PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

<table>
<thead>
<tr>
<th>County</th>
<th>St. Joseph</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Walkerton</td>
</tr>
<tr>
<td>Allocation Area Code</td>
<td>771301</td>
</tr>
<tr>
<td>Allocation Area Name</td>
<td>Walkerton Community E.D.A.</td>
</tr>
</tbody>
</table>

Form Prepared By: Matt Eckerle
Name: H. J. Limbaugh & Associates
Phone Number: 317-465-1500
Email Address: cckerle@limbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area $17,362,663
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area 2,308,632
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2) $19,671,295

4) 2015 Pay 2016 Net Assessed Value of Allocation Area 19,059,295
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 227,300
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 + Line 5 + Line 6 - Line 7 + Line 8) $19,286,595

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 0.98044
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) $17,023,049
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) $2,036,246

13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places) 3.6350

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.98044

L. Michael J. Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 29 SEP 15
County Auditor (Signature) Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Walkerton Community E.D.A.

The base assessed value allocation area, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance 9-30-15
Date
PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County: St. Joseph
Jurisdiction: Lakeville
Allocation Area Code: 771211
Allocation Area Name: Lakeville EDA

Form Prepared By:
Name: Matthew R. Eckerle
Unit/Company: H. J. Umhofer & Associates
Phone Number: 317-465-1500
Email Address: eckerle@umhofer.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area $3,670,934
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area 298,178
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2) $3,969,112
4) 2015 Pay 2016 Net Assessed Value of Allocation Area 5,450,551
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due 1,489,700
to New Construction or a Change in Tax Status
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of
Abatement Roll-Off in Allocation Area
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016
Appeals Settlements in Allocation Area
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area
   (Line 4 - Line 5 + Line 6 - Line 7 = Line 8) $3,969,851
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 0.79709
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) $3,723,155
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) $1,727,396
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places) 3.1244

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

0.79709

Michael J. Hamann, Auditor of St. Joseph County, certify to the best of my
knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-5-15

County Auditor (Signature) Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Lakeville EDA

The base assessed value calculation, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance 9-30-15

Date
### PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

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<thead>
<tr>
<th>County</th>
<th>St. Joseph</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of South Bend</td>
</tr>
<tr>
<td>Allocation Area Code</td>
<td>T71513</td>
</tr>
<tr>
<td>Allocation Area Name</td>
<td>West Washington-Chapin Allocation Area</td>
</tr>
</tbody>
</table>

**Form Prepared By:**
Name: Matt Eckerle  
Unit/Company: H. J. Umhauh & Associates  
Phone Number: 317-865-1500  
Email Address: mckerle@umhauh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area $18,286,632  
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area $14,537,721  
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2) $32,824,353

4) 2015 Pay 2016 Net Assessed Value of Allocation Area 30,974,844  
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 359,300  
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 107,000  
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area  
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area  
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 0.94171  
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) $17,220,704  
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) $13,754,140  
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places) 5.9952  

### 2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

1. Michael J. Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated: 29 SEP 15

County Auditor (Signature): Michael J. Hamann
County Auditor (Printed)

### DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: West Washington-Chapin Allocation Area

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance: 9-30-15

Date: 9-30-15
# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

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<tr>
<td>Jurisdiction</td>
<td>City of South Bend</td>
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<tr>
<td>Allocation Area Code</td>
<td>771516</td>
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<tr>
<td>Allocation Area Name</td>
<td>South Side Allocation Area No. 1</td>
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</tbody>
</table>

Form Prepared By:
Name: Matt Eckerle
Unit/Company: H.J. Umbaugh & Associates
Phone Number: 317-465-1500
Email Address: eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area \( \rightarrow \) $18,047,801
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area \( \rightarrow \) 63,142,616
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2) \( \rightarrow \) $81,190,417

4) 2015 Pay 2016 Net Assessed Value of Allocation Area \( \rightarrow \) 78,281,969
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status \( \rightarrow \) 868,303
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status \( \rightarrow \) 3,277,960
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8) \( \rightarrow \) $80,691,629

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) \( \rightarrow \) 0.99386

11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) \( \rightarrow \) $17,936,988
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) \( \rightarrow \) $80,691,629

13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places) \( \rightarrow \) 5.9617

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) \( \rightarrow \) 0.99386

1. Michael J. Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 2/9/2015

County Auditor (Signature) | Michael J. Hamann
County Auditor (Printed)

---

# DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: South Side Allocation Area No. 1

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance 9/30/15
PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County: St. Joseph
Jurisdiction: City of South Bend
Allocation Area Code: 771518
Allocation Area Name: Douglas Road Allocation Area

Form Prepared By:
Name: Matt Eckelie
Unit/Company: H. J. Umbaugh & Associates
Phone Number: 317-465-1500
Email Address: ceckelie@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area
$0
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
8,211,448
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)
8,211,448

4) 2015 Pay 2016 Net Assessed Value of Allocation Area
8,102,884
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due
to New Construction or a Change in Tax Status
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due
to Demolition or a Change in Tax Status
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of
Abatement Roll-Off in Allocation Area
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016
Appeals Settlements in Allocation Area
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area
(Line 4 - Line 5 + Line 6 - Line 7 - Line 8)
8,102,884

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)
0.98678

11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)

12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)
8,102,884

13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)
5.9762
$484,245

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)
0.98678

I, Michael J. Hamann, Auditor of St. Joseph County, certify to the best of my
knowledge that the above have assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated: May 15

County Auditor (Signature) Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Douglas Road Allocation Area

The base assessed value adjustment certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance 9-30-15
PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County: St. Joseph
Jurisdiction: City of South Bend
Allocation Area Code: T77519
Allocation Area Name: South Side Allocation Area No. 3

Form Prepared By:
Name: Matt Eckerle
Unit/Company: H.J. Umbaugh & Associates
Phone Number: 317-465-1590
Email Address: eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area: $0
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area: 31,177,600
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2): $31,177,600

4) 2015 Pay 2016 Net Assessed Value of Allocation Area: $31,102,200
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status: 256,400
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status: 
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area: 
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area: 

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places): 0.98840

11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10): $0
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11): $31,102,200

13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places): 5.9991

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10): 0.98840

Michael J. Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated: 9-5-2015

County Auditor (Signature)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: South Side Allocation Area No. 3

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance
Date: 9-30-15
PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

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<td>Allocation Area Code</td>
<td>T71521</td>
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<tr>
<td>Allocation Area Name</td>
<td>River West Development Area - Allocation Area No. 1</td>
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Form Prepared By:

<table>
<thead>
<tr>
<th>Name</th>
<th>Matt Estelle</th>
</tr>
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<tbody>
<tr>
<td>Uni/Company</td>
<td>H.J. Umbaugh &amp; Associates</td>
</tr>
<tr>
<td>Phone Number</td>
<td>317-465-1500</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:josefle@umbaugh.com">josefle@umbaugh.com</a></td>
</tr>
</tbody>
</table>

1) 2014 Pay 2015 Base Assessed Value of Allocation Area: $2,025,090,346
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area: 446,093,271

4) 2015 Pay 2016 Net Assessed Value of Allocation Area: $2,046,665,126
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status: 11,534,800
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status: 377,700
7) 2015 Pay 2016 Net Assessed Value Change as a Result of Abatement Roll-Off in Allocation Area: 5,646,840
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area: 5,000,000

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places): 0.97805


13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places): 5.9745

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10): 0.97805

Michael J. Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated: 7/5/17

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: River West Development Area - Allocation Area No. 1

The base assessed value adjustment is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance: 9-30-15
PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

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<tr>
<td>Jurisdiction</td>
<td>City of South Bend</td>
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<tr>
<td>Allocation Area Code</td>
<td>771522</td>
</tr>
<tr>
<td>Allocation Area Name</td>
<td>River East Development Area - Allocation Area No. 1</td>
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</tbody>
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Form Prepared By:
Name: Matt Eckerle
Unit/Company: H. J. Umbaugh & Associates
Phone Number: 317-465-1500
Email Address: eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area: $81,044,205
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area: $79,092,331

4) 2015 Pay 2016 Net Assessed Value of Allocation Area: $157,907,826
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status: $2,339,200
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status: $9,151,330
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area: $260,750
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area: $2,000,000
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8): $162,469,236

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places): 1.01457

12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11): $75,682,826

13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places): 5.9980

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10): 1.01457

Michael J. Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-30-15

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: River East Development Area - Allocation Area No. 1

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Date 9-30-15
PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County: St. Joseph
Jurisdiction: City of South Bend
Allocation Area Code: 771423
Allocation Area Name: River East Development Area - Allocation Area No. 2

Form Prepared By:
Name: Matt Eckelbe
Unit/Company: H. J. Umbaugh & Associates
Phone Number: 317-465-1500
Email Address: eckelbe@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area: $8,166,548
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area: 92,935,287
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2): $161,102,035

4) 2015 Pay 2016 Net Assessed Value of Allocation Area: 122,277,881
5) 2015 Pay 2016 Net Assessed Value of Allocation Area Due to New Construction or a Change in Tax Status: 26,785,425
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status: 146,700
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area: 
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area: 

9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 - Line 6 - Line 7 - Line 8): $95,639,156

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places): 0.94897

12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11): $114,552,572

13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places): 5.9952

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10): 0.94897

I, Michael J. Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated: [Signature]

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: River East Development Area - Allocation Area No. 2

The base assessed value of this area, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date: 9-30-15
# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

**County:** St. Joseph  
**Jurisdiction:** Mishawaka  
**Allocation Area Code:** T71623  
**Allocation Area Name:** Consolidated EDA  

**Form Prepared By:**  
**Name:** Matthew R. Eckerle  
**Unit/Company:** H. J. Umbaugh & Associates  
**Phone Number:** 317-465-1500  
**Email Address:** eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area $185,169,245  
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area $539,091,959  
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2) $744,261,204

4) 2015 Pay 2016 Net Assessed Value of Allocation Area 755,944,786  
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 25,635,800  
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 9,139,660  
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area  
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area  
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 + Line 5 + Line 6 - Line 7 - Line 8) $739,448,646

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 0.99353  
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) $183,971,200  
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) $571,973,586

13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places) 4.1918  

**2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)** 0.99353

---

**Michael J. Hamann**, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

**Dated:** 29SE15  
**County Auditor (Signature):** 
**County Auditor (Printed):** Michael J. Hamann

---

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE**  
**CERTIFICATION OF TIF BASE NEUTRALIZATION**

**Allocation Area Name:** Consolidated EDA  

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

**Commissioner, Department of Local Government Finance:**  
**Date:** 9-30-15
PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County: St. Joseph
Jurisdiction: St. Joseph County
Allocation Code: T71401
Allocation Area Name: Wyatt Economic Development Allocation Area #1 (004)

Form Prepared By:
Name: Kathy Gregorich
Unit/Company: St. Joseph County Auditor's Office
Phone Number: (574)235-9398
Email Address: Kgregorich@co.st-joseph.in.us

1) 2014 Pay 2015 Base Assessed Value of Allocation Area $6,623,345
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area 1,795,608
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2) $8,417,953

4) 2015 Pay 2016 Net Assessed Value of Allocation Area 6,570,603
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 156,785
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 2,031,100
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area 49,780
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area 0

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 0.99735

11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) $6,606,292
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) ($335,689)

13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places) 1.0841

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.99735

Michael J. Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-30-15

Michael J. Hamann
County Auditor (Signature)
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Wyatt Economic Development Allocation Area #1 (004)

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Date 9-30-15
PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County: St. Joseph
Jurisdiction: St. Joseph County
Allocation Code: T71402
Allocation Area Name: St. Joseph County Economic Development District Alloc Area #2 (001&002)

Form Prepared By:
Name: Kathy Gregorich
Unit/Company: St. Joseph County Auditor's Office
Phone Number: (219)235-9398
Email Address: Kgregorich@co.st-joseph.in.us

1) 2014 Pay 2015 Base Assessed Value of Allocation Area
$34,093,962
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area
$5,159,146
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)
$69,253,128
4) 2015 Pay 2016 Net Assessed Value of Allocation Area
$67,624,116
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status
$2,111,290
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status
$225,222
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area
$44,700
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area
$0
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)
$65,691,448

10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)
0.94857
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)
$32,340,529
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)
$35,263,587
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)
$2.8063
$990,163

2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)
0.94857

I, ______________ , Auditor of ______________ County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated: ______________

Michael J Hamann
County Auditor (Signature)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: St. Joseph County Economic Development District Alloc Area #2 (001&002)
The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance
9-30-15
# PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>County</td>
<td>St. Joseph</td>
</tr>
<tr>
<td>Jurisdiction</td>
<td>St. Joseph County</td>
</tr>
<tr>
<td>Allocation Code</td>
<td>T71403</td>
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<tr>
<td>Allocation Area Name</td>
<td>AM General Allocation Area #3 (003)</td>
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</table>

Form Prepared By:
- Name: Kathy Gregorich
- Unit/Company: St. Joseph County Auditor's Office
- Phone Number: (314)235-9398
- Email Address: kgregorich@co.st-joseph.mo.us

2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area: $28,615,553
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2): $72,264,408
4) 2015 Pay 2016 Net Assessed Value of Allocation Area: $73,904,080
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status: $334,100
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status: $187,930
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area: $283,565
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area: $73,474,345
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8): $73,474,345
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places): 1.01674
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places): 2.3301

**2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**

1. Michael J. Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

   **Dated**

   [Signature]

   Michael J. Hamann
   County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE**

**CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name AM General Allocation Area #3 (003)

The base assessed value determination, as certified above, is approved by the Department of Local Government Finance.

[Signature]

Commissioner, Department of Local Government Finance

[Date] 9-30-15
<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>1) 2014 Pay 2015 Base Assessed Value of Allocation Area</td>
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<td>3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)</td>
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<td>4) 2015 Pay 2016 Net Assessed Value of Allocation Area</td>
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<td>to Demolition or a Change in Tax Status</td>
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<td>7) 2015 Pay 2016 Net Assessed Value Decrease as a Result of Abatement</td>
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<td>Roll-Off in Allocation Area</td>
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<td>8) Estimated Assessed Value Decrease Due to 2015 Pay 2016</td>
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<tr>
<td>Appeals Settlements in Allocation Area</td>
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<td>9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 3)</td>
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<td>Decimal Places)</td>
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<td>12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 7)</td>
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<td>13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to</td>
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<td>14) Estimated 2015 Pay 2016 Incremental Tax Revenue (Line 9/Line 10) *</td>
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<td>Line 11)</td>
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**2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**

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<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td></td>
<td>1.00000</td>
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</tbody>
</table>

I, Michael J. Hamann, Auditor of St. Joseph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated: 9/30/15

Michael J Hamann
County Auditor (Printed)

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**DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name: NW Cleveland Rd Econ Dev Area (005)

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date: 9-30-15