or Decrease in Value | | \$727,325 |

13.

| Idaho Street Line 54 | | |
|-------------------------------|----------------|--------------------------|
| | Existing | New 5 th Year |
| Address | 136 East Idaho | |
| Parcel Number | R5672000760 | |
| Total Assessed Value | \$174,600 | |
| Allocation to Land | | \$38,333 |
| Allocation to Building | | \$843,392 |
| Total | | \$881,725 |
| Land Square Footage | 4,792 | |
| Building Square Footage | 7,667 | |
| Increase or Decrease in Value | | \$707,125 |

Red Zone

14. Capital Educators Federal Credit Union - This project is currently under construction and will be assessed by year-end. The building will be approximately 20,500 square feet and has been estimated at \$110 per square foot.

| Capital Educators Federal Credit Union Lines 678, 679, 682, 683 | | |
|--|--|--------------------------|
| | Existing | New 1 st Year |
| Address | 549 E Scenery Lane | |
| Parcel Number | R3720690060 R3720690090 R3720690100 R3720690050 | |
| Total Assessed Value | \$116,800 \$119,000 \$117,600 \$120,200 | |
| Allocation to Land | | \$473,600 |
| Allocation to Building | | \$2,255,000 |
| Total | \$473,600 | \$2,728,600 |
| Square Footage | 172,192 | |
| Building Square Footage | 20,500 | |
| Increase or Decrease in Value | | \$2,255,000 |

15. New Strip Mall A - It is expected that a similar structure to the one that COMPASS currently leases will be built to the north of the current structure. The lot that has the strip mall on it has a total assessed value of \$2,420,200 with 1.561 acres. Assuming that the lot to the north is only assessed at bare ground this would give an assessed value of \$3.25 per square foot. On this basis the strip mall site would have a land value of \$719,310 and a building value of \$1,700,890. This lot is smaller than the comparable lot and a portion has an existing building on it. It is assumed that the strip mall built on this site will be about half the size of the building adjacent to it.

| Building Site Adjacent to COMPASS, Expansion of Existing Commercial Strip Line 629 | | |
|---|--------------------------|--------------------------|
| | Existing | New 4 th Year |
| Address | 740 East Corporate Drive | |
| Parcel Number | R1343500253 | |
| Total Assessed Value | \$429,000 | |
| Allocation to Land | | \$429,000 |
| Allocation to Building | | \$800,000 |
| Total | | |
| Land Square Footage | 131,986 | |
| Building Square Footage | 15,462 | |
| Increase or Decrease in Value | | \$800,000 |

16. Strip Mall B - This site is across the street from the strip mall occupied by COMPASS. It is a comparable site and it is likely that similar use will be built on this location. Thus the same values as the assessed value for the COMPASS site was used with land value at \$3.5 per square foot.

| New Strip Mall Lines 645 & 646 | | |
|-----------------------------------|-----------------------------|--------------------------|
| | Existing | New 4 th Year |
| Address | 929 & 1047 S Industry Way | |
| Parcel Number | R1343550250 R13435500200 | |
| Total Assessed Value | \$ 588,800 | |
| Allocation to Land | | \$ 588,800 |
| Allocation to Building | | \$2,000,000 |
| Total | | \$2,588,800 |
| Land Square Footage | 168,228 | |
| Building Square Footage | 18,181 | |
| Increase or Decrease in Value | | \$2,000,000 |

17. Building Pads Adjacent to Lee Reed - The land value along the freeway is higher than property on the interior of the corporate park. This land is currently assessed at \$4.20 to \$5.94 per square foot. These values are used for this calculation. It is assumed that two 5,000 square foot structures will locate on these two parcels valued at \$110 per square foot.

| Site One Line 649 | | |
|-------------------------------|-------------------|--------------------------|
| | Existing | New 3 rd Year |
| Address | 1136 Industry Way | |
| Parcel Number | R1343550500 | |
| Total Assessed Value | \$393,600 | |
| Allocation to Land | | \$393,600 |
| Allocation to Building | | \$550,000 |
| Total | | \$943,600 |
| Land Square Footage | 66,254 | |
| Building Square Footage | 5,000 | |
| Increase or Decrease in Value | | \$550,000 |

18.

| Site Two Line 648 | | |
|-------------------------------|-----------------|--------------------------|
| | Existing | New 5 th Year |
| Address | 1120 S Industry | |
| Parcel Number | R1343550450 | |
| Total Assessed Value | \$331,300 | |
| Allocation to Land | | \$331,300 |
| Allocation to Building | | \$550,000 |
| Total | | \$881,300 |
| Land Square Footage | 78,712 | |
| Building Square Footage | 5,000 | |
| Increase or Decrease in Value | | \$550,000 |

Green Zone

19. Wendy's and the Coffee Kiosk site - This site is currently under construction. There will be two commercial enterprises on this site, Wendy's and the Coffee Kiosk. This site has a land value of

\$6.25 per square foot. It is assumed that a 3,400 square foot structure will be built on the Wendy's pad at \$150 per square foot. It is assumed that a 1,350 square foot structure will be built on the Coffee Kiosk pad at \$150 per square foot. This is a total of 4,750 square feet of structures.

| Wendy's & Coffee Kiosk Lines 287 & 288 | | |
|---|----------------------------|--------------------------|
| | Existing | New 1 st Year |
| Address | 536 S Meridian Road | |
| Parcel Number | S1118233669 S1118233811 | |
| Total Assessed Value | \$408,400 \$174,700 | |
| Allocation to Land | | \$583,100 |
| Allocation to Building | | \$712,500 |
| Total | | \$1,295,600 |
| Square footage | 51,052 12,066 | |
| Building Square Footage | 3,400 1,350 | |
| Increase or Decrease in Value | | \$712,500 |

20. The Kentucky Fried Chicken / A&W site - This site is currently under construction. The land is valued at \$6.25 per square foot. It is assumed that a 3,675 square foot structure will be built on this site for \$120 per square foot. It is also assumed that a second structure will be built on the old Kentucky site that would be 2,750 square feet at \$120 per square foot.

| Kentucky Fried Chicken / A&W Line 290 | | | |
|--|------------------|--------------------------|--------------------------|
| | Existing | New 1 st Year | New 3 rd Year |
| Address | 677 E 1st Street | | |
| Parcel Number | S1118233862 | | |
| Total Assessed Value | \$580,400 | | |
| Allocation to Land | | \$320,981 | |
| Allocation to Building | | \$441,000 | \$331,200 |
| Total | | \$761,981 | |
| Land Square Footage | 51,357 | | |
| Building Square Footage | 3,675 2,750 | | |
| Increase or Decrease in Value | | \$181,581 | \$331,200 |

21. Building Site Adjacent to Home Federal- This property is assumed to be valued at \$8 per square foot. This is a prime location that can easily handle two structures. It is assumed that there will be a total of 50,000 square feet built on this site at \$110 per square foot.

| Building Site Adjacent to Home Federal Line 278 | | |
|--|------------------------------|--------------------------|
| | Existing | New 5 th Year |
| Address | 97 East 2nd Street | |
| Parcel Number | S1118223264 | |
| Total Assessed Value | \$662,200 Exempt \$47,700 | |
| Allocation to Land | | \$980,883 |
| Allocation to Building | | \$5,500,000 |
| Total | | \$6,480,883 |
| Land Square Footage | 108,987 | |
| Building Square Footage | 50,000 | |
| Increase or Decrease in Value | | \$5,866,383 |

22. School site - A new school is proposed on the site of the old high school. It will be a private religious affiliated school taking the property off the tax rolls.

| Cole Valley Christian School Lines 233 & 234 | | |
|---|-------------------------------------|--------------------------|
| | Existing | New 2 nd Year |
| Address | 1175 E 21/2 & 1225 E 21/2 Street | |
| Parcel Number | R7745460030 R7745460040 | |
| Total Assessed Value | \$234,900 \$48,700 | |
| Allocation to Land | | |
| Allocation to Building | | |
| Total | | \$0 |
| Land Square Footage | 68,128 | |
| Building Square Footage | | |
| Increase or Decrease in Value | | <\$283,600> |

23. Two Story Office Building - The two-story office building has land valued at \$8 per square foot and the building at \$110 per square foot. This project has not been issued a building permit; however, the developers have talked with the building department.

| Milt Earhart Office Building Line 267 | | |
|--|-----------------------------|--------------------------|
| | Existing | New 2 nd Year |
| Address | East 1 st Street | |
| Parcel Number | S1107223480 | |
| Total Assessed Value | \$76,200 | |
| Allocation to Land | | \$121,968 |
| Allocation to Building | | \$953,590 |
| Total | | \$1,075,558 |
| Land Square Footage | 15,246 | |
| Building Square Footage | 8,669 | |
| Increase or Decrease in Value | | \$999,358 |

Appendix C -1
Detailed Forecast
And Cash Flow Statements:
URA with Yellow Zone Using 3.4% Base Growth Rate

Appendix C -2
Detailed Forecast
And Cash Flow Statements:
URA with Yellow Zone Using 4.37% Base Growth Rate

Appendix D

Technical Notes

1. The data set is brought over in six data files. Pink West, Pink East, Green North, Green South, Blue, Orange and Yellow. The maps in appendix A provide the boundaries for each of these data sets.
2. Before the data sets have been imported into the spreadsheet they should have a color field added and be sorted by parcel number. Care should be taken to select all columns before the sort function. The yellow and green data sets should be combined before sorting on parcel number. Sorting each data set by parcel (be sure to include all fields on select) will allow easier selection of specific parcels that may be of interest. After the sorting insert a column in column B and add a field COLOR. Duplicate the color in all the rows with a record. This will provide an additional sorting and verification field in the master spreadsheet.
3. Once each color data set has been sorted then the page can be "blocked", copied and then pasted into the master spreadsheet. After the copy function check the modified urbpol sheet to see that the color lines match the actual number of rows in each color sheet. It is possible that a parcel has been deleted or added. In the event that the number of records have changed it will be necessary to delete or insert the appropriate number of rows so that the modified urbpol sheet matches the number of rows on the color sheets.
4. On the historic data sheet there is a growth factor field that will drive the model. By changing the growth factor it will change all subsequent spreadsheets.
5. The modified urbpol sheet has columns for known construction for the first five years. Entering new construction in these columns will automatically update the new construction growth factors and the revenue forecast.
6. Changes can be made directly to the cash flow statement and the line of credit will automatically recalculate. Care should be taken to make sure you are not entering in a cell that is linked to other pages.