

**Riverwalk Improvement District  
City of Rock Hill, South Carolina**

**ASSESSMENT ROLL**

**Riverwalk Improvement District  
City of Rock Hill, South Carolina**

**ASSESSMENT ROLL**

Tax Parcel Number	Owner	Description (Acreage)	Assessment
665-00-00-003	The Greens of Rock Hill, LLC	632.23	\$88,663,199
663-00-00-001	The Greens of Rock Hill, LLC	376.09	\$62,293,643
Total		1,008.32	\$150,956,842

The "Rate and Method of Apportionment of Assessment," which is attached hereto as Appendix A and incorporated herein, includes a number of provisions related to the Assessment. The Assessment shall be collected, reallocated, reduced, terminated, prepaid, and applied as set forth in the "Rate and Method of Apportionment of Assessment" (capitalized terms used in this Assessment Roll which are not defined herein shall have the meaning set forth in Appendix A attached hereto).

In order to maintain records for the billing and collecting of the Assessment, Appendix B-1 attached hereto and incorporated herein shall be updated each Assessment Year to reflect the current Parcels in the Improvement District, the Assessment for each Parcel, including any reallocations for Parcel subdivisions and adjustments as provided for in the "Rate and Method of Apportionment of Assessment," the Annual Assessment, Annual Parcel Assessment, and Annual Payment for the Assessment Year for which the Assessment Roll is being updated, prepayments or termination of the Assessment, and other changes, all as provided for in the "Rate and Method of Apportionment of Assessment" and the Assessment Ordinance.

The Annual Assessment for all Parcels for each Assessment Year is shown by Appendix B-2 attached hereto and incorporated herein. In order to maintain records for the billing and collecting of the Assessments, the Annual Assessments shown on Appendix B-2 shall be updated each Assessment Year and shall be allocated to each Parcel each Assessment Year pursuant to and reduced as required by the "Rate and Method of Apportionment of Assessments."

The Assessments are being shown in three separate parts, which is an accounting convention to assist with the accounting of the manner in which the Assessment will be applied to repay the Bonds.

**Riverwalk Improvement District  
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**Appendix B-1a**

**ANNUAL UPDATE OF ASSESSMENT PART A FOR EACH PARCEL**

Tax Parcel Number	Equivalent Units	Assessment Part A	Principal Portion of Assessment Part A	Outstanding Principal Portion of Assessment Part A	<u>Amounts Due for 2009-2010 Assessment Year</u>	
					Annual Parcel Assessment Part A	Annual Payment Part A
665-00-00-003	647.000	\$22,372,553	\$8,314,731	\$2,977,280	\$217,071	TBD
663-00-00-001	847.023	\$29,289,130	\$10,885,269	\$3,897,720	\$284,179	TBD
<b>Total</b>	<b>1,494.023</b>	<b>\$51,661,682</b>	<b>\$19,200,000</b>	<b>\$6,875,000</b>	<b>\$501,250</b>	<b>TBD</b>

Outstanding Principal Portion of Assessment reflects projected first issuance for illustrative purposes.

**Riverwalk Improvement District  
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**Appendix B-1b**

**ANNUAL UPDATE OF ASSESSMENT PART B FOR EACH PARCEL**

Tax Parcel Number	Equivalent Units	Assessment Part B	Principal Portion of Assessment Part B	Outstanding Principal Portion of Assessment Part B	<u>Amounts Due for 2009-2010 Assessment Year</u>	
					Annual Parcel Assessment Part B	Annual Payment Part B
665-00-00-003	1,477.490	\$30,253,203	\$15,562,977	\$6,399,349	\$396,673	TBD
663-00-00-001	847.023	\$17,343,711	\$8,922,023	\$3,668,651	\$227,407	TBD
<b>Total</b>	<b>2,324.513</b>	<b>\$47,596,914</b>	<b>\$24,485,000</b>	<b>\$10,068,000</b>	<b>\$624,080</b>	<b>TBD</b>

Outstanding Principal Portion of Assessment reflects projected first issuance for illustrative purposes.

**Riverwalk Improvement District  
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**Appendix B-1c**

**ANNUAL UPDATE OF ASSESSMENT PART C FOR EACH PARCEL**

Tax Parcel Number	Equivalent Units	Assessment Part C	Principal Portion of Assessment Part C	Outstanding Principal Portion of Assessment Part C	<u>Amounts Due for 2009-2010 Assessment Year</u>	
					Annual Parcel Assessment Part C	Annual Payment Part C
665-00-00-003	647.000	\$36,037,443	\$16,938,173	\$7,464,256	\$536,439	TBD
663-00-00-001	281.167	\$15,660,803	\$7,360,827	\$3,243,744	\$233,121	TBD
<b>Total</b>	<b>928.167</b>	<b>\$51,698,246</b>	<b>\$24,299,000</b>	<b>\$10,708,000</b>	<b>\$769,560</b>	<b>TBD</b>

Outstanding Principal Portion of Assessment reflects projected first issuance for illustrative purposes.

**Riverwalk Improvement District  
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**Appendix B-2a**

**ANNUAL ASSESSMENTS FOR ASSESSMENT PART A**

Assessment Year Ending	Principal	Interest	Administrative Expenses	Annual Assessment Part A	Annual Payment Part A  (to be completed each year)
2010	\$0	\$481,250	\$20,000	\$501,250	
2011	\$0	\$481,250	\$20,400	\$501,650	
2012	\$0	\$481,250	\$20,808	\$502,058	
2013	\$2,000	\$481,250	\$21,224	\$504,474	
2014	\$11,000	\$1,343,860	\$31,649	\$1,386,509	
2015	\$21,000	\$1,343,090	\$32,282	\$1,396,372	
2016	\$31,000	\$1,341,620	\$32,927	\$1,405,547	
2017	\$47,000	\$1,339,450	\$33,586	\$1,420,036	
2018	\$75,000	\$1,336,160	\$34,258	\$1,445,418	
2019	\$105,000	\$1,330,910	\$34,943	\$1,470,853	
2020	\$139,000	\$1,323,560	\$35,642	\$1,498,202	
2021	\$174,000	\$1,313,830	\$36,354	\$1,524,184	
2022	\$213,000	\$1,301,650	\$37,081	\$1,551,731	
2023	\$255,000	\$1,286,740	\$37,823	\$1,579,563	
2024	\$301,000	\$1,268,890	\$38,580	\$1,608,470	
2025	\$351,000	\$1,247,820	\$39,351	\$1,638,171	
2026	\$405,000	\$1,223,250	\$40,138	\$1,668,388	
2027	\$461,000	\$1,194,900	\$40,941	\$1,696,841	
2035	\$1,117,000	\$793,590	\$47,969	\$1,958,559	
2036	\$1,229,000	\$715,400	\$48,928	\$1,993,328	
2037	\$1,351,000	\$629,370	\$49,907	\$2,030,277	
2038	\$1,481,000	\$534,800	\$50,905	\$2,066,705	
2039	\$1,621,000	\$431,130	\$51,923	\$2,104,053	
2040	\$989,000	\$317,660	\$16,734	\$1,323,394	
2041	\$1,081,000	\$248,430	\$17,069	\$1,346,499	
2042	\$1,181,000	\$172,760	\$17,410	\$1,371,170	
2043	\$1,287,000	\$90,090	\$17,758	\$1,394,848	
<b>Total</b>	<b>\$19,200,000</b>	<b>\$31,244,640</b>	<b>\$1,217,042</b>	<b>\$51,661,682</b>	<b>\$0</b>

The Annual Assessment Part A for each Assessment Year and each component of the Annual Assessment Part A may be revised by the City as long as the total of the Annual Assessment Part A is not exceeded.

**Riverwalk Improvement District  
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**Appendix B-2b**

**ANNUAL ASSESSMENTS FOR ASSESSMENT PART B**

Assessment Year Ending	Principal	Interest	Administrative Expenses	Annual Assessment Part B	Annual Payment Part B
2010	\$0	\$604,080	\$20,000	\$624,080	(to be completed each year)
2011	\$0	\$604,080	\$20,400	\$624,480	
2012	\$326,000	\$604,080	\$20,808	\$950,888	
2013	\$345,000	\$584,520	\$21,224	\$950,744	
2014	\$366,000	\$1,116,400	\$31,649	\$1,514,049	
2015	\$388,000	\$1,094,440	\$32,282	\$1,514,722	
2016	\$411,000	\$1,527,770	\$42,927	\$1,981,697	
2017	\$436,000	\$1,503,110	\$43,786	\$1,982,896	
2018	\$462,000	\$1,476,950	\$44,662	\$1,983,612	
2019	\$708,000	\$1,449,230	\$45,555	\$2,202,785	
2020	\$768,000	\$1,404,570	\$46,466	\$2,219,036	
2021	\$1,080,000	\$1,356,000	\$47,395	\$2,483,395	
2022	\$1,180,000	\$1,285,900	\$48,343	\$2,514,243	
2023	\$1,287,000	\$1,209,130	\$49,310	\$2,545,440	
2024	\$1,403,000	\$1,125,220	\$50,296	\$2,578,516	
2025	\$1,527,000	\$1,033,570	\$51,302	\$2,611,872	
2026	\$1,659,000	\$933,630	\$52,328	\$2,644,958	
2027	\$1,801,000	\$824,870	\$53,375	\$2,679,245	
2028	\$1,953,000	\$706,610	\$54,442	\$2,714,052	
2029	\$2,116,000	\$578,180	\$55,531	\$2,749,711	
2030	\$1,360,000	\$438,830	\$26,923	\$1,825,753	
2031	\$1,492,000	\$343,630	\$27,461	\$1,863,091	
2032	\$1,633,000	\$239,190	\$28,010	\$1,900,200	
2033	\$1,784,000	\$124,880	\$28,571	\$1,937,451	
<b>Total</b>	<b>\$24,485,000</b>	<b>\$22,168,870</b>	<b>\$943,044</b>	<b>\$47,596,914</b>	<b>\$0</b>

The Annual Assessment Part B for each Assessment Year and each component of the Annual Assessment Part B may be revised by the City as long as the total of the Annual Assessment Part B is not exceeded.

**Riverwalk Improvement District  
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**Appendix B-2c**

**ANNUAL ASSESSMENTS FOR ASSESSMENT PART C**

Assessment Year Ending	Principal	Interest	Administrative Expenses	Annual Assessment Part C	Annual Payment Part C
2010	\$0	\$749,560	\$20,000	\$769,560	(to be completed each year)
2011	\$0	\$749,560	\$20,400	\$769,960	
2012	\$0	\$749,560	\$20,808	\$770,368	
2013	\$0	\$749,560	\$21,224	\$770,784	
2014	\$0	\$1,700,930	\$31,649	\$1,732,579	
2015	\$0	\$1,700,930	\$32,282	\$1,733,212	
2016	\$0	\$1,700,930	\$32,927	\$1,733,857	
2017	\$0	\$1,700,930	\$33,586	\$1,734,516	
2018	\$0	\$1,700,930	\$34,258	\$1,735,188	
2019	\$0	\$1,700,930	\$34,943	\$1,735,873	
2020	\$0	\$1,700,930	\$35,642	\$1,736,572	
2021	\$0	\$1,700,930	\$36,354	\$1,737,284	
2022	\$0	\$1,700,930	\$37,081	\$1,738,011	
2023	\$0	\$1,700,930	\$37,823	\$1,738,753	
2024	\$0	\$1,700,930	\$38,580	\$1,739,510	
2025	\$0	\$1,700,930	\$39,351	\$1,740,281	
2026	\$0	\$1,700,930	\$40,138	\$1,741,068	
2027	\$24,299,000	\$1,700,930	\$40,941	\$26,040,871	
Total	\$24,299,000	\$26,811,260	\$587,986	\$51,698,246	\$0

The Annual Assessment Part C for each Assessment Year and each component of the Annual Assessment Part C may be revised by the City as long as the total of the Annual Assessment Part C is not exceeded.