

# MURDOCK VILLAGE

## K&P Purchase Price - Scenario A

County Cash Flows - Scenario A					
#	Year	K&P Pmts to County	% of Home Sales	Total	Cumulative
	Closing	15,000,000	-	15,000,000	15,000,000
1	2008	5,000,000	-	5,000,000	20,000,000
2	2009	5,000,000	-	5,000,000	25,000,000
3	2010	5,000,000	-	5,000,000	30,000,000
4	2011	6,000,000	-	6,000,000	36,000,000
5	2012	7,000,000	-	7,000,000	43,000,000
6	2013	7,000,000	-	7,000,000	50,000,000
7	2014	8,000,000	-	8,000,000	58,000,000
8	2015	8,000,000	-	8,000,000	66,000,000
9	2016	8,000,000	-	8,000,000	74,000,000
10	2017	8,000,000	-	8,000,000	82,000,000
11	2018	-	-	-	82,000,000
12	2019	-	-	-	82,000,000
13	2020	-	-	-	82,000,000
14	2021	-	-	-	82,000,000
15	2022	-	-	-	82,000,000
16	2023	-	-	-	82,000,000
17	2024	-	-	-	82,000,000
18	2025	-	-	-	82,000,000
19	2026	-	-	-	82,000,000
20	2027	-	-	-	82,000,000
<b>TOTAL</b>		<b>82,000,000</b>	<b>-</b>	<b>82,000,000</b>	
	<b>%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>100.0%</b>	

# MURDOCK VILLAGE

## K&P Purchase Price - Scenario B

County Cash Flows - Scenario B					
#	Year	K&P Pmts to County	% of Home Sales	Total	Cumulative
	Closing	15,000,000	-	<b>15,000,000</b>	15,000,000
1	2008	5,000,000	-	<b>5,000,000</b>	20,000,000
2	2009	5,000,000	-	<b>5,000,000</b>	25,000,000
3	2010	5,000,000	-	<b>5,000,000</b>	30,000,000
4	2011	5,000,000	355,630	<b>5,355,630</b>	35,355,630
5	2012	6,000,000	488,399	<b>6,488,399</b>	41,844,029
6	2013	6,000,000	754,576	<b>6,754,576</b>	48,598,606
7	2014	6,000,000	1,165,821	<b>7,165,821</b>	55,764,426
8	2015	6,000,000	1,601,060	<b>7,601,060</b>	63,365,487
9	2016	6,000,000	1,786,516	<b>7,786,516</b>	71,152,003
10	2017	7,000,000	1,840,112	<b>8,840,112</b>	79,992,115
11	2018	-	1,895,315	<b>1,895,315</b>	81,887,431
12	2019	-	1,952,175	<b>1,952,175</b>	83,839,605
13	2020	-	2,010,740	<b>2,010,740</b>	85,850,345
14	2021	-	1,911,750	<b>1,911,750</b>	87,762,095
15	2022	-	1,312,735	<b>1,312,735</b>	89,074,830
16	2023	-	1,101,975	<b>1,101,975</b>	90,176,805
17	2024	-	-	-	90,176,805
18	2025	-	-	-	90,176,805
19	2026	-	-	-	90,176,805
20	2027	-	-	-	90,176,805
<b>TOTAL</b>		<b>72,000,000</b>	<b>18,176,805</b>	<b>90,176,805</b>	
	%	79.8%	20.2%	100.0%	

***Murdock Village Redevelopment Agreement***  
**Summary of Key Conditions Precedent to Closing**

- Final adoption of several key items, including but not limited to:
  - DCA Settlement Agreement, Comprehensive Plan Amendment, Development Agreement, Utility Agreement(s), Interlocal Agreement between County, CRA, and CDD (TIF sharing), Habitat Conservation Plan, Phase I Approvals, Concurrency Vesting Ordinance, Required Easements, Equivalency Matrix, Canal Maintenance Covenant
  
- Establishment of Municipal Service Taxing Unit
  
- Final adoption of formation of a Community Development District (fully approved in all aspects prior to closing)
  
- Final adoption and issuance of a vesting determination for the redevelopment property
  
- Final adoption of agreement on Impact Fees, Water and Sewer Connection Fees, Credits and Road Construction
  
- Approval of any amendments or modifications to concept plan by County and CRA
  
- No adverse change in laws relating to ad valorem property taxes