EXHIBIT A

BOUNDARY DESCRIPITION OF THE TIF DISTRICT

EXHIBIT A

LIST OF PROPERTIES INCLUDED

IN THE

TIF District

The redevelopment area includes the following properties by tax parcel located in the Township of Smithfield:

Property	Acreage
Parcel 16/8/2/1- 758 Seven Bridge Road	2.50
Parcel 16/8/2/2-772 Seven Bridge Road	1.35
Parcel 16/8/2/3-119 Way Lane	2.63
Parcel 16/8/2/3-1T-Mobile Home, 119 Way lane	0.00
Parcel 16/8/2/7-1-Music Center Drive	2.11
Parcel 16/119216/1C-Financing Building	0.00
Parcel 16/8/2/4-1-112 Houseville Lane	2.65
Parcel 16/8/2/7-3	18.92
Parcel 16/8/2/7-2	33.30
Parcel 16/8/2/4-2	1.24
Parcel 16/8/2/7	21.42
Parcel 16/8/2/9	1.02
Parcel 16/8/2/7-4	4.10
TOTAL	**91.24**

EXHIBIT B

LOCATION MAP OF THE TIF DISTRICT

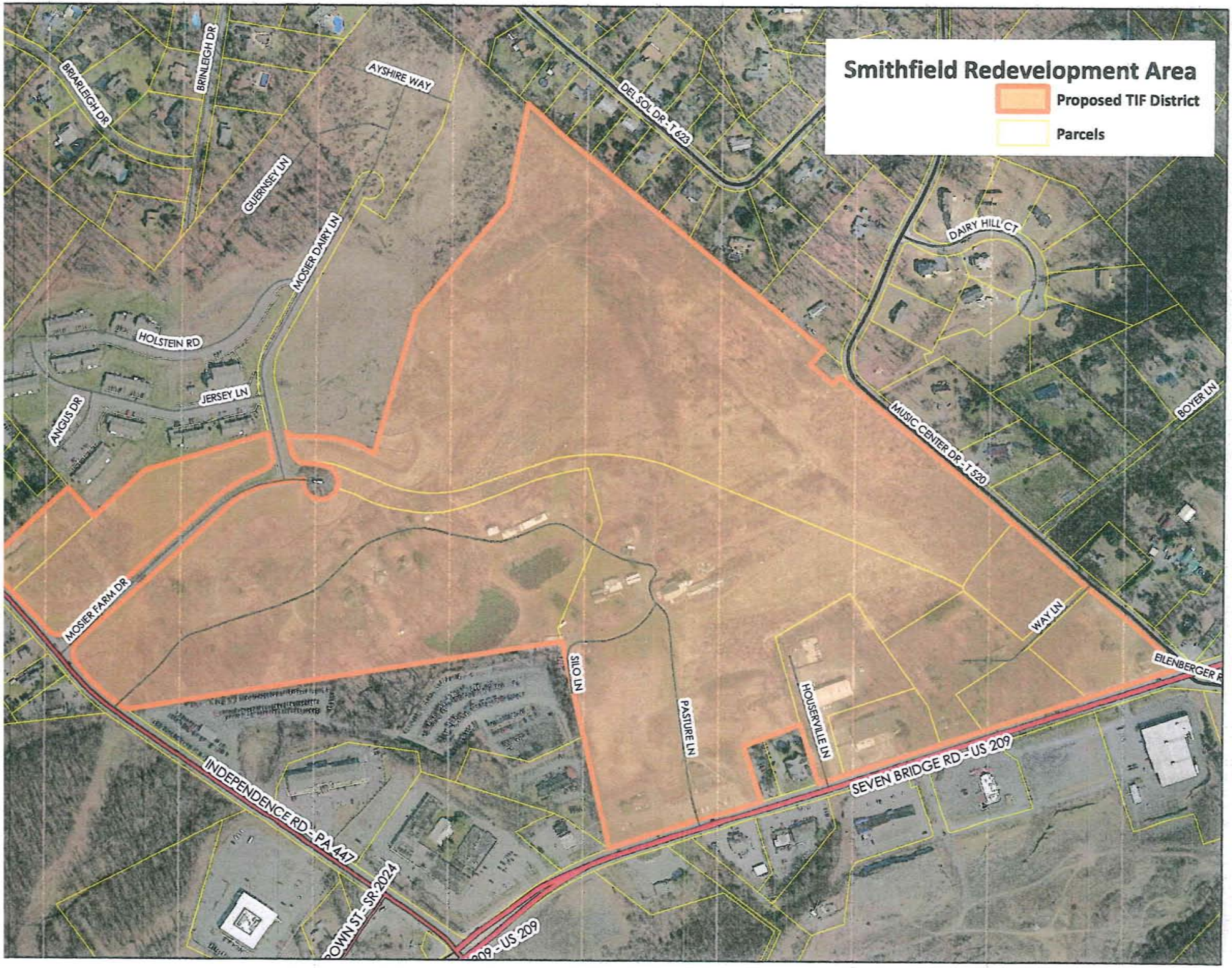
Smithfield Redevelopment Area
Proposed TIF District
Parcels
BRIARLEIGH DR
BRINLEIGH DR
AYSHIRE WAY
DEL SOL DR - T 623
GUERNSEY LN
MOSIER DAIRY LN
DAIRY HILL CT
HOLSTEIN RD
JERSEY LN
ANGUS DR
MUSIC CENTER DR - T 520
BOYER LN
MOSIER FARM DR
WAY LN
SILO LN
PASTURE LN
HOUSERVILLE LN
EILENBERGER R
INDEPENDENCE RD - PA 447
SEVEN BRIDGE RD - US 209
BROWN ST - SR 2024
209 - US 209

EXHIBIT C

RESOLUTION OF THE PLANNING COMMISSION

RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF MONROE CERTIFYING AN AREA AS A REDEVELOPMENT AREA

WHEREAS, the Planning Commission of the County of Monroe advises the Monroe County Commissioners on matters pertaining to the general planning of land uses, and;

WHEREAS, the Planning Commission of the County of Monroe is familiar with conditions existing in an area comprising approximately 91.24 acres that is bounded generally by Route 447 and Seven Bridges Road and the parcels that comprise the area are described in the attached "Exhibit A" (the "Project") and there are specifically excluded from the Project, Parcel 16/8/2/5 – 804 Seven Bridge Road and Parcel 16/8/2/6 – 808 Seven Bridge Road; and

WHEREAS, the Monroe County Industrial Development Authority has forwarded a Basic Conditions Report on the Project to the Planning Commission of the County of Monroe; and

Whereas, the Planning Commission of the County of Monroe finds that the Project presents one or some of the following characteristics which warrant its being considered a redevelopment area within the meaning of the Urban Redevelopment Law of 1945, P. L. 991, as amended:

A) Unsafe, unsanitary, inadequate and overcrowded conditions of dwellings therein
B) Inadequate planning of the area
C) Excessive land coverage of the buildings thereon
D) Lack of proper light and air and open space
E) Defective design and arrangement of the buildings thereon
F) Faulty street and lot layout
G) Economically or socially undesirable land uses

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the County of Monroe that it is found and determined that the Project is a blighted area based on one or some of the conditions enumerated above and;

That the above-described area is hereby certified to the Monroe County Industrial Development Authority and the Board of Commissioners of the County of Monroe as a "Redevelopment Area" within the meaning of the Urban Redevelopment Law of 1945, P.L. 991, as amended.

I hereby certify that the foregoing resolution is a true and correct copy of the Resolution adopted by the Planning Commission of the County of Monroe at its meeting held on December 12, 2017

ATTEST **(SEAL)**

Secretary

Chairman

EXHIBIT A

LIST OF PROPERTIES INCLUDED

IN THE

SMITHFIELD REDEVELOPMENT AREA

The redevelopment area includes the following properties by tax parcel located in the Township of Smithfield:

Property	Acreage
Parcel 16/8/2/1- 758 Seven Bridge Road	2.50
Parcel 16/8/2/2-772 Seven Bridge Road	1.35
Parcel 16/8/2/3-119 Way Lane	2.63
Parcel 16/8/2/3-1T-Mobile Home, 119 Way lane	0.00
Parcel 16/8/2/7-1-Music Center Drive	2.11
Parcel 16/119216/1C-Financing Building	0.00
Parcel 16/8/2/4-1-112 Houseville Lane	2.65
Parcel 16/8/2/7-3	18.92
Parcel 16/8/2/7-2	33.30
Parcel 16/8/2/24-2	1.24
Parcel 16/8/2/7	21.42
Parcel 16/8/2/9	1.02
Parcel 16/8/2/7-4	4.10
TOTAL	**91.24**

The redevelopment area specifically excludes the following properties by tax parcel located in the Township of Smithfield:

1) Parcel 16/8/2/5 – 804 Seven Bridge Road
2) Parcel 16/8/2/6 – 808 Seven Bridge Road

EXHIBIT D

COUNTY ASSESSOR'S STATEMENT

OF THE TAX INCREMENT BASE

SMITHFIELD GATEWAY PROJECT

The proposed tax increment district area includes the following properties located in the Township of Smithfield. The current assessed value of all properties within the proposed TIF District is listed below:

Property	Acreage	Assessment
Parcel 16/8/2/1 - 758 Seven Bridge Road	2.50	88,250
Parcel 16/8/2/2-772 Seven Bridge Road	1.35	8,080
Parcel 16/8/2/3-119 Way Lane	2.63	32,880
Parcel 16/8/2/3-1T-Mobile Home on 119 Way Lane	0	1,550
Parcel 16/8/2/7-1-Music Center Drive	2.11	280
Parcel 16/119216/1C-Financing Building	0	42,220
Parcel 16/8/2/4-1-112 houseville lane	2.65	70,040
Parcel 16/8/2/7-3	18.92	90,220
Parcel 16/8/2/7-2	33.3	3,070
Parcel 16/8/2/7	21.42	118,440
Parcel 16/8/2/4-2	1.24	77,620
Parcel 16/8/2/9	1.02	23 660
Parcel 16/8/2/7-4	4.1.	270
TOTAL	**91.24**	**556,580**

Cindy Lee Treible

Cindy Treible, C.P.E.

Chief County Assessor

August 30, 2017

Date

EXHIBIT E

MONROE COUNTY MILLAGE RATES

MONROE COUNTY MILLAGE RATES FOR 2018

TOWNSHIP	2018 LIBRARY	2018 COUNTY	FIRE	2018 TOWNSHIP	EMS	2017 SCHOOL	TOTAL	
BARRETT	1.5	21.25		18.75		135.29	176.79	**1**
CHESTNUTHILL	1.75	21.25	1.47	7.23	0.00	146.016	177.716	**2**
COOLBAUGH	2	21.25	2.00	12.75		135.29	173.29	**3**
DEL WATER GAP	1.1	21.25	1.75	16.6		163.3	204.00	**4**
E STROUDSBURG	1.1	21.25		25.5		177.86	225.71	**5**
ELDRED	1.75	21.25		9.5		146.016	178.516	**6**
HAMILTON	1.1	21.25		1		163.3	186.65	**7**
JACKSON	1.1	21.25	1	8		135.29	166.64	**8**
MIDDLE SMITHFIELD	1.1	21.25		9.5		177.86	209.71	**9**
MT POCONO	1	21.25	1.5	30		135.29	189.04	**10**
PARADISE	1.5	21.25		6.25		135.29	164.29	**11**
POCONO	1.1	21.25		16.1		135.29	173.74	**12**
POLK	1.75	21.25		4.3		146.016	173.316	**13**
PRICE	1.1	21.25		3		177.86	203.21	**14**
ROSS	1.75	21.25		1.5		146.016	170.516	**15**
SMITHFIELD	1.1	21.25		4		177.86	204.21	**16**
			spc.					
STROUD	1.1	21.25	1.5	14		163.3	201.15	**17**
STROUDSBURG	1.1	21.25		43.5		163.3	229.15	**18**
TOBYHANNA	0.75	21.25		14.44		135.29	171.73	**19**
TUNKHANNOCK	0.75	21.25	1	10.5		135.29	168.79	**20**
Add 1.75 library millage to PV school millage for total				**2017 homestead figures**				
	PV	PM		E.STBG		STBG		
Homestead exclusion	$3,354	$3,169		$2,432		$2,247		
Homestead **tax** exclusion	**$489.74**	**$428.73**		**$432.56**		**$366.94**		
*Farmstead exclusion max	$3,354	$3,169		$2,432		$2,247	*max amount-may be less	

as of January 2018

EXHIBIT F

COUNTY ASSESSOR ESTIMATE OF

ASSESSMENT FOR PHASE 1

ESTIMATE OF ASSESSMENT

PROPERTY IDENTIFICATION	
Address	Route 447 & Seven Bridges Road, Smithfield
Parcel ID	TBA
Subdivision	Smithfield Gateway, Phase 1
PROPERTY DESCRIPTION	
Land Area	65 acres (including new rights of way)
Number of Buildings	9 commercial buildings and 8 residential buildings

PHASE 1A

County Units	Plan Units	Tenant	Square Ft	Valuation	Assmt.
Hotel (110 Rooms)	1	Marriott Courtyard	45,000	$2,598,142	649,540
Gas	2	Gas/Conv.	5,000	$318,114.00	79,530
Restaurant	3	KFC	3,200	$347,813.00	86,950
Retail	4	Satellite retail	15,000	$824,591.00	206,150
Restaurant	5	Sports Bar	6,000	$589,175.00	147,290
Net Land Area Phase 1A		**12.22 AC $1,099,800.00**			274,950

PHASE 1B

County Units	Plan Units	Tenant	Square Ft	Valuation	Assmt.
Supermarket	6	Unkown	60,000	$3,030,023.00	757,510
Junior Anchor	7	Unkown	20,000	$811,090.00	202,770
Junior Anchor	8	Unkown	20,000	$811,090.00	202,770
Retail	9	Unkown	25,000	$1,815,530.00	453,880
Net Land Area Phase 1B		**14.72 AC $1,324,800.00**			331,200

PHASE 2A

County Units	Plan Units	Tenant	Square Ft	Valuation	Assmt.
Residential Apartments	10	236 Apartments	133708	$6,306,279.00	1,576,570
Net Land Area Phase 2A		**25.92 AC $2,332,800.00**			583,200

TOTAL VALUATION INCLUDING LAND FOR PHASE ONE	$22,209,247.00	5.552,310

EXHIBIT G

TABLES 1-4 REAL ESTATE TAXES

RETAINED BY THE TAXING BODIES

Table 1

TIF District

Additional Development Not Subject to TIF

Area	Year	Year	Square Fee	Assessment	Real Estate Taxes
2B	2020	2021	18,500	$ 329,115.00	$ 65,864.00
2D	2021	2022	31,600	$ 562,164.00	$ 112,503.00
2C	2022	2023	59,000	$1,049,610.00	$ 210,054.00
2E	2023	2024	15,000	$ 266,850.00	$ 53,403.00

Notes: Assessment rate is estimated at $17.79 per Sf
Real Estate taxes reflect 2% discount

Table 2

Summary of Non-TIF Development Areas
Additional Real Estate Taxes

Year		Real Estate Taxes
2021	$	65,864.00
2022	$	178,367.00
2023	$	388,421.00
2024	$	441,825.00
2025	$	441,825.00
2026	$	441,825.00
2027	$	441,825.00
2028	$	441,825.00
2029	$	441,825.00
2030	$	441,825.00
2031	$	441,825.00
2032	$	441,825.00
2033	$	441,825.00
2034	$	441,825.00
2035	$	441,825.00
2036	$	441,825.00
2037	$	441,825.00
2038	$	441,825.00
Total	**$**	**7,260,027.00**

Table 3

Summary of Real Estate Taxes for the TIF District

Year	Tax Increment	Tax Increment	Non-TIF Area	Totals
2018	$ 111,440.00	$ -	$ -	$ 111,440.00
2019	$ 111,440.00	$ -	$ -	$ 111,440.00
2020	$ 111,440.00	$ 204,953.00	$ -	$ 316,393.00
2021	$ 111,440.00	$ 204,953.00	$ 65,864.00	$ 382,257.00
2022	$ 111,440.00	$ 204,953.00	$ 178,367.00	$ 494,760.00
2023	$ 111,440.00	$ 204,953.00	$ 388,421.00	$ 704,814.00
2024	$ 111,440.00	$ 204,953.00	$ 441,825.00	$ 758,218.00
2025	$ 111,440.00	$ 204,953.00	$ 441,825.00	$ 758,218.00
2026	$ 111,440.00	$ 204,953.00	$ 441,825.00	$ 758,218.00
2027	$ 111,440.00	$ 204,953.00	$ 441,825.00	$ 758,218.00
2028	$ 111,440.00	$ 204,953.00	$ 441,825.00	$ 758,218.00
2029	$ 111,440.00	$ 774,825.00	$ 441,825.00	$ 1,328,090.00
2030	$ 111,440.00	$ 774,825.00	$ 441,825.00	$ 1,328,090.00
2031	$ 111,440.00	$ 774,825.00	$ 441,825.00	$ 1,328,090.00
2032	$ 111,440.00	$ 774,825.00	$ 441,825.00	$ 1,328,090.00
2033	$ 111,440.00	$ 774,825.00	$ 441,825.00	$ 1,328,090.00
2034	$ 111,440.00	$ 774,825.00	$ 441,825.00	$ 1,328,090.00
2035	$ 111,440.00	$ 774,825.00	$ 441,825.00	$ 1,328,090.00
2036	$ 111,440.00	$ 774,825.00	$ 441,825.00	$ 1,328,090.00
2037	$ 111,440.00	$ 774,825.00	$ 441,825.00	$ 1,328,090.00
2038	$ 111,440.00	$ 774,825.00	$ 441,825.00	$ 1,328,090.00
Totals	**$ 2,340,240.00**	**$ 9,592,827.00**	**$ 7,260,027.00**	**$ 19,193,094.00**

Notes:

1) Assume no increase in milage rates

2) Tax increment retained by taxing bodies is 20.5% of the tax increment of $999,774 for the first ten years only

3) Non-TIF taxes are from Table 2

4) Tax increment base represents the current real estate taxes on the entire TIF District

5)After 2028, the PIB loan is retired and the tax increment allocation increases to 77.5% to the three taxing bodies and is reflected in years 2029 through 2038 with $774,825 retained by the taxing bodies

Table 4

Allocation of Real Estate Taxes to Taxing Bodies

Year	Township	School	County	Totals
2018	$ 2,183.00	$ 97,060.00	$ 12,197.00	$ 111,440.00
2019	$ 2,183.00	$ 97,060.00	$ 12,197.00	$ 111,440.00
2020	$ 6,198.00	$ 275,566.00	$ 34,629.00	$ 316,393.00
2021	$ 7,488.00	$ 332,931.00	$ 41,838.00	$ 382,257.00
2022	$ 9,692.00	$ 430,916.00	$ 54,152.00	$ 494,760.00
2023	$ 13,807.00	$ 613,865.00	$ 77,142.00	$ 704,814.00
2024	$ 14,853.00	$ 660,378.00	$ 82,987.00	$ 758,218.00
2025	$ 14,853.00	$ 660,378.00	$ 82,987.00	$ 758,218.00
2026	$ 14,853.00	$ 660,378.00	$ 82,987.00	$ 758,218.00
2027	$ 14,853.00	$ 660,378.00	$ 82,987.00	$ 758,218.00
2028	$ 14,853.00	$ 660,378.00	$ 82,987.00	$ 758,218.00
2029	$ 26,017.00	$ 1,156,713.00	$ 145,360.00	$ 1,328,090.00
2030	$ 26,017.00	$ 1,156,713.00	$ 145,360.00	$ 1,328,090.00
2031	$ 26,017.00	$ 1,156,713.00	$ 145,360.00	$ 1,328,090.00

Year	Township	School	County	Totals
2032	$ 26,017.00	$ 1,156,713.00	$ 145,360.00	$ 1,328,090.00
2033	$ 26,017.00	$ 1,156,713.00	$ 145,360.00	$ 1,328,090.00
2034	$ 26,017.00	$ 1,156,713.00	$ 145,360.00	$ 1,328,090.00
2035	$ 26,017.00	$ 1,156,713.00	$ 145,360.00	$ 1,328,090.00
2036	$ 26,017.00	$ 1,156,713.00	$ 145,360.00	$ 1,328,090.00
2037	$ 26,017.00	$ 1,156,713.00	$ 145,360.00	$ 1,328,090.00
2038	$ 26,017.00	$ 1,156,713.00	$ 145,360.00	$ 1,328,090.00
Totals	**$ 375,986.00**	**$ 16,716,418.00**	**$ 2,100,690.00**	**$ 19,193,094.00**

Notes: Real estate taxes are based on current millage rates and taxes listed on Table 3

EXHIBIT H

ACT 315

ROLL BACK TAXES

Date: 1/2/2018

Act 319 Roll Back Calculations

Parcel: 16/8/2/7-4
Name: DEPG of Shawnee II, LP
Address: 580 Germantown Pike
Suite 103
Plymouth Meeting, PA 19462

Estimated Rollback for 4.10 Acres

For 2018 Violation

Township: Smithfield

Class 9 69190
Class 7 270

	Taxing Year	Class 9 Value	Class 7 Value	Difference	Millage	Sub Total	Interest	
County	2017	69190	270	68920	0.02125	$1,464.55	$87.87	$1,552.42
Twp		69190	270	68920	0.004	$275.68	$16.54	$292.22
Fire		69190	270	68920	0	$0.00	$0.00	$0.00
School		69190	270	68920	0.17786	$12,258.11	$735.49	$12,993.60
Library		69190	270	68920	0.0011	$75.81	$4.55	$80.36
	total					$14,074.15	$844.45	$14,918.60
County	2016	69190	270	68920	0.02125	$1,464.55	$175.75	$1,640.30
Twp		69190	270	68920	0.004	$275.68	$33.08	$308.76
Fire		69190	270	68920	0	$0.00	$0.00	$0.00
School		69190	270	68920	0.17786	$12,258.11	$1,470.97	$13,729.08
Library		69190	270	68920	0.0011	$75.81	$9.10	$84.91
	total					$14,074.15	$1,688.90	$15,763.05
County	2015			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.17937	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00
County	2014			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.18081	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00
County	2013			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.18081	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00

Date: 1/2/2018

Act 319 Roll Back Calculations

Parcel: 16/8/2/7-4

Estimated Rollback for 4.10 Acres

Name: DEPG of Shawnee II, LP

Township: Smithfield

County	2012			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.18081	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00

Previous Year's Rollback	$28,148.31
Total Interest	$2,533.35
Sub Total	$30,681.65
Tax Claim Bureau Fee	$97.00
Total Amount Due	**$30,778.65**

Assessment Office Date

Tax Claim Bureau Date

Date: 1/2/2018

Act 319 Roll Back Calculations

Parcel: 16/8/2/7
Name: DEPG Mosier Associates
Address: 580 Germantown Pike
Suite 103
Plymouth Meeting, PA 19462

Estimated Rollback for entire Parcel
For 2018 Violation

Township: Smithfield

Class 9 148730
Class 7 69530

	Taxing Year	Class 9 Value	Class 7 Value	Difference	Millage	Sub Total	Interest	
County	2017	148730	69530	79200	0.02125	$1,683.00	$100.98	$1,783.98
Twp		148730	69530	79200	0.004	$316.80	$19.01	$335.81
Fire		148730	69530	79200	0	$0.00	$0.00	$0.00
School		148730	69530	79200	0.17786	$14,086.51	$845.19	$14,931.70
Library		148730	69530	79200	0.0011	$87.12	$5.23	$92.35
	total					$16,173.43	$970.41	$17,143.84
County	2016	148730	69530	79200	0.02125	$1,683.00	$201.96	$1,884.96
Twp		148730	69530	79200	0.004	$316.80	$38.02	$354.82
Fire		148730	69530	79200	0	$0.00	$0.00	$0.00
School		148730	69530	79200	0.17786	$14,086.51	$1,690.38	$15,776.89
Library		148730	69530	79200	0.0011	$87.12	$10.45	$97.57
	total					$16,173.43	$1,940.81	$18,114.24
County	2015	269950	85490	184460	0.02125	$3,919.78	$705.56	$4,625.33
Twp		269950	85490	184460	0.004	$737.84	$132.81	$870.65
Fire		269950	85490	184460	0	$0.00	$0.00	$0.00
School		269950	85490	184460	0.17937	$33,086.59	$5,955.59	$39,042.18
Library		269950	85490	184460	0.0011	$202.91	$36.52	$239.43
	total					$37,947.11	$6,830.48	$44,777.59
County	2014	269950	82940	187010	0.02125	$3,973.96	$953.75	$4,927.71
Twp		269950	82940	187010	0.004	$748.04	$179.53	$927.57
Fire		269950	82940	187010	0	$0.00	$0.00	$0.00
School		269950	82940	187010	0.18081	$33,813.28	$8,115.19	$41,928.46
Library		269950	82940	187010	0.0011	$205.71	$49.37	$255.08
	total					$38,740.99	$9,297.84	$48,038.83
County	2013	269950	82940	187010	0.02125	$3,973.96	$1,192.19	$5,166.15
Twp		269950	82940	187010	0.004	$748.04	$224.41	$972.45
Fire		269950	82940	187010	0	$0.00	$0.00	$0.00
School		269950	82940	187010	0.18081	$33,813.28	$10,143.98	$43,957.26
Library		269950	82940	187010	0.0011	$205.71	$61.71	$267.42
	total					$38,740.99	$11,622.30	$50,363.29

Date: 1/2/2018

Act 319 Roll Back Calculations

Parcel: 16/8/2/7

Name: DEPG Mosier Associates

Estimated Rollback for entire Parcel

Township: Smithfield

County	2012	269950	82940	187010	0.02125	$3,973.96	$1,430.63	$5,404.59
Twp		269950	82940	187010	0.004	$748.04	$269.29	$1,017.33
Fire		269950	82940	187010	0	$0.00	$0.00	$0.00
School		269950	82940	187010	0.18081	$33,813.28	$12,172.78	$45,986.06
Library		269950	82940	187010	0.0011	$205.71	$74.06	$279.77
	total					$38,740.99	$13,946.76	$52,687.75

Previous Year's Rollback	$186,516.95
Total Interest	$44,608.59
Sub Total	$231,125.54
Tax Claim Bureau Fee	$277.00
Total Amount Due	**$231,402.54**

Assessment Office Date

Tax Claim Bureau Date

Date: 1/2/2018

Act 319 Roll Back Calculations

Parcel: 16/8/2/7-3

Estimated Rollback for 18.92 Acres

Name: DEPG of Shawnee II, LP

Address: 580 Germantown Pike
Suite 103
Plymouth Meeting, PA 19462

For 2018 Violation

Township: Smithfield

Class 9 149580
Class 7 46400

	Taxing Year	Class 9 Value	Class 7 Value	Difference	Millage	Sub Total	Interest	
County	2017	149580	46400	103180	0.02125	$2,192.58	$131.55	$2,324.13
Twp		149580	46400	103180	0.004	$412.72	$24.76	$437.48
Fire		149580	46400	103180	0	$0.00	$0.00	$0.00
School		149580	46400	103180	0.17786	$18,351.59	$1,101.10	$19,452.69
Library		149580	46400	103180	0.0011	$113.50	$6.81	$120.31
	total					$21,070.39	$1,264.22	$22,334.61
County	2016	149580	46400	103180	0.02125	$2,192.58	$263.11	$2,455.68
Twp		149580	46400	103180	0.004	$412.72	$49.53	$462.25
Fire		149580	46400	103180	0	$0.00	$0.00	$0.00
School		149580	46400	103180	0.17786	$18,351.59	$2,202.19	$20,553.79
Library		149580	46400	103180	0.0011	$113.50	$13.62	$127.12
	total					$21,070.39	$2,528.45	$23,598.83
County	2015			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.17937	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00
County	2014			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.18081	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00
County	2013			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.18081	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00

Date: 1/2/2018

Act 319 Roll Back Calculations

Parcel: 16/8/2/7-3 Estimated Rollback for 18.92 Acres

Name: DEPG of Shawnee II, LP Township: Smithfield

County	2012			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.18081	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00

Previous Year's Rollback	$42,140.78
Total Interest	$3,792.67
Sub Total	$45,933.45
Tax Claim Bureau Fee	$97.00
Total Amount Due	**$46,030.45**

Assessment Office Date

Tax Claim Bureau Date

Date: 1/2/2018

Act 319 Roll Back Calculations

Parcel: 16/8/2/7-2

Estimated Rollback for 33.30 Acres

Name: DEPG of Shawnee II, LP

Address: 580 Germantown Pike
Suite 103
Plymouth Meeting, PA 19462

For 2018 Violation

Township: Smithfield

Class 9 157220
Class 7 3070

	Taxing Year	Class 9 Value	Class 7 Value	Difference	Millage	Sub Total	Interest	
County	2017	157220	3070	154150	0.02125	$3,275.69	$196.54	$3,472.23
Twp		157220	3070	154150	0.004	$616.60	$37.00	$653.60
Fire		157220	3070	154150	0	$0.00	$0.00	$0.00
School		157220	3070	154150	0.17786	$27,417.12	$1,645.03	$29,062.15
Library		157220	3070	154150	0.0011	$169.57	$10.17	$179.74
	total					$31,478.97	$1,888.74	$33,367.71
County	2016	157220	3070	154150	0.02125	$3,275.69	$393.08	$3,668.77
Twp		157220	3070	154150	0.004	$616.60	$73.99	$690.59
Fire		157220	3070	154150	0	$0.00	$0.00	$0.00
School		157220	3070	154150	0.17786	$27,417.12	$3,290.05	$30,707.17
Library		157220	3070	154150	0.0011	$169.57	$20.35	$189.91
	total					$31,478.97	$3,777.48	$35,256.45
County	2015			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.17937	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00
County	2014			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.18081	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00
County	2013			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.18081	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00

Date: 1/2/2018

Act 319 Roll Back Calculations

Parcel: 16/8/2/7-2 Estimated Rollback for 33.30 Acres

Name: DEPG of Shawnee II, LP Township: Smithfield

County	2012			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.18081	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00

Previous Year's Rollback	$62,957.94
Total Interest	$5,666.21
Sub Total	$68,624.16
Tax Claim Bureau Fee	$97.00
Total Amount Due	**$68,721.16**

Assessment Office Date

Tax Claim Bureau Date

Date: 1/2/2018

Act 319 Roll Back Calculations

Parcel: 16/8/2/7-1 Estimated Rollback for 2.11 Acres

Name: DEPG Mosier Associates LP

Address: 580 Germantown Pike
Suite 103
Plymouth Meeting, PA 19462

For 2018 Violation

Township: Smithfield

Class 9 35400
Class 7 280

	Taxing Year	Class 9 Value	Class 7 Value	Difference	Millage	Sub Total	Interest	
County	2017	35400	280	35120	0.02125	$746.30	$44.78	$791.08
Twp		35400	280	35120	0.004	$140.48	$8.43	$148.91
Fire		35400	280	35120	0	$0.00	$0.00	$0.00
School		35400	280	35120	0.17786	$6,246.44	$374.79	$6,621.23
Library		35400	280	35120	0.0011	$38.63	$2.32	$40.95
	total					$7,171.86	$430.31	$7,602.17
County	2016	35400	280	35120	0.02125	$746.30	$89.56	$835.86
Twp		35400	280	35120	0.004	$140.48	$16.86	$157.34
Fire		35400	280	35120	0	$0.00	$0.00	$0.00
School		35400	280	35120	0.17786	$6,246.44	$749.57	$6,996.02
Library		35400	280	35120	0.0011	$38.63	$4.64	$43.27
	total					$7,171.86	$860.62	$8,032.48
County	2015			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.17937	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00
County	2014			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.18081	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00
County	2013			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.18081	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00

Date: 1/2/2018

Act 319 Roll Back Calculations

Parcel: 16/8/2/7-1 Estimated Rollback for 2.11 Acres

Name: DEPG Mosier Associates LP Township: Smithfield

County	2012			0	0.02125	$0.00	$0.00	$0.00
Twp				0	0.004	$0.00	$0.00	$0.00
Fire				0	0	$0.00	$0.00	$0.00
School				0	0.18081	$0.00	$0.00	$0.00
Library				0	0.0011	$0.00	$0.00	$0.00
	total					$0.00	$0.00	$0.00

Previous Year's Rollback	$14,343.71
Total Interest	$1,290.93
Sub Total	$15,634.64
Tax Claim Bureau Fee	$97.00
Total Amount Due	**$15,731.64**

Assessment Office Date

Tax Claim Bureau Date