

TSA PAYMENT SCHEDULES

COUNCIL-APPROVED

Address	Plat/Lot	FY TY	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
		2017	2018	2019	2020	2020	2021	2022	2023	2024	2025	2026
236 - 250 Westminster Street	20/157	62,915	50% full tax	70% full tax	95% Full Tax	95% Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax
220 Westminster Street	20/381	19,860	40% full tax	55% full tax	70% full tax	95% full tax						
210 Westminster Street	20/154	11,649	40% full tax	55% full tax	70% full tax	95% full tax						
65 Eddy Street	20/382	141,126	40% full tax	55% full tax	70% full tax	95% full tax						
10 Memorial Boulevard	19/109	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
5 Avenue of the Arts	4/260	498,154	577,980	660,519	745,841	834,021	849,034	864,316	879,874	895,712	911,834	911,834
166 Valley Street	62/598	80,535	25% full tax	40% full tax	55% full tax	70% full tax						
100 Exchange Street	19/102-BCBS, BCBS,	1,104,295	70% full tax	70% full tax	80% full tax	80% full tax	80% full tax	90% full tax	90% full tax	90% full tax	95% full tax	95% full tax
203 Weybosset Street	20/176	41,938	44,598	47,257	49,917	52,576	55,236	57,895	60,555	63,215	63,215	63,215
35 Hylestead Street	54/155	9,752	FULL TAX									
1,25 Park Row West	4/261,263	624,588	70% full tax	80 % full tax	80% full tax	90% full tax	90% full tax	90% full tax	90% full tax	95% full tax	95% full tax	95% full tax

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Address	FY Plat/Lot	2018 TY	2019 2018	2020 2019	2021 2020	2022 2021	2023 2022	2024 2023	2025 2024	2026 2025	2027 2026
60 Valley Street	35/572, 573	11,730	25% full tax	40% full tax	55% full tax	70% full tax	95% full tax	Full Tax	Full Tax	Full Tax	Full Tax
1 Sims Avenue	27/273	19,641	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax
200 Allens Avenue	46/630	26,684	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax
41 Central Street	30/686	8,187	8,769	9,350	9,932	10,513	11,094	11,676	12,257	12,839	Full Tax
125 Washington Street	25/170	34,248	34,248	34,248	34,248	34,248	34,248	Full Tax	Full Tax	Full Tax	Full Tax
100 Fountain Street	25/166	20,662	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax	Full Tax
326 Westminster Street	24/411	20,000	30,000	44,838	59,784	74,730	66.66%	77.77%	88.88%	95.00%	
350 Eddy Street	21/430	128,088	8.33% full tax	16.67% full tax	25% full tax	33.33% full tax	41.67% full tax	50% full tax	58.33% full tax	66.67% full tax	75% full tax
25 Holden Street	4/255, 256	67,491	67,491	16.66% full tax	24.99% full tax	33.32% full tax	41.65% full tax	49.98% full tax	58.31% full tax	66.64% full tax	74.97% full tax
Charter Care	Various	2,300,000	2,400,000	2,500,000	44% full tax	55% full tax	66% full tax	77% full tax	88% full tax	Full Tax	
32 Custom House Street	20/88	29,984	Base + 12%	Base + 24%	Base +36%	Base +48%	Base + 60%	Base + 72%	Base + 84%	Base + 95%	Full Tax

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Address	Plat/Lot	FY 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
		TY 2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
55 Cromwell	30/411	15,567	15,567	15,567	15,567	40,000	45,000	8% EGI	9% EGI	10% EGI	11% EGI
342 Eddy Street	21/452	28,269	8.33% full tax	16.67% full tax	25% full tax	33.33% full tax	41.67% full tax	50% full tax	58.33% full tax	66.67% full tax	75% full tax
11, 15 Point St; 2 South St	21/454	141,506	8.33% full tax	16.67% full tax	25% full tax	33.33% full tax	41.67% full tax	50% full tax	58.33% full tax	66.67% full tax	75% full tax
111 Fountain Street	25/422	58,646	58,646	58,646	Base +12.5%	Base + 25%	Base + 37.5%	Base + 50%	Base + 62.5%	Base + 75%	Base + 87.5%
39 New York Avenue	56/351	50,000	50,000	Base + 11%	Base + 22%	Base + 33%	Base + 44%	Base + 55%	Base + 66%	Base + 77%	Base + 88%
75 Fountain Street	25/236	220,500	220,500	250,819	281,138	311,456	349,860	55.50%	66.60%	77.70%	88.80%
225 Weybosset Street	24/417	32,101	32,101	32,101	Base + 11%	Base + 22%	Base + 33%	Base + 44%	Base + 55%	Base + 66%	Base + 77%
169 Canal Street/100 North Main	10/706	109,711	109,711	109,711	109,711	Base + 6.5%	Base +13%	Base +19.5%	Base +26%	Base +32.5%	Base
68 Dorrance Street	20/136	51,083	51,083	51,083	Base + 11%	Base + 22%	Base + 33%	Base + 44%	Base + 55%	Base + 66%	Base + 77%
78 Fountain Street	25/164, 454	48,639	91,728	91,728	91,728	Base + 6.5%	Base +13%	Base +19.5%	Base +26%	Base +32.5%	Base
259 Weybosset Street	24/423	26,248	26,248	26,248	26,248	Base + 11%	Base + 22%	Base + 33%	Base + 44%	Base + 55%	Base + 66%

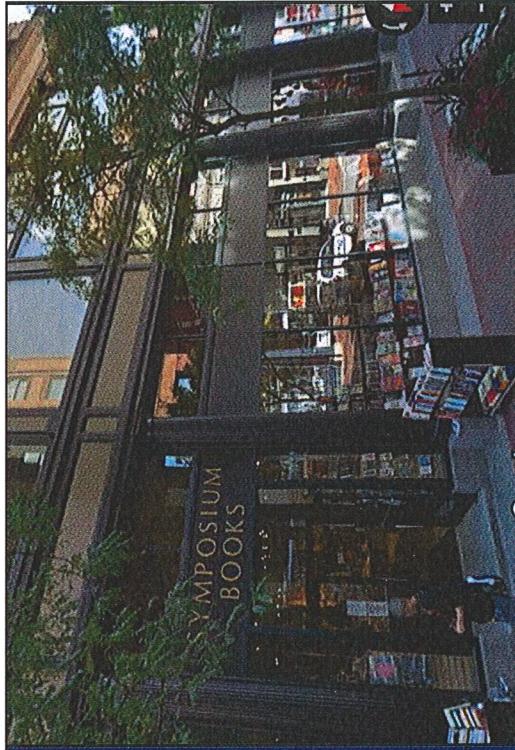
THE ALICE BUILDING

236 - 250 Westminster Street
(Plat 20, Lot 157)

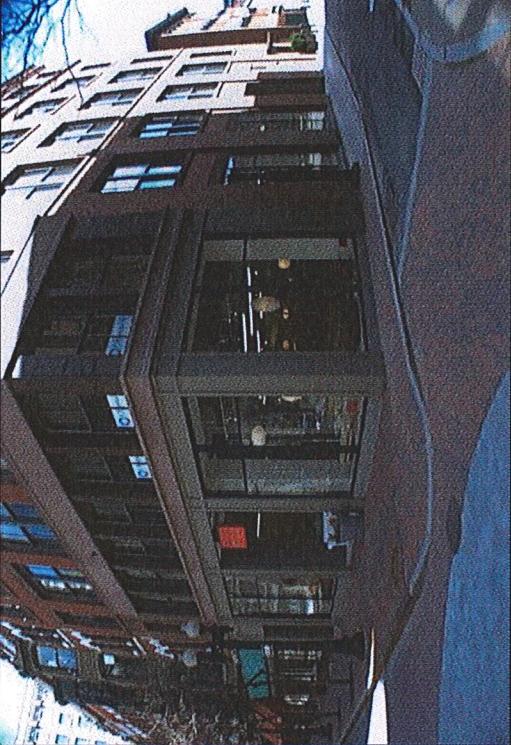
Cornish Associates LLC
Approval Date: December 28, 2001

Extension: October 23, 2014

Assessed Valuation (12/31/16)	\$4,251,000
Actual Tax Prior to TSA	\$25,531
2017 True Tax	\$156,012
2017 Stabilized Tax Payment	\$62,915
Tax Status	Current
End Date of Agreement	12/31/2019



	<p>220 Westminster Street Plat 20, Lot 381</p> <p>Harrisburg Associates, LLC.</p> <p>Approval Date: November 8, 2002</p> <p>Extended: October 23, 2014</p>	<p>Assessed Valuation (12/31/16) \$2,147,100</p> <p>Actual Tax Prior to TSA \$10,302</p> <p>2017 True Tax \$78,799</p> <p>2017 Stabilized Tax Payment \$19,860</p> <p>Tax Status Current</p> <p>End Date of Agreement 12/31/2021</p>
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	<p>210 Westminster Street Plat 20, Lot 154</p> <p>Lerner Associates LLC</p>	<p>Approval Date: November 8, 2002 Extended: October 23, 2014</p>	<p>Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement</p>	<p>\$1,259,400 \$19,404 \$46,220 \$11,649 Current 12/31/2020</p>
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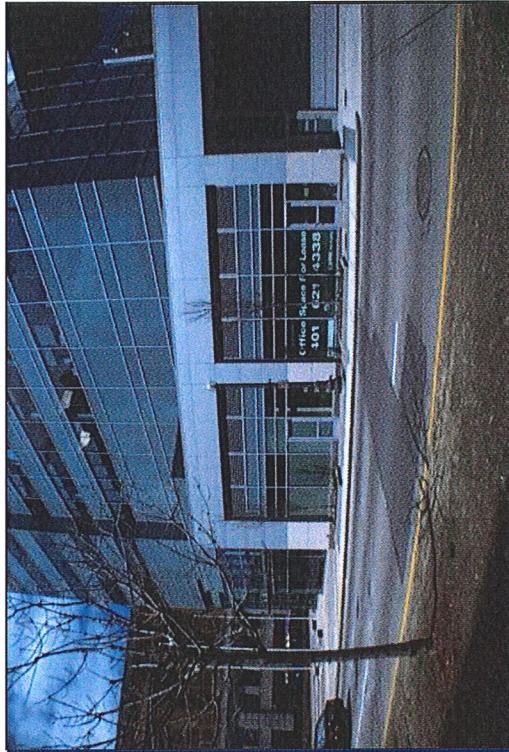
	65 Eddy Street (Plat 20, Lot 382)	Peerless Lofts LLC	Approval Date: November 22, 2002 Extension Approved October 23, 2014	Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement	\$15,256,900 \$80,100 \$559,928 \$141,126 Current 12/31/2022
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GTECH

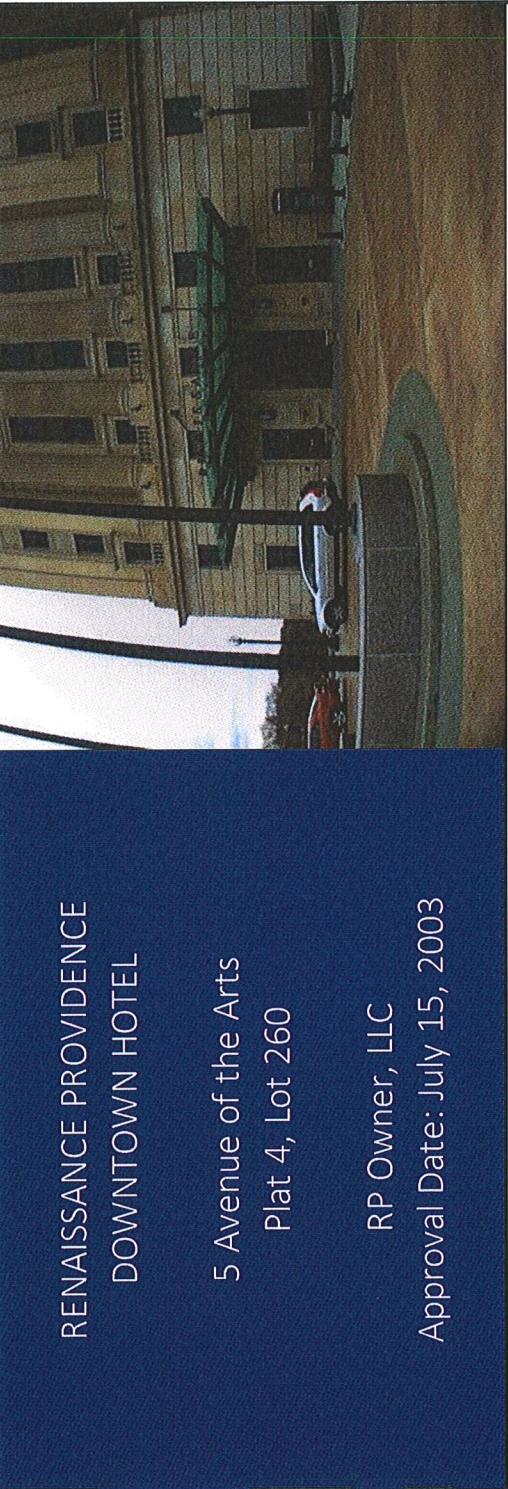
10 Memorial Boulevard
Plat 19, Lot 109

10 Memorial Blvd Owner, LLC

Approved: July 15, 2003



Assessed Valuation (12/31/16)	\$55,319,800
Actual Tax Prior to TSA	\$236,619
2017 True Tax	\$2,030,237
2017 Stabilized Tax Payment	\$1,200,000
Tax Status	Current
End Date of Agreement	12/31/2026



Assessed Valuation (12/31/16)	\$49,372,500
Actual Tax Prior to TSA	\$79,072
2017 True Tax	\$1,814,439
2017 Stabilized Tax Payment	\$498,154
Tax Status	Current
End Date of Agreement	12/31/2025

RISING MILLS PROJECT

166 Valley Street
Plat 62, Lot 598

166 Valley Street LLC

Approval Date: December 31, 2003
Extension: August 5, 2016

Assessed Valuation (12/31/16)

Actual Tax Prior to TSA

2017 True Tax

2017 Stabilized Tax Payment

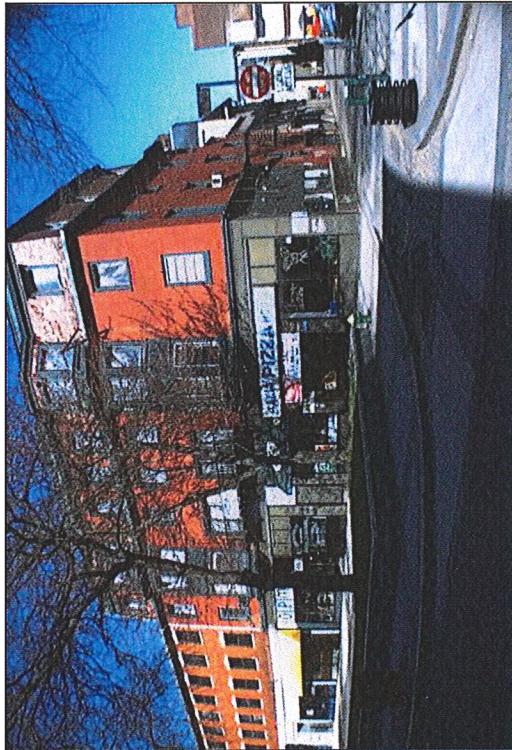
Tax Status

End Date of Agreement

\$17,181,500
\$91,763
\$630,561
\$80,535
Current
12/31/2021



Waterplace/BCBSRI 100 Exchange Street Plat 19, Lot 102 Allogenic Holdings, LLC Approval Date: January 16, 2004	Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement	\$106,461,041 \$91,763 \$3,907,120 \$2,844,933 Current 12/31/2023
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	<p>203 Weybosset Street Plat 20, Lot 176</p> <p>Sampalis Realty LLC</p> <p>Approval Date: August 1, 2005</p>	<p>Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement</p> <p>\$758,200 \$12,565 \$27,826 \$41,938 Current 12/31/2024</p>
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	<p>65 Pavilion</p> <p>35 Hylestead Street Plat 54, Lot 155</p> <p>65 Pavilion, LLC</p> <p>Approval Date: August 1, 2005</p>	<p>Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement</p> <p>\$740,600 \$13,345 \$27,180 \$9,752 Current 12/31/2016</p>
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1 Park Row West
25 Park Row West
(Plat 4, Lot 261 & 263)

261 LLC

Approval Date: March 11, 2005
Amended March 8, 2010

Assessed Valuation (12/31/16)

Actual Tax Prior to TSA

2017 True Tax

2017 Stabilized Tax Payment

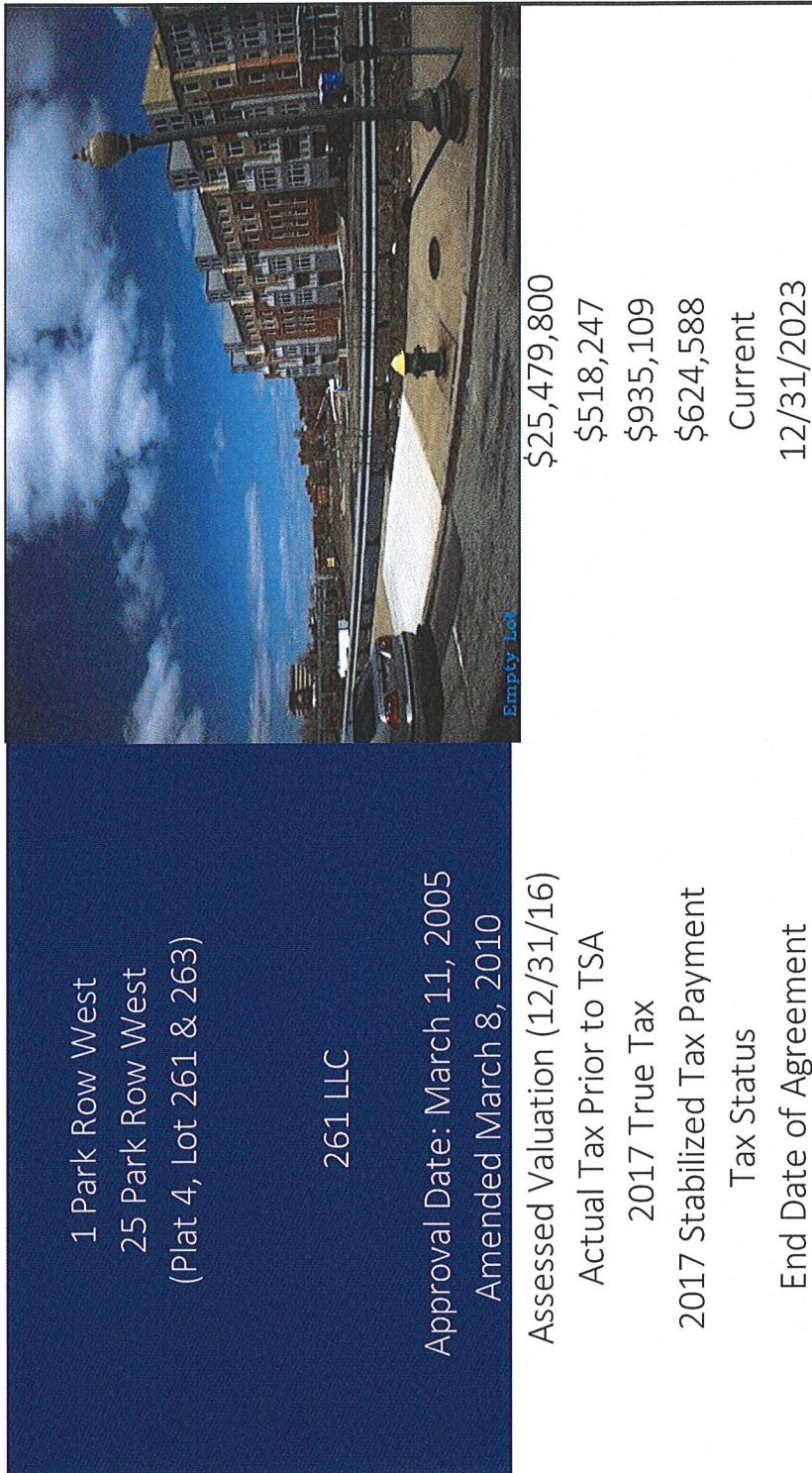
Tax Status

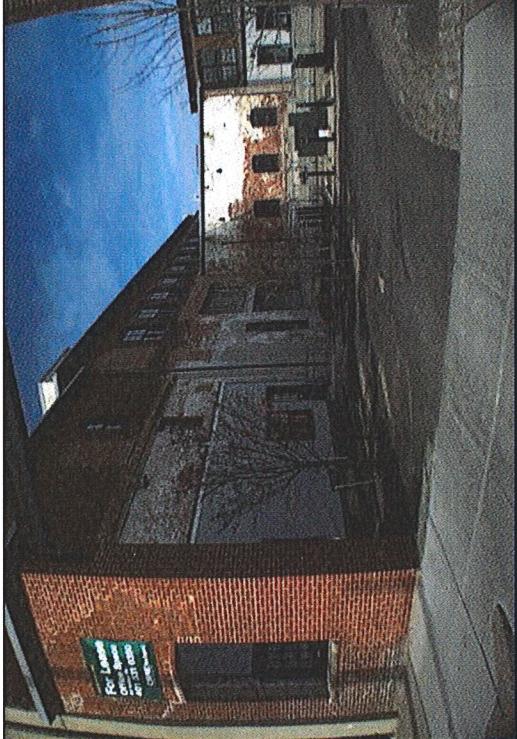
End Date of Agreement

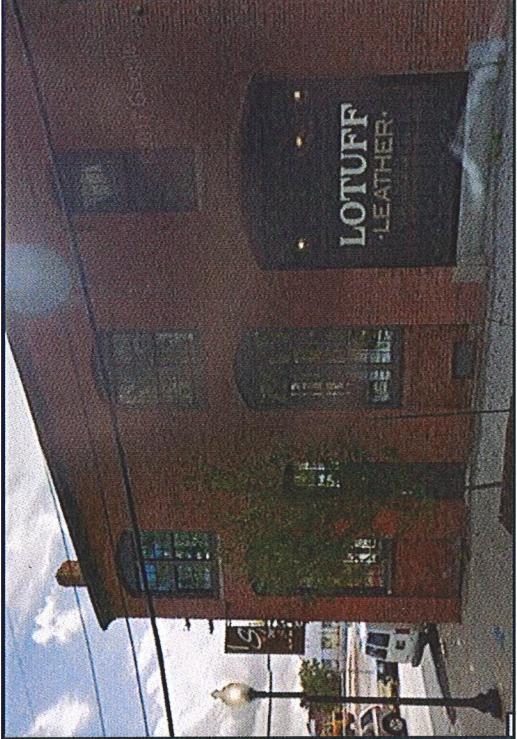
\$25,479,800
\$518,247
\$935,109
\$624,588

Current

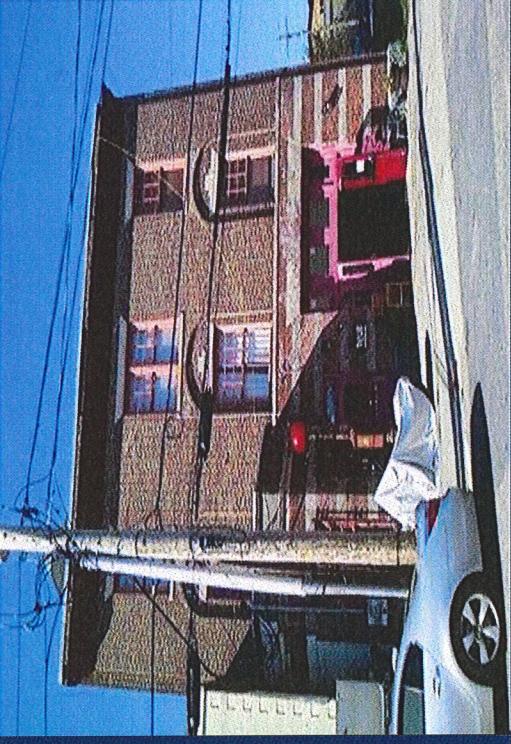
12/31/2023

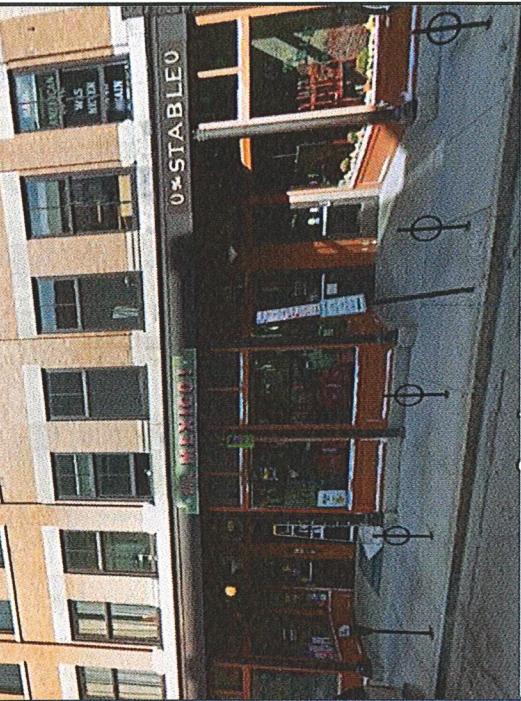


	<p>60 VALLEY STREET (Plat 35, Lot 572 & 573)</p> <p>Riverfront Capital, LLC Approval Date: September 26, 2006 EXTENSION: August 5, 2016</p>	<p>Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement</p> <p>\$3,216,800 \$14,333 \$118,057 \$11,730 Current 12/31/2021</p>
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	<p>1 SIMS AVENUE 1 Sims Avenue (Plat 27, Lot 273)</p> <p>Milhaus LLC</p> <p>Approval Date: January 8, 2007</p>	<p>Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement</p> <p>\$413,300 \$15,168 \$19,641 Current 12/31/2016</p>
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	200 Allens Avenue Plat 46, Lot 630	RI State Pier Properties	Approval Date: January 8, 2007	Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement	\$1,900,500 \$74,754 \$69,748 \$26,684 Current 12/31/2024
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	<p>41 Central Street (Plat 30, Lot 686)</p> <p>Yet Another LLC - Art Recreation Center Approval Date: April 16, 2007</p>	<p>Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement</p> <p>\$312,300 \$12,879 \$11,461 \$8,187 Current w/ late charges due 12/31/2024</p>
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	<p>125 Washington Street (Plat 25, Lot 170) Mercantile Block Association LLC Approval Date: 11/16/2009</p> <p>Assessed Valuation (12/31/16) \$2,519,600 Actual Tax Prior to TSA \$58,696 2017 True Tax \$92,469 2017 Stabilized Tax Payment \$34,248 Tax Status Current End Date of Agreement 12/31/2020</p>
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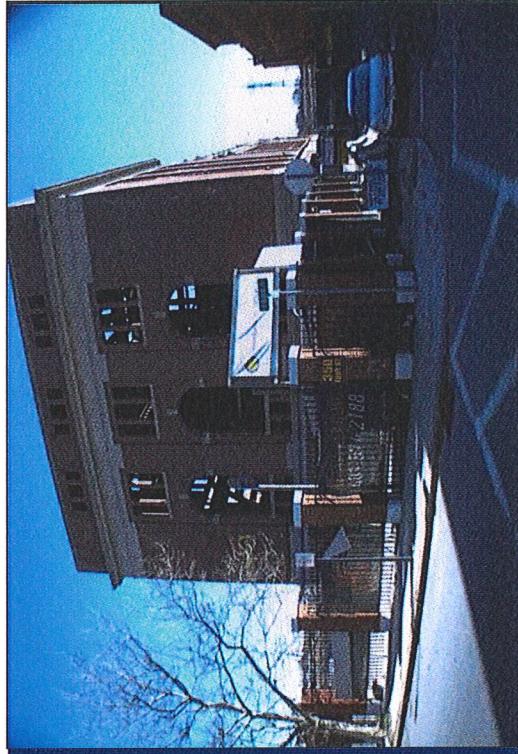
	<p>KINSLEY BUILDING</p> <p>326 Westminster Street Plat 24, Lot 411</p> <p>Downtown Revitalization Fund I LLC</p> <p>Approval Date: June 26, 2014</p>	<p>Assessed Valuation (12/31/16)</p> <p>Actual Tax Prior to TSA</p> <p>2017 True Tax</p> <p>2017 Stabilized Tax Payment</p> <p>Tax Status</p> <p>End Date of Agreement</p>	<p>\$3,665,600</p> <p>\$0</p> <p>\$134,528</p> <p>\$0</p> <p>n/a</p> <p>12/31/2026</p>
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South Street Station Project

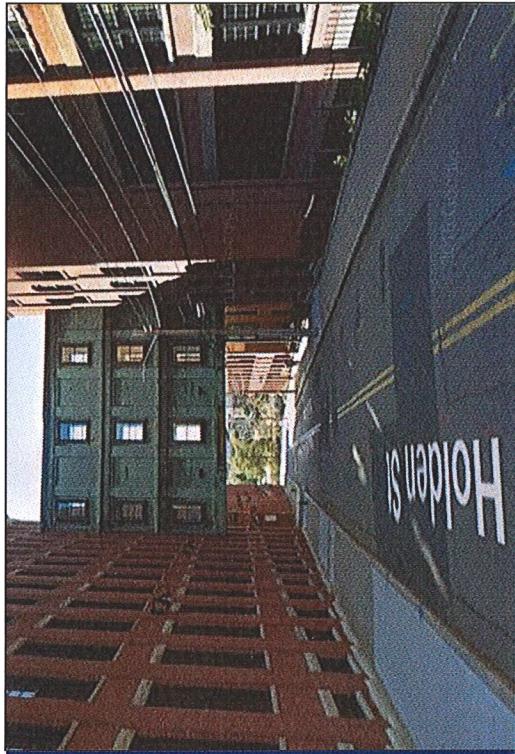
350 Eddy Street
Plat 21, Lot 430

CV South Street Landing, LLC

Approval Date: June 26, 2014



Assessed Valuation (12/31/16)	\$2,752,700
Actual Tax Prior to TSA	\$11,649
2017 True Tax	\$101,024
2017 Stabilized Tax Payment	\$128,088
Tax Status	Current
End Date of Agreement	12/31/2028



The Foundry

25 Holden Street
Plat 4, Lot 255 & 256

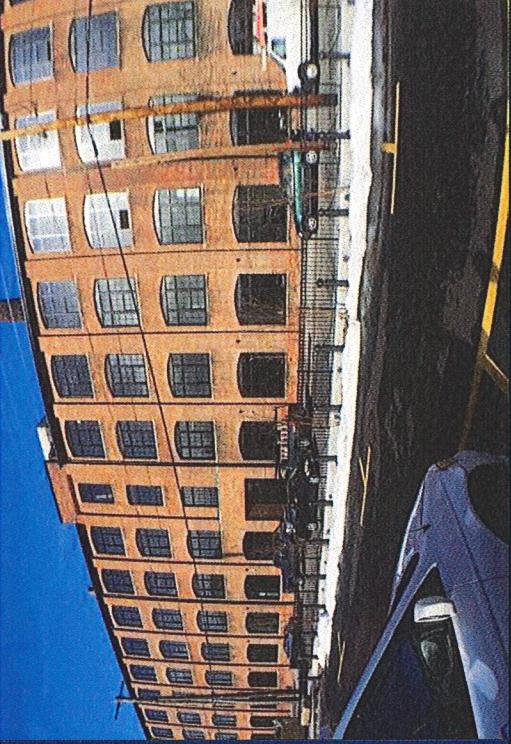
Sharpe Building Associates, LLC

Approval Date: July 2, 2014

Assessed Valuation (12/31/16)	\$18,006,400
Actual Tax Prior to TSA	\$129,610
2017 True Tax	\$660,835
2017 Stabilized Tax Payment	\$67,491
Tax Status	Current
End Date of Agreement	7/1/2024

	<p>825 Chalkstone Avenue Plat 25, Lot 166</p> <p>Prospect CharterCARE RWMC, LLC</p> <p>Approved: July 2, 2014</p>	<p>Assessed Valuation (12/31/16)</p> <p>Actual Tax Prior to TSA</p> <p>2017 True Tax</p> <p>2017 Stabilized Tax Payment</p> <p>Tax Status</p> <p>End Date of Agreement</p>	<p>\$122,029,500</p> <p>\$0</p> <p>\$4,478,483</p> <p>\$2,300,000</p> <p>Current</p> <p>12/31/2025</p>
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	<p>Custom House</p> <p>32 Custom House Street Plat 20, Lot 88</p> <p>HM Ventures Group, LLC</p> <p>Approved: July 6, 2015</p>	<p>Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement</p> <p>\$1,586,500 \$29,984 \$58,225 \$28,269 Current 12/31/2029</p>
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	<p>Armory Kitchen</p> <p>55 Cromwell Street Plat 30, Lot 411</p> <p>Cromwell Ventures LLC</p> <p>Approved: September 11, 2015</p>	<p>Assessed Valuation (12/31/16)</p> <p>Actual Tax Prior to TSA</p> <p>2017 True Tax</p> <p>2017 Stabilized Tax Payment</p> <p>Tax Status</p> <p>End Date of Agreement</p>	<p>\$3,581,400</p> <p>\$15,567</p> <p>\$131,437</p> <p>\$15,567</p> <p>Current</p> <p>12/31/2029</p>
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South Street Landing Project

342 Eddy Street
Plat 21, Lot 452

CV SSL Garage LLC

Approval Date: December 22, 2015

Assessed Valuation (12/31/16)	\$3,925,600
Actual Tax Prior to TSA	\$0
2017 True Tax	\$144,070
2017 Stabilized Tax Payment	\$28,269
Tax Status	Current
End Date of Agreement	12/31/2028

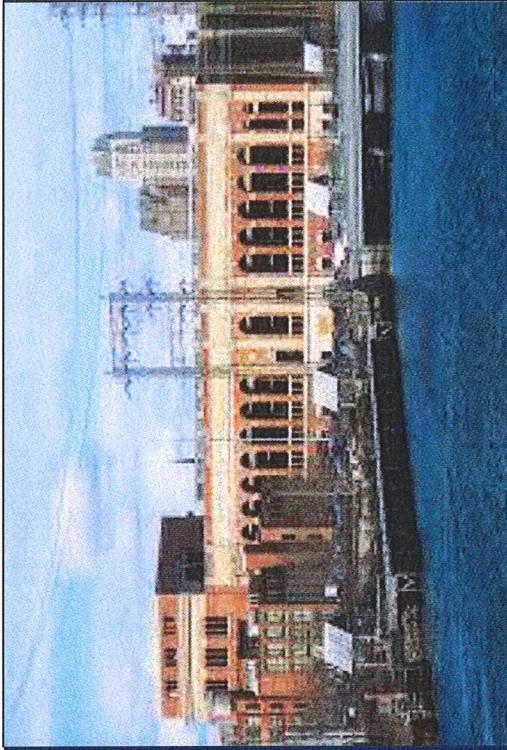


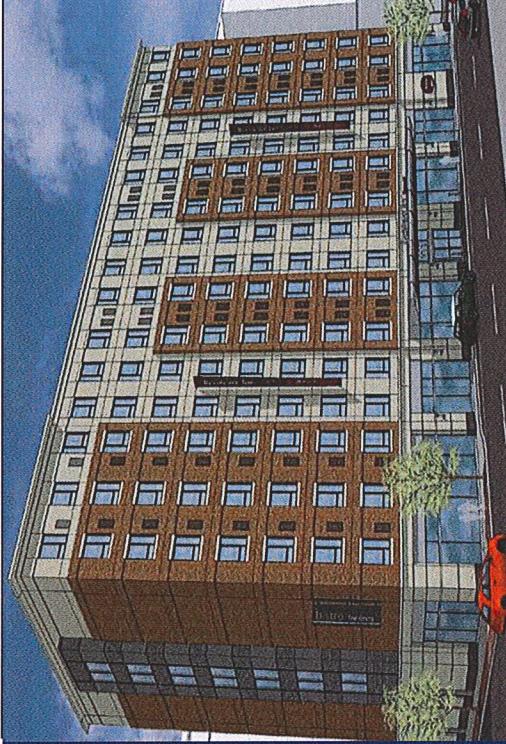
South Street Landing Project
2 South Street
11 & 15 Point Street
Plat 21, Lots 454

CV Riverhouse, LLC

Approval Date: December 22, 2015

Assessed Valuation (12/31/16)	\$3,592,400
Actual Tax Prior to TSA	\$140,935
2017 True Tax	\$131,841
2017 Stabilized Tax Payment	\$141,506
Tax Status	Current
End Date of Agreement	12/31/2028



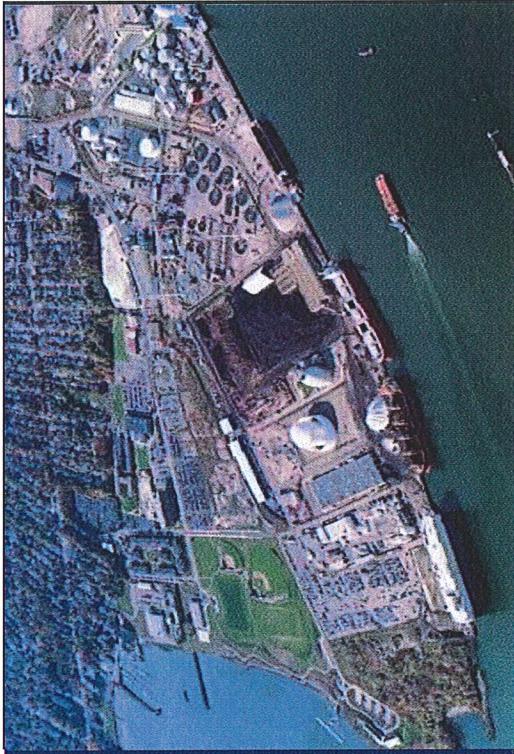
	Marriott Residence Inn 111 Fountain Street (Plat 25, Lot 422)	PRI XII, LP c/o Procaccinati Group LLC	Approval Date: 12/28/ 2015	Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement	\$1,681,400 \$58,646 \$61,707 \$58,646 Current 12/31/2026
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McKinnis USA, Inc.

39 New York Avenue
(Plat 56, Lot 351)

ProvPort, Inc.

Approved: March 23, 2016



Assessed Valuation (12/31/16)

Actual Tax Prior to TSA

2017 True Tax

2017 Stabilized Tax Payment

Tax Status

End Date of Agreement

\$2,477,300

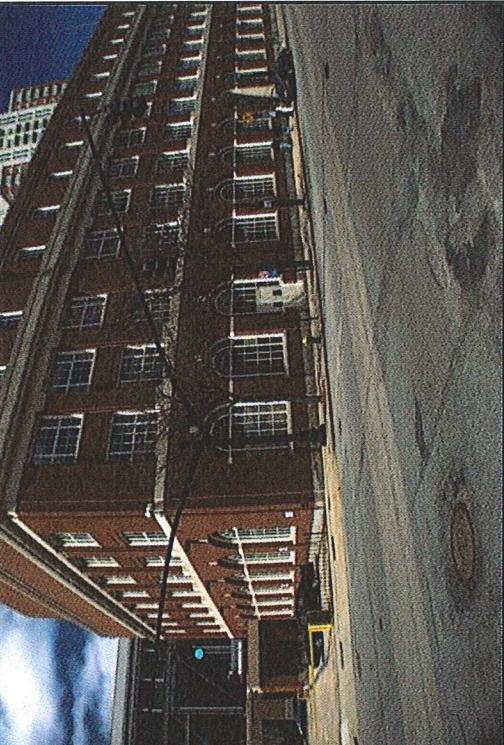
\$0

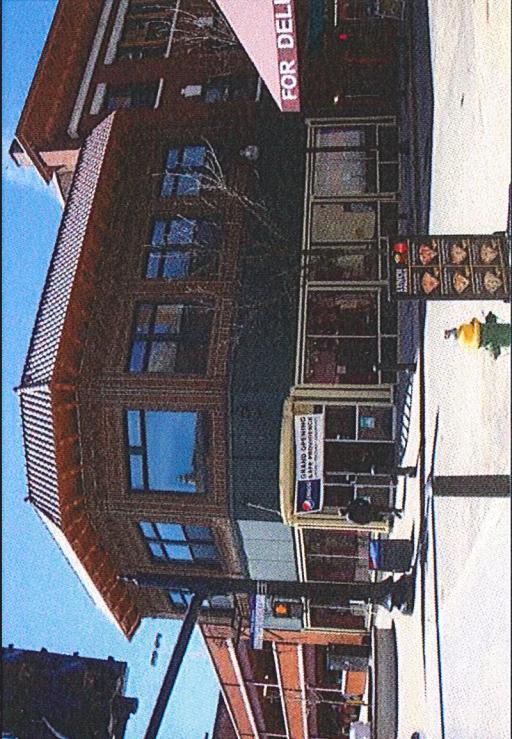
\$90,917

\$50,000

Current

12/31/2026

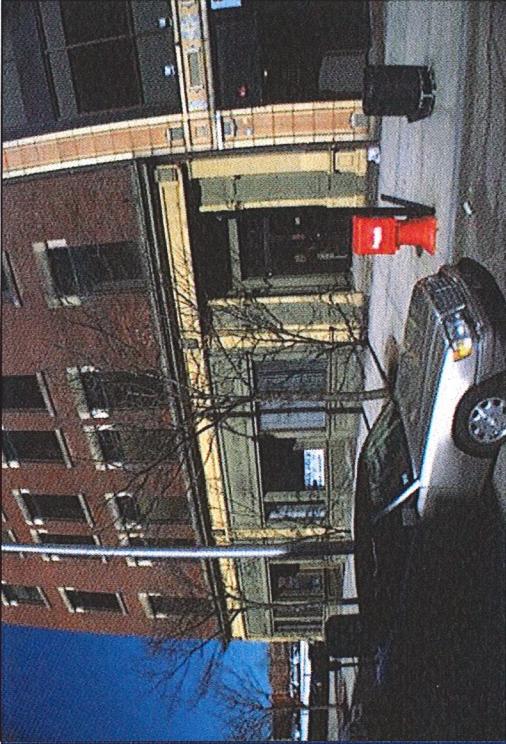
	Journal Building
75 Fountain Street Plat 25, Lot 236	Fountainview Owner, LLC
	Approved: April 15, 2016
	Assessed Valuation (12/31/16)
	Actual Tax Prior to TSA
	2017 True Tax
	2017 Stabilized Tax Payment
	Tax Status
	End Date of Agreement
	\$11,011,200
	\$205,102
	\$404,111
	\$220,500
	Current
	12/31/2029

	<p>225 Weybosset Street Plat 24, Lot 417</p> <p>HM Ventures Group, LLC Approved: January 27, 2017</p>	<p>Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement</p> <p>\$874,700 \$29,466 \$32,101 n/a Current 12/31/2027</p>
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	<p>169 Canal Street/ 100 North Main Street Plat 10, Lots 706 & 707</p> <p>Approved: June 6, 2017</p>	<p>Assessed Valuation (12/31/16)</p> <p>Actual Tax Prior to TSA</p> <p>2017 True Tax</p> <p>2017 Stabilized Tax Payment</p> <p>Tax Status</p> <p>End Date of Agreement</p>	<p>\$2,989,400</p> <p>\$105,964</p> <p>\$109,711</p> <p>n/a</p> <p>Current</p> <p>12/31/2035</p>
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	68 Dorrance Street Plat 20, Lot 136	Case Mead Assoc LLC	Approved: June 19, 2017	Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement	\$1,391,900 \$51,083 \$51,083 n/a Current 12/31/2029
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	<p>78 Fountain Street (Plat 25, Lot 164, 454 & 455)</p> <p>78 Fountain JV Owner, LLC</p> <p>Approval Date: 7/31/ 2017</p>	<p>Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status — End Date of Agreement</p> <p>\$2,499,400 \$48,639 \$91,728 \$48,639 Current 12/31/2036</p>
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	<p>259 Weybosset Street (Plat 24, Lot 423)</p> <p>Weybosset LLC</p> <p>Approved: July 31, 2017</p>	<p>Assessed Valuation (12/31/16) Actual Tax Prior to TSA 2017 True Tax 2017 Stabilized Tax Payment Tax Status End Date of Agreement</p> <p>\$715,200 \$26,248 \$26,248 \$26,248 Current 12/31/2026</p>
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