

rehabilitate any building or structure owned by Petitioner in order to remediate the blighting conditions existing within the District. The District is authorized to provide funding for, undertake the public improvements, and demolish and remove, renovate, reconstruct or rehabilitate buildings or structures owned by Petitioner within the District in order to remediate the blighting conditions existing within the District, set forth in the column labelled “CID Project Estimates” in the Project Budget below, (which are hereafter referred to as the “Project”):

<b>Pine Tree Community Improvement District Project Estimates</b>		
<b>Description</b>	<b>Total Project Cost Estimates</b>	<b>CID Project Estimates</b>
Acquisition of Land and Existing Buildings	\$3,937,000	
<b>Exterior Improvements:</b>		
Front Façade	\$1,690,000	\$1,690,000
Roofing	\$595,380	\$595,380
Paving and Landscaping:		
Parking Lot	\$221,225	\$221,225
Signage – at front of center	\$49,000	
Signage – along Jefferson	\$35,000	
Landscape	\$150,000	
Lighting	\$150,000	
Handicap/Repair broking curbing	\$105,000	\$105,000
Site Work	\$50,000	
Storm Water Improvements	\$35,000	
Current Price Chopper into Three Suites		
Demo, New HVAC, Gas, Electric, Sewer, Water Meters, Restrooms for each Suite, Concrete Flooring, Dividing Walls, Divide out building into two separate tenants and get to white box condition	\$1,125,000	
<b>Vacant Unit Improvements:</b>		
Suite 279, 280, 286, 298	\$100,000	
Suite 300 – Planet Fitness	\$300,000	
Suite 300 – Harbor Fitness	\$250,000	
Suite 300 – Middle Section	\$200,000	
Suite 306, 316, 318, 324, 340, 354	\$255,000	
Capitalized Interest (From to )		
Cost of Issuance (i.e. accounting, legal, etc.)		
Contingency/Professional Fees	\$60,000	
<b>Total Project Costs</b>	<b>\$9,307,605</b>	<b>\$2,611,605</b>

**28.1%**