

**THE PITTSBURGH MILLS
NEIGHBORHOOD IMPROVEMENT DISTRICT
FRAZER TOWNSHIP, PENNSYLVANIA**

**ANNUAL ASSESSMENT REPORT AND
AMENDMENT OF THE ASSESSMENT ROLL FOR
IMPOSITION OF AND COLLECTION OF ASSESSMENTS IN 2018**



Prepared By:

MUNICAP, INC.

January 24, 2018

**The Pittsburgh Mills Neighborhood Improvement District
Frazer Township, Pennsylvania**

**Annual Assessment Report and
Amendment of the Assessment Roll for
Imposition and Collection of Assessments in 2018**

INTRODUCTION

The Pittsburgh Mills Neighborhood Improvement District was created by an Ordinance of the Board of the Township Supervisors of Frazer Township adopted on October 7, 2003, wherein the district was created and the Annual Assessments were authorized to be imposed and collected. The Redevelopment Authority of Allegheny County Redevelopment Bonds, Series 2004, in the aggregate amount of \$50,000,000.00 were issued pursuant to the provisions of the Pennsylvania Tax Increment Financing Act, P.L. 465, approved July 11, 1990, 53 P.S. § 6930.1 et seq., as amended, and the Local Government Unit Debt Act, 53 Pa.C.S.A. §§ 8001 et seq., as amended. The bonds are to be repaid from Assessments levied on each parcel of assessed property within the district.

The Assessments have been imposed on the assessed property within the Pittsburgh Mills Neighborhood Improvement District pursuant to the Special Assessment Ordinance. The Assessments are equal to the interest and principal on the bonds and estimated administrative expenses related to the bonds. The Assessments are due and payable each tax year as the Annual Assessment. The Annual Assessments for each tax year are shown in the Assessment Roll, attached hereto as Appendices A-1 and A-2. An Annual Credit may be applied to the Annual Assessment each tax year. The resulting amount is equal to the Annual Payment, which is to be collected from the assessed property in the district.

The Assessment Roll is to be amended each year to reflect “(i) the current parcels in the district, (ii) the Special Assessment for each parcel, including any adjustments to the Special Assessments, (iii) the Annual Payment to be collected from each parcel for the current tax year, (iv) any changes in the Annual Assessments, (v) prepayments of the Special Assessments, and (vi) any other changes to the Assessment Roll.” This report has been prepared to show the calculation of the Annual Payment and the amendment of the Annual Assessment Roll for the imposition and collection of assessments in 2018.

Trustee Accounts

The trustee for the Series 2004 Bonds is Wells Fargo Bank, National Association. The account balance as of December 31, 2016, interest paid, disbursements, additional proceeds, and account balances for each fund as of December 31, 2017 are shown by the following table:

Table A
Trustee Accounts

	Balance 12/31/16	Interest Paid	Additional Proceeds	Disburse- ments	Balance 12/31/17
Debt Service Fund	\$587	\$11,295	\$10,135,599	\$5,024,760	\$5,122,720
Project Fund	\$0	\$0	\$0	\$0	\$0
Reserve Fund	\$0	\$0	\$0	\$0	\$0
Revenue - Tax Increment Fund	\$5,014,352	\$4,365	\$5,069,192	\$10,087,908	\$0
Revenue - Assessment Fund	\$706,222	\$0	\$923,000	\$1,500,194	\$129,028
Surplus Fund	\$0	\$0	\$0	\$0	\$0
Public Safety Fund	\$6	\$0	\$1,284,488	\$652,387	\$632,107
Administration Expense Fund	\$209	\$452	\$131,272	\$27,296	\$104,637
County Tax Fund	\$0	\$630	\$803,836	\$804,231	\$235
Township Tax Fund	\$0	\$850	\$332,142	\$332,472	\$520
School District Tax Fund	\$49,405	\$802	\$4,035,259	\$4,017,401	\$68,065
Total	\$5,770,782	\$18,394	\$22,714,788	\$22,446,649	\$6,057,314

- Disbursements from the Debt Service Fund are payments of interest and principal on the bonds.
- Disbursements from the Revenue - Tax Increment Fund are transfer of TIF and NID special assessment revenues to Debt Service Fund, Administrative Expense Fund and Public Safety Fund for payments of debt service on the bonds, administrative expenses and payment of the public safety payment due on January 1, 2018.
- Disbursements from the Administrative Expense Fund are for payment administrative expenses.
- Additional proceeds to the Revenue - Assessment Fund are receipts of NID special assessment revenues levied by the Township for tax year 2017.
- Additional proceeds to the Revenue - Tax Increment Fund are transfer of TIF revenues from the three taxing authorities' escrow accounts.
- Additional proceeds to the County Tax Fund, Township Tax Fund and School District Tax Fund are receipts of tax revenues levied by the three taxing authorities. These revenues are subsequently distributed to the County of Allegheny, Frazer Township, the Deer Lakes School District and the RAAC pursuant to the Cooperation Agreement. The RAAC portion is deposited into the Revenue - Tax Increment Fund.

ANNUAL ASSESSMENT

The Annual Assessment is the assessment due and payable each tax year on the assessed property within the district. The Annual Assessment imposed and collected in 2018 is equal to \$5,723,798.00.

ANNUAL PAYMENT

The Annual Payment each year is equal to the Annual Assessment less the Annual Credit. The Annual Payment is the amount due and payable from the assessed property each year. The Annual Credit is described in the next section.

The Annual Payment on each parcel of assessed property for each tax year is equal to the Annual Assessment Rate multiplied by the principal portion of the Special Assessment for each parcel of assessed property. The aggregate amount of the Annual Payments on all of the parcels of assessed property in any tax year shall equal the Annual Revenue Requirement for such tax year.

ANNUAL CREDIT

The Annual Credit for each tax year is equal to the Annual Assessment less the Annual Revenue Requirement for each parcel of assessed property.

Annual Revenue Requirement

The Annual Revenue Requirement is defined as follows:

For any tax year, the sum of the following, (1) regularly scheduled debt service on the Bonds to be paid from the Annual Payments except for principal and interest on the bonds to be paid from Special Assessment Prepayments on deposit with the trustee; (2) periodic costs associated with such bonds, including but not limited to rebate payments and credit enhancements on the bonds; and (3) administrative expenses; less (a) any credits applied under the bond indenture, such as interest earnings on any account balances, and (b) any other funds available to the bonds that may be applied to the Annual Revenue Requirement.

Table B provides a summary of the Annual Revenue Requirement for the 2018 tax year, which is to pay aggregate debt service and expenses in during 2019. Each of these numbers is explained in the following sections.

Table B
Annual Revenue Requirement

<i>Debt Service Requirements for Series 2004 Bonds</i>	
Interest on 2004 Bonds, January 1, 2019	\$647,360
Interest on 2004 Bonds, July 1, 2019	\$647,360
Principal on 2004 Bonds July 1, 2019	\$3,935,000
<i>Sub-total debt service 2019</i>	<i>\$5,229,720</i>
Administrative Expenses	\$89,475
Contingency @ 2% of debt service & admin expenses	\$106,696
Total debt service and administrative requirements	<i>\$5,425,891</i>
<i>Total available revenues</i>	
2018 estimated net TIF revenues	<i>(\$5,094,912)</i>
<i>Less</i> Public Safety Fee due on January 1, 2019	\$692,117
<i>Net TIF Revenues available for Debt Service</i>	<i>(\$4,402,795)</i>
2017 surplus revenues after 7/1/2018 payment	<i>(\$197,096)</i>
<i>Estimated total available revenues</i>	<i>(\$4,599,891)</i>
Annual Revenue Requirement	\$825,000

Debt Service

Debt service includes interest on the bonds payable on January 1, 2019 and July 1, 2019. The interest payments due January 1, 2019 and July 1, 2019 are equal to six months of interest on the term bonds as shown below.

January 1 & July 1, 2019 Term 2023 Bonds of \$23,120,000 at 5.60% \$647,360

Principal payment in the amount of \$3,935,000.00 is due on the bonds on July 1, 2019, respectively. As a result, total debt service is \$5,229,720.00

Administrative Expenses

Administrative expenses for 2018 are estimated to be \$89,475.00. Administrative expenses include payments to the trustee, the administrator, legal counsels and the expenses of the RAAC and NIDMA related to the district.

Contingency

A contingency equal to approximately two a percent has been added in the event of unanticipated expenses or real property tax appeals or delinquencies. This contingency may also be used to offset the two percent discount provided for the early payment of regular real property taxes (*i.e., the regular real property taxes payments paid prior to March 31 for the county, April 30 for the Township and August 31 for the School District shall receive a discount equal to 2.0% of the aggregate payment due at such time*).

Distribution of 2017 Tax Revenues and Surplus from Prior Year

Total property taxes for the 2017 tax year was equal to \$6,497,108.12. The base property tax for 2017 was equal to \$36,256.05. Accordingly, the incremental TIF revenues available for distribution during 2017 was equal to \$6,460,852.07 (\$6,497,108.12 - \$36,256.05 = \$6,460,852.07) as shown in the table below. Pursuant to the terms of the Cooperation Agreement, the base tax, TIF Revenues and interest income realized by these tax revenues should be distributed by the trustee periodically. After deduction of base tax, each taxing body shall receive a certain percentage of the TIF revenue. The township and the county will each receive 25% and the school district will receive 20% of the total TIF revenues collected each year. Accordingly, the township, the county and school district share of 2017 TIF revenues was equal to \$84,913.15, \$277,916.94 and \$1,036,765.65, respectively. The Authority share was equal to \$5,086,710.24. Table C below shows the distribution of 2017 tax revenues (*includes accrued interest*).

Table C
2017 Tax Revenues Distribution

Taxing Authority	Township of Frazer	School District	Allegheny County	Total
Total property taxes collected for 2017	\$332,142.11	\$5,072,024.24	\$1,092,941.77	\$6,497,108.12
<i>less</i> base year tax	\$2,063.05	\$27,951.00	\$6,242.00	\$36,256.05
<i>Total TIF Revenues</i>	\$330,079.06	\$5,044,073.24	\$1,086,699.77	\$6,460,852.07
<i>Percent of TIF revenues paid to taxing bodies</i>	25%	20%	25%	
TIF Revenue to taxing body	\$82,519.77	\$1,008,814.65	\$271,674.94	\$1,363,009.36
Disbursement to taxing body (<i>TIF + base</i>)	\$84,913.15	\$1,036,765.65	\$277,916.94	\$1,399,595.74
<i>Disbursement to TIF Revenue Fund</i>	\$247,559.30	\$4,035,315.13	\$803,835.82	\$5,086,710.24

The balance from the prior year that may be applied to pay the annual payment in 2018 is shown in Table D below. As January 19, 2018, the balance of Authority's 2017 TIF/Assessment revenues in the amount of \$4,373,862.40, \$129,028.18 and \$104,692.30 were held in the Debt Service Fund, TIF/Assessment Fund and Administrative Expenses Fund. An additional, \$69,128,70 held in the School District Escrow Fund will be transferred to the TIF Revenue Fund. As a result, the aggregate TIF revenues that are available to pay debt service and administrative expenses during 2018 is equal to \$4,676,711.58. The debt service due on the bonds on July 1, 2018 constitutes an interest payment of \$748,860.00 and a principal payment of \$3,625,000.00. The balance of 2018 administrative expenses are estimated to be \$104,637.00 (*Administrative Expenses Fund is fully funded with 2017 revenues*). Accordingly, the surplus available to be applied to debt service for tax year 2018 is equal to \$198,159.28 (\$4,676,711.58 - \$748,860.00 - \$3,625,000.00 - \$104,637.30 = \$198,159.28) as shown in Table D below.

Table D
Surplus from Prior Year

Available Funds as of January 19, 2018	
Debt Service Fund	\$4,373,862.40
Assessment Fund	\$129,028.18
TIF Revenue (to be transferred from SD Fund)	\$69,128.70
Administrative Expense Fund	\$104,692.30
<i>Subtotal available funds</i>	<i>\$4,676,711.58</i>
Interest on 2004 Bonds, July 1, 2018	<i>(\$748,860.00)</i>
Principal on 2004 Bonds July 1, 2018	<i>(\$3,625,000.00)</i>
<i>Sub-total debt service 2018</i>	<i>(\$4,373,860.00)</i>
Balance of 2018 administrative expenses	<i>(\$104,637.30)</i>
<i>Total debt service 2018 & Admin expenses</i>	<i>(\$4,478,552.30)</i>
<i>Surplus from Prior Year</i>	<i>\$198,159.28</i>

Estimated TIF Revenues

Pursuant to the Cooperation Agreement and the Indenture, all Tax Increment Revenues collected are pledged to secure the Bonds and shall be deposited into the Tax Increment Fund. The Tax Increment Revenue consist of a percentage of the real property taxes collected in the TIF District in excess of the base assessed value less the amount payable to the respective Taxing Bodies as provided for in the Cooperation Agreement. The real property taxes to be collected from each taxable parcel in the TIF District are shown in Exhibit A, which is attached here to.

The base value of the taxable property in the TIF District for the base year, which was December 31, 2002, was equal to \$1,331,000. As shown by Exhibit A attached to this report, the assessed value for all parcels in the district as of January 19, 2018 is equal to \$235,780,300. The incremental assessed value is, therefore, estimated to equal \$234,449,300 (\$235,780,300 - \$1,331,000 = \$234,449,300). Taxable property in the Allegheny County are subject to real property taxes imposed by three separate taxing bodies namely, the county, the local municipality and the local school district. Property owners receive a two percent discount on their real property tax bills each year. The millage rates for each of the three taxing bodies and the estimated TIF revenues resulting from the incremental value, which is to be collected by the three taxing bodies for fiscal year 2018, is estimated to be \$6,456,954 as shown in Table E below.

Table E
Estimated TIF Revenues
Collected in 2018

Taxing bodies	Township	School District	County	Total
Real Property Tax Rate (mills)*	0.00142	0.021953	0.00473	0.028103
Assessed Value @ 01/01/18				\$235,780,300
Base Year Assessed Value				(\$1,331,000)
Incremental Value				\$234,449,300
Estimated TIF Revenues to be collected	\$326,260	\$5,043,928	\$1,086,766	\$6,456,954
<i>Percent of TIF revenues paid to taxing bodies</i>	<i>25%</i>	<i>20%</i>	<i>25%</i>	
Estimated TIF Revenues to taxing bodies	\$81,565	\$1,008,786	\$271,692	\$1,362,042
<i>Estimated TIF Revenues to Authority</i>	<i>\$244,695</i>	<i>\$4,035,143</i>	<i>\$815,075</i>	<i>\$5,094,912</i>

*Assumes 2018 Millage Rates will be same as 2017 Rates.

The Cooperation Agreement provides for all tax revenues collected from parcels within the district to be deposited into the tax funds for each taxing body that is held by the trustee as the Escrow Agent. After deduction of base tax, each taxing body shall receive a certain percentage of the TIF revenue. The township and the county will each receive a share equal to 25% and the school district will receive 20% of the total TIF revenues collected each year. The estimated TIF revenues due to the taxing bodies and the Authority are shown in the table above. The TIF Plan provided annual payment to the Township on each January 1st. This payment, which is paid pursuant to the terms of the Cooperation Agreement, is paid in the recognition of the additional public safety costs that the Township incurs as a result of the Development. The annual Public Safety Payment due on January 1, 2019 to the Township is equal to \$692,116.94. This amount will be paid from the Authority portion on TIF revenues.

Accordingly, the estimated 2018 TIF Revenues that will be available for debt service and administrative requirements for fiscal year 2018 is equal to \$4,402,975.05 (\$5,094,911.99 – \$692,116.94 = \$4,402,975.05). This is the net 2018 TIF revenues that are available after deducting the amount required to fund the annual Public Safety Payment. Accordingly, the estimated 2018 TIF Revenues and surplus revenues from prior year that will be available for the payment of debt service and administrative requirements for fiscal year 2018 is equal to \$4,600,954.33 (\$4,402,975.05 + \$198,159.28 = \$4,600,954.33).

Annual Credit

The Annual Credit for each year is equal to the Annual Assessment less the Annual Revenue Requirement. Annual Revenue Requirement for 2018 is \$825,000. The Annual Credit for 2018 is shown in Table F:

Table F
Summary Annual Credit

Improvement Area	Annual Assessment
Annual Assessment	\$5,723,798
Annual Revenue Requirement	\$825,000
Annual Credit	\$4,898,798

Annual Payment

The Annual Payment each year is equal to the Annual Assessment less the Annual Credit. The Annual Payment due for collection in 2018 is equal to \$825,000.00 as shown below:

Table G
Summary Annual Payment

Improvement Area	Annual Assessment
Annual Assessment	\$5,723,798
Annual Credit	(\$4,898,798)
Annual Payment	\$825,000

AMENDMENT OF THE ASSESSMENT ROLL

The Board of the Corporation shall amend the Assessment Roll each year to reflect (i) the current parcels in the district, (ii) the Special Assessment for each parcel, including any adjustments to the Special Assessments, (iii) the Annual Payment to be collected from each parcel for the current tax year, (iv) any changes in the Annual Assessments, (v) prepayments of the Special Assessments, and (vi) any other changes to the Assessment Roll.

According to the “Rate and Method of Apportionment,” the special assessment applicable to any parcel shall be reduced each year by the annual payment collected from each parcel plus the annual credit for each parcel. The first annual payments collected in the district during tax year 2016. Table H below shows the aggregate annual credits through the 2017 tax year. Accordingly, the special assessments for each parcel in the district shall be reduced proportionally, such that the sum of special assessments on all parcels is equal to the aggregate special assessments outstanding.

Table H
Summary Annual Payment

Year	Tax Year	Annual Assessment	Annual Credit	Annual Payment
1	2004	\$3,645,000	\$3,645,000	\$0
2	2005	\$3,645,400	\$3,645,000	\$0
3	2006	\$3,645,808	\$3,645,808	\$0
4	2007	\$4,600,224	\$4,600,224	\$0
5	2008	\$4,692,484	\$4,692,484	\$0
6	2009	\$4,786,080	\$4,786,080	\$0
7	2010	\$4,882,068	\$4,882,068	\$0
8	2011	\$4,980,364	\$4,980,364	\$0
9	2012	\$5,080,806	\$5,080,806	\$0
10	2013	\$5,182,162	\$5,182,162	\$0
11	2014	\$5,287,200	\$5,287,200	\$0
12	2015	\$5,392,397	\$5,392,397	\$0
13	2016	\$5,501,378	\$4,239,378	\$1,262,000
14	2017	\$5,611,400	\$4,688,400	\$923,000
Total		\$66,932,771	\$64,747,371	\$2,185,000

Through the debt service payment to be paid on July 1, 2018, Series 2004 Bonds in the aggregate amount of \$26,880,000.00 will have been redeemed; resulting in proportional reduction of the Principal Portion of Special Assessment. Table J shows the current aggregate Series 2004 Bonds and the Principal Portion of Special Assessment.

Table J
Bond Redeemed Through
July 1, 2018

Bonds	Series 2004 Bonds	Principal Portion of Special Assessment
Original Par	\$50,000,000	\$50,000,000
Redeemed/Reduction	(\$26,880,000)	(\$26,880,000)
Outstanding	\$23,120,000	\$23,120,000

METHOD OF DETERMINING THE ANNUAL PAYMENT

According to the “Rate and Method of Apportionment of Assessments”, an Annual Payment is to be collected from each parcel of assessed property in the district. Assessed property, for purposes of the district, means parcels within the district other than non-benefited property. Non-benefited property, for purposes of the district, means parcels within the boundaries of the district owned by or irrevocably offered for the dedication of the federal government, the Commonwealth of Pennsylvania, the Township, or any

instrumentality thereof, any non-profit corporation or entity, or any other public agency or easements that create an exclusive use for a public utility provider; land on which parking facilities that meets the terms of this definition are located, and property shown on the District Map not intended to be included in the District. The aggregate amount of the Annual Payments is to be equal to the Annual Revenue Requirement (as calculated above).

The Annual Payment on each parcel is to be equal to the Annual Assessment Rate multiplied by the Principal Portion of the Assessment each parcel. The Annual Assessment Rate is defined to mean “a percentage equal to the Annual Payment divided by the current total of the Principal Portion of the Special Assessment”. The current total of the Principal Portion of the Special Assessment is equal to \$23,120,000.00. The Annual Payment is \$825,000.00. As a result, the Annual Assessment Rate is, 3.57 percent ($\$825,000.00 \div \$23,120,000.00 = 3.57\%$).

The assessed property in the district, the Special Assessment, the Principal Portion of the Special Assessment and the Annual Payment to be collected in 2018 calculated based on the Annual Assessment Rate described above on each parcel is shown in Appendix A-2, attached hereto.

SUMMARY

Debt service and other district expenses are estimated to be equal to \$5,425,954.33. Total available revenues are estimated to be equal to \$4,600,954.33 resulting in an estimated deficit of \$825,000.00. As a result, the annual revenue installment for the fiscal year 2018 is \$825,000.00. The Annual Assessments for each tax year are shown in the Assessment Roll, attached hereto as Appendix A-1. The Annual Assessments for each parcel in the district are shown in the Assessment Roll, attached hereto as Appendix A-2. Exhibit B-2 includes schedules from the Allegheny County Property Assessments website for each parcel showing the total value of each taxable parcel within the district.

Appendix A-1

**Pittsburgh Mills Neighborhood Improvement District
Frazer Township, Pennsylvania**

**Special Assessment Roll
2018 Tax Year**

Year	Tax Year	Annual Assessment	Annual Credit	Annual Payment
1	2004	\$3,645,000	(\$3,645,000)	\$0
2	2005	\$3,645,400	(\$3,645,400)	\$0
3	2006	\$3,645,808	(\$3,645,808)	\$0
4	2007	\$4,600,224	(\$4,600,224)	\$0
5	2008	\$4,692,484	(\$4,692,484)	\$0
6	2009	\$4,786,080	(\$4,786,080)	\$0
7	2010	\$4,882,068	(\$4,882,068)	\$0
8	2011	\$4,980,364	(\$4,980,364)	\$0
9	2012	\$5,080,806	(\$5,080,806)	\$0
10	2013	\$5,182,162	(\$5,182,162)	\$0
11	2014	\$5,287,200	(\$5,287,200)	\$0
12	2015	\$5,392,397	(\$5,392,397)	\$0
13	2016	\$5,501,378	(\$4,239,378)	\$1,262,000
14	2017	\$5,611,400	(\$4,688,400)	\$923,000
15	2018	\$5,723,798	(\$4,898,798)	\$825,000
16	2019	\$5,838,685		
17	2020	\$5,956,034		
18	2021	\$6,075,668		
19	2022	\$6,197,268		
20	2023	\$6,053,369		
Total		\$102,777,593	(\$69,646,569)	\$3,010,000

Appendix A-2

Appendix A-2

**Pittsburgh Mills Neighborhood Improvement District
Frazer Township, Pennsylvania**

**Special Assessment Roll
Annual Assessments
2018 Tax Year**

Tax Parcel	Owner	2018 Assessed Value	Gross Acreage	Slope Acreage	Net Acreage	Special Assessment	Principal Portion of Assessment	Annual Assessment 2017	Annual Credit	Annual Payment
728-D-10	VPM Associates LLC	\$11,887,500	13.680	1.834	11.846	\$2,329,583.05	\$1,502,586.90	\$371,994	(\$318,376.72)	\$53,617.40
728-D-60	VPM Associates LLC	\$6,198,700	7.296	2.278	5.018	\$986,818.14	\$636,500.18	\$157,578	(\$134,865.30)	\$22,712.48
728-D-75	Lowe's Home Centers Inc.	\$9,082,600	15.179	2.627	12.552	\$2,468,421.95	\$1,592,138.34	\$394,164	(\$337,351.39)	\$56,812.90
728-H-25	Sams Real Estate Business Trust	\$8,238,400	14.590	2.351	12.239	\$2,406,868.73	\$1,552,436.36	\$384,335	(\$328,939.11)	\$55,396.19
728-H-52	Walmart Real Estate Business Trust	\$10,331,600	31.928	14.128	17.800	\$3,500,470.90	\$2,257,812.50	\$558,965	(\$478,398.24)	\$80,566.41
728-H-100	Wells Fargo Bank, N.A., as Trustee ...	\$74,900	7.233	7.233	0.000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
729-B-7	Pittsburgh Mills LP	\$64,600	27.329	27.329	0.000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
839-L-50	Wells Fargo Bank, N.A., as Trustee ...	\$13,700	7.299	7.299	0.000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
839-L-75	Wells Fargo Bank, N.A., as Trustee ...	\$54,500	9.590	9.590	0.000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
839-M-15	Pittsburgh Mills Auto Properties LLP	\$836,100	2.319	0.000	2.319	\$456,044.50	\$294,149.84	\$72,822	(\$62,326.15)	\$10,496.26
839-M-30	Pittsburgh Mills Auto Properties LLP	\$913,700	2.398	0.000	2.398	\$471,580.29	\$304,170.47	\$75,303	(\$64,449.38)	\$10,853.83
839-M-45	Pittsburgh Mills Auto Properties LLP	\$1,173,400	3.188	0.000	3.188	\$626,938.27	\$404,376.76	\$100,111	(\$85,681.66)	\$14,429.53
839-M-101	May Department Stores Company	\$9,200,000	12.301	0.000	12.301	\$2,419,061.38	\$1,560,300.65	\$386,282	(\$330,605.44)	\$55,676.82
839-R-1	Pittsburgh Mills Auto Properties LLP	\$894,900	2.558	0.000	2.558	\$503,045.20	\$324,465.41	\$80,328	(\$68,749.59)	\$11,578.03
839-R-5	Frazer Mills Hospitality Associates LP	\$9,303,900	2.584	0.000	2.584	\$508,158.25	\$327,763.34	\$81,144	(\$69,448.37)	\$11,695.71
839-R-25	Wells Fargo Bank, N.A., as Trustee ...	\$78,400	2.241	2.241	0.000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
839-S-1	Pittsburgh Mills Auto Properties LLP	\$693,600	1.983	0.000	1.983	\$389,968.19	\$251,530.46	\$62,271	(\$53,295.71)	\$8,975.46
839-S-4	Brinker Penn Trust	\$1,769,200	1.576	0.000	1.576	\$309,929.33	\$199,905.20	\$49,490	(\$42,357.06)	\$7,133.30
839-S-7	PNC Bank National Association	\$1,320,400	1.484	0.000	1.484	\$291,837.01	\$188,235.60	\$46,601	(\$39,884.44)	\$6,716.88
839-S-10	First Commonwealth Bank	\$1,252,600	1.404	0.000	1.404	\$276,104.56	\$178,088.13	\$44,089	(\$37,734.33)	\$6,354.79
839-S-13	High Eight Pittsburgh Mills, LLC	\$1,450,000	2.063	0.000	2.063	\$405,700.64	\$261,677.93	\$64,783	(\$55,445.82)	\$9,337.56
839-S-16	Pinpoint Frazer Associates I LLC	\$1,690,000	1.543	0.000	1.543	\$303,439.70	\$195,719.36	\$48,454	(\$41,470.14)	\$6,983.93
839-S-19	C S M C 2006 C 5 Retail 2015 LP	\$1,160,400	1.026	0.000	1.026	\$201,768.72	\$130,141.33	\$32,219	(\$27,575.09)	\$4,643.88
839-S-22	Steak N Shake Operations Inc.	\$1,517,400	1.454	0.000	1.454	\$285,937.34	\$184,430.30	\$45,659	(\$39,078.15)	\$6,581.10
840-F-50	Wells Fargo Bank, N.A., as Trustee ...	\$22,200	9.350	9.350	0.000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
840-F-100	Wells Fargo Bank, N.A., as Trustee ...	\$32,100	7.009	7.009	0.000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
840-F-403	West Penn Power Co.	\$0	1.546	0.843	0.703	\$138,248.93	\$89,170.91	\$22,076	(\$18,894.04)	\$3,181.92
840-K-50	Wells Fargo Bank, N.A., as Trustee ...	\$1,669,500	4.771	0.000	4.771	\$938,244.19	\$605,169.86	\$149,821	(\$128,226.85)	\$21,594.51
840-K-100	Wells Fargo Bank, N.A., as Trustee ...	\$138,361,100	60.547	0.000	60.547	\$11,906,910.76	\$7,679,987.27	\$1,901,328	(\$1,627,279.68)	\$274,047.99
840-L-250	Wells Fargo Bank, N.A., as Trustee ...	\$66,100	23.334	23.334	0.000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
840-L-275	Wells Fargo Bank, N.A., as Trustee ...	\$624,400	2.227	1.035	1.192	\$234,413.56	\$151,197.33	\$37,432	(\$32,036.56)	\$5,395.23
840-N-1	Spirit Master Funding VII LLC	\$1,937,800	1.945	0.000	1.945	\$382,495.28	\$246,710.41	\$61,078	(\$52,274.41)	\$8,803.46
840-N-5	Red Robin International Inc.	\$2,018,100	1.825	0.211	1.614	\$317,402.25	\$204,725.25	\$50,684	(\$43,378.36)	\$7,305.29
840-N-10	FCPT Keystone Properties LLC	\$2,435,700	2.062	0.408	1.654	\$325,268.48	\$209,798.98	\$51,940	(\$44,453.41)	\$7,486.34
840-N-15	FCPT PA Hospitality Properties LLC	\$1,866,700	3.111	1.626	1.485	\$292,033.67	\$188,362.45	\$46,633	(\$39,911.31)	\$6,721.41
840-P-10	Wells Fargo Bank, N.A., as Trustee ...	\$7,500,000	11.025	0.000	11.025	\$2,168,128.74	\$1,398,448.47	\$346,213	(\$296,311.27)	\$49,901.38
840-P-50	Wells Fargo Bank, N.A., as Trustee ...	\$46,100	5.479	5.479	0.000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
	Vacated Service Road C		0.351	0.351	0.000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
Total		\$235,780,300	308.48	126.21	182.27	\$35,844,822	\$23,120,000	\$5,723,798	(\$4,898,798)	\$825,000.00

Wells Fargo Bank, N.A., as Trustee for Morgan Stanley Capital I Inc - 12 parcels

Exhibit A

**Pittsburgh Mills Neighborhood Improvement District
Frazer Township, Pennsylvania**

Projected Real Property Tax Revenues

Tax Parcel	Parcel Description	Gross Acreage	Net Acreage	2018 Assessed Values	2018 Base Value	2018 Incremental Value	Total TIF Revenues 2018	Share of Authority & Taxing Agency Projected TIF Revenues									Total Authority TIF Revenues
								Allegheny County (Tax Rate - 4.73 mills)			Frazer Township (Tax Rate - 1.42 mills)			Deer Lakes School District (Tax Rate - 21.953 mills)			
								Total TIF Revenues	Available To		Total TIF Revenues	Available To		Total TIF Revenues	Available To		
									Authority	Agency		Authority	Agency		Authority	Agency	
728-D-10	Parcel N-1	13.68	11.85	\$11,887,500	\$67,106	\$11,820,394	\$325,545	\$54,792	\$41,094	\$13,698	\$16,449	\$12,337	\$4,112	\$254,303	\$203,443	\$50,861	\$256,874
728-D-60	Parcel O-2	7.30	5.02	\$6,198,700	\$34,992	\$6,163,708	\$169,754	\$28,571	\$21,428	\$7,143	\$8,577	\$6,433	\$2,144	\$132,606	\$106,085	\$26,521	\$133,946
728-D-75	Parcel O-1	15.18	12.55	\$9,082,600	\$51,272	\$9,031,328	\$248,731	\$41,864	\$31,398	\$10,466	\$12,568	\$9,426	\$3,142	\$194,299	\$155,440	\$38,860	\$196,263
728-H-25	Parcel P-1	14.59	12.24	\$8,238,400	\$46,506	\$8,191,894	\$225,612	\$37,973	\$28,480	\$9,493	\$11,400	\$8,550	\$2,850	\$176,240	\$140,992	\$35,248	\$178,021
728-H-52	Parcel P-2	31.93	17.80	\$10,331,600	\$58,323	\$10,273,277	\$282,936	\$47,621	\$35,716	\$11,905	\$14,296	\$10,722	\$3,574	\$221,019	\$176,815	\$44,204	\$223,253
728-H-100	Parcel O-4	7.23	0.00	\$74,900	\$423	\$74,477	\$2,051	\$345	\$259	\$86	\$104	\$78	\$26	\$1,602	\$1,282	\$320	\$1,618
729-B-7	Tawney Run	27.33	0.00	\$64,600	\$365	\$64,235	\$1,769	\$298	\$223	\$74	\$89	\$67	\$22	\$1,382	\$1,106	\$276	\$1,396
839-L-50	Parcel M-4	7.30	0.00	\$13,700	\$77	\$13,623	\$375	\$63	\$47	\$16	\$19	\$14	\$5	\$293	\$234	\$59	\$296
839-L-75	Parcel M-3	9.59	0.00	\$54,500	\$308	\$54,192	\$1,493	\$251	\$188	\$63	\$75	\$57	\$19	\$1,166	\$933	\$233	\$1,178
839-M-15	Parcel A-1	2.32	2.32	\$836,100	\$4,720	\$831,380	\$22,897	\$3,854	\$2,890	\$963	\$1,157	\$868	\$289	\$17,886	\$14,309	\$3,577	\$18,067
839-M-30	Parcel A-2	2.40	2.40	\$913,700	\$5,158	\$908,542	\$25,022	\$4,211	\$3,159	\$1,053	\$1,264	\$948	\$316	\$19,546	\$15,637	\$3,909	\$19,744
839-M-45	Parcel A-3	3.19	3.19	\$1,173,400	\$6,624	\$1,166,776	\$32,134	\$5,408	\$4,056	\$1,352	\$1,624	\$1,218	\$406	\$25,102	\$20,082	\$5,020	\$25,356
839-M-101	Parcel A-4	12.30	12.30	\$9,200,000	\$51,935	\$9,148,065	\$251,946	\$42,405	\$31,804	\$10,601	\$12,730	\$9,548	\$3,183	\$196,811	\$157,449	\$39,362	\$198,800
839-R-1	Parcel A-4	2.56	2.56	\$894,900	\$5,052	\$889,848	\$24,507	\$4,125	\$3,094	\$1,031	\$1,238	\$929	\$310	\$19,144	\$15,315	\$3,829	\$19,338
839-R-5	Parcel B-1	2.58	2.58	\$9,303,900	\$52,521	\$9,251,379	\$254,792	\$42,884	\$32,163	\$10,721	\$12,874	\$9,656	\$3,219	\$199,034	\$159,227	\$39,807	\$201,045
839-R-25	Parcel N-6	2.24	0.00	\$78,400	\$443	\$77,957	\$2,147	\$361	\$271	\$90	\$108	\$81	\$27	\$1,677	\$1,342	\$335	\$1,694
839-S-1	Parcel A-5	1.98	1.98	\$693,600	\$3,915	\$689,685	\$18,995	\$3,197	\$2,398	\$799	\$960	\$720	\$240	\$14,838	\$11,870	\$2,968	\$14,988
839-S-4	Parcel K-1	1.58	1.58	\$1,769,200	\$9,987	\$1,759,213	\$48,450	\$8,155	\$6,116	\$2,039	\$2,448	\$1,836	\$612	\$37,848	\$30,278	\$7,570	\$38,230
839-S-7	Parcel K-2	1.48	1.48	\$1,320,400	\$7,454	\$1,312,946	\$36,160	\$6,086	\$4,565	\$1,522	\$1,827	\$1,370	\$457	\$28,247	\$22,597	\$5,649	\$28,532
839-S-10	Parcel K-3	1.40	1.40	\$1,252,600	\$7,071	\$1,245,529	\$34,303	\$5,774	\$4,330	\$1,443	\$1,733	\$1,300	\$433	\$26,796	\$21,437	\$5,359	\$27,067
839-S-13	Parcel B-2	2.06	2.06	\$1,450,000	\$8,185	\$1,441,815	\$39,709	\$6,683	\$5,013	\$1,671	\$2,006	\$1,505	\$502	\$31,019	\$24,815	\$6,204	\$31,333
839-S-16	Parcel C-1	1.54	1.54	\$1,690,000	\$9,540	\$1,680,460	\$46,281	\$7,790	\$5,842	\$1,947	\$2,339	\$1,754	\$585	\$36,153	\$28,923	\$7,231	\$36,519
839-S-19	Parcel C-2	1.03	1.03	\$1,160,400	\$6,551	\$1,153,849	\$31,778	\$5,349	\$4,011	\$1,337	\$1,606	\$1,204	\$401	\$24,824	\$19,859	\$4,965	\$25,075
839-S-22	Parcel C-3	1.45	1.45	\$1,517,400	\$8,566	\$1,508,834	\$41,555	\$6,994	\$5,246	\$1,749	\$2,100	\$1,575	\$525	\$32,461	\$25,969	\$6,492	\$32,789
840-F-50	Parcel M-5	9.35	0.00	\$22,200	\$125	\$22,075	\$608	\$102	\$77	\$26	\$31	\$23	\$8	\$475	\$380	\$95	\$480
840-F-100	Parcel M-7	7.01	0.00	\$32,100	\$181	\$31,919	\$879	\$148	\$111	\$37	\$44	\$33	\$11	\$687	\$549	\$137	\$694
840-F-403	Parcel M-6	1.55	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
840-K-50	Parcel M-1B	4.77	4.77	\$1,669,500	\$9,424	\$1,660,076	\$45,720	\$7,695	\$5,771	\$1,924	\$2,310	\$1,733	\$578	\$35,715	\$28,572	\$7,143	\$36,076
840-K-100	Parcel M-1	60.55	60.55	\$138,361,100	\$781,060	\$137,580,040	\$3,789,084	\$637,739	\$478,304	\$159,435	\$191,456	\$143,592	\$47,864	\$2,959,889	\$2,367,911	\$591,978	\$2,989,807
840-L-250	R R-O-W	23.33	0.00	\$66,100	\$373	\$65,727	\$1,810	\$305	\$229	\$76	\$91	\$69	\$23	\$1,414	\$1,131	\$283	\$1,428
840-L-275	Parcel M-8	2.23	1.19	\$624,400	\$3,525	\$620,875	\$17,099	\$2,878	\$2,159	\$720	\$864	\$648	\$216	\$13,357	\$10,686	\$2,671	\$13,492
840-N-1	Parcel D-1	1.95	1.95	\$1,937,800	\$10,939	\$1,926,861	\$53,068	\$8,932	\$6,699	\$2,233	\$2,681	\$2,011	\$670	\$41,454	\$33,163	\$8,291	\$41,873
840-N-5	Parcel D-2	1.83	1.61	\$2,018,100	\$11,392	\$2,006,708	\$55,267	\$9,302	\$6,976	\$2,325	\$2,793	\$2,094	\$698	\$43,172	\$34,538	\$8,634	\$43,609
840-N-10	Parcel D-3	2.06	1.65	\$2,435,700	\$13,750	\$2,421,950	\$66,703	\$11,227	\$8,420	\$2,807	\$3,370	\$2,528	\$843	\$52,106	\$41,685	\$10,421	\$52,632
840-N-15	Parcel D-4	3.11	1.49	\$1,866,700	\$10,538	\$1,856,162	\$51,120	\$8,604	\$6,453	\$2,151	\$2,583	\$1,937	\$646	\$39,933	\$31,947	\$7,987	\$40,337
840-P-10	Parcel F-1	11.03	11.03	\$7,500,000	\$42,338	\$7,457,662	\$205,391	\$34,569	\$25,927	\$8,642	\$10,378	\$7,784	\$2,595	\$160,444	\$128,355	\$32,089	\$162,065
840-P-50	Parcel M-9	5.48	0.00	\$46,100	\$260	\$45,840	\$1,262	\$212	\$159	\$53	\$64	\$48	\$16	\$986	\$789	\$197	\$996
Total		308.48	181.57	\$235,780,300	\$1,331,000	\$234,449,300	\$6,456,954	\$1,086,766	\$815,075	\$271,692	\$326,260	\$244,695	\$81,565	\$5,043,928	\$4,035,143	\$1,008,786	\$5,094,912

Exhibit B-2

Parcel ID : 0728-D-00010-0000-00
Property Address : 590 VILLAGE CENTER DR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : VPM ASSOCIATES LLC

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	6/4/2014
Use Code :	REGIONAL SHOPPING CENTER	Sale Date :	6/4/2014
Homestead :	No	Sale Price :	\$32,283,725
Farmstead :	No	Deed Book :	15619
Clean And Green	No	Deed Page :	333
Other Abatement :	No	Lot Area :	13.6799 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$4,788,000	Land Value	\$4,788,000
Building Value	\$7,099,500	Building Value	\$7,099,500
Total Value	\$11,887,500	Total Value	\$11,887,500

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$4,788,000	Land Value	\$4,788,000
Building Value	\$7,099,500	Building Value	\$7,099,500
Total Value	\$11,887,500	Total Value	\$11,887,500

Address Information

Owner Mailing : 940 E HAVERFORD RD
BRYN MAWR , PA 19010-3845

Parcel ID : 0728-D-00060-0000-00
Property Address : 1015 VILLAGE CENTER DR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : VPM ASSOCIATES LLC

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	6/4/2014
Use Code :	DISCOUNT STORE	Sale Date :	6/4/2014
Homestead :	No	Sale Price :	\$32,283,725
Farmstead :	No	Deed Book :	15619
Clean And Green	No	Deed Page :	333
Other Abatement :	No	Lot Area :	7.2957 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$2,013,400	Land Value	\$2,013,400
Building Value	\$4,185,300	Building Value	\$4,185,300
Total Value	\$6,198,700	Total Value	\$6,198,700

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$2,013,400	Land Value	\$2,013,400
Building Value	\$4,185,300	Building Value	\$4,185,300
Total Value	\$6,198,700	Total Value	\$6,198,700

Address Information

Owner Mailing : 940 E HAVERFORD RD
BRYN MAWR , PA 19010-3845

Parcel ID : 0728-D-00075-0000-00
Property Address : 1005 VILLAGE CENTER DR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : LOWES HOME CENTERS INC

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	12/30/2004
Use Code :	DISCOUNT STORE	Sale Date :	12/30/2004
Homestead :	No	Sale Price :	\$8,600,000
Farmstead :	No	Deed Book :	12307
Clean And Green	No	Deed Page :	83
Other Abatement :	No	Lot Area :	15.1790 Acres

2018 Full Base Year Market Value

Land Value	\$4,040,000
Building Value	\$5,042,600
Total Value	\$9,082,600

2018 County Assessed Value

Land Value	\$4,040,000
Building Value	\$5,042,600
Total Value	\$9,082,600

2017 Full Base Year Market Value

Land Value	\$4,040,000
Building Value	\$5,042,600
Total Value	\$9,082,600

2017 County Assessed Value

Land Value	\$4,040,000
Building Value	\$5,042,600
Total Value	\$9,082,600

Address Information

Owner Mailing : 1000 LOWES BLVD
MOORESVILLE , NC 28117-8520

Parcel ID : 0728-H-00025-0000-00
Property Address : 2000 VILLAGE CENTER DR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : SAMS REAL ESTATE
BUSINESS TRUST

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	1/18/2005
Use Code :		Sale Date :	1/18/2005
Homestead :	No	Sale Price :	\$7,780,500
Farmstead :	No	Deed Book :	12322
Clean And Green	No	Deed Page :	413
Other Abatement :	No	Lot Area :	14.5897 Acres

2018 Full Base Year Market Value

Land Value	\$3,788,400
Building Value	\$4,450,000
Total Value	\$8,238,400

2018 County Assessed Value

Land Value	\$3,788,400
Building Value	\$4,450,000
Total Value	\$8,238,400

2017 Full Base Year Market Value

Land Value	\$3,788,400
Building Value	\$4,450,000
Total Value	\$8,238,400

2017 County Assessed Value

Land Value	\$3,788,400
Building Value	\$4,450,000
Total Value	\$8,238,400

Address Information

Owner Mailing : MS 0555
PO BOX 8050
BENTONVILLE , AR 72712-8055

Parcel ID : 0728-H-00052-0000-00
Property Address : 2010 VILLAGE CENTER DR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : WALMART REAL ESTATE
BUSINESS TRUST

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	1/18/2005
Use Code :		Sale Date :	1/18/2005
Homestead :	No	Sale Price :	\$11,719,500
Farmstead :	No	Deed Book :	12322
Clean And Green	No	Deed Page :	380
Other Abatement :	No	Lot Area :	31.9276 Acres

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$7,903,200	Land Value	\$7,903,200
Building Value	\$2,428,400	Building Value	\$2,428,400
Total Value	\$10,331,600	Total Value	\$10,331,600

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$7,903,200	Land Value	\$7,903,200
Building Value	\$2,428,400	Building Value	\$2,428,400
Total Value	\$10,331,600	Total Value	\$10,331,600

Address Information

Owner Mailing : MS 0555
PO BOX 8050
BENTONVILLE , AR 72712-8055

Parcel ID : 0728-H-00100-0000-00
 Property Address : VILLAGE CENTER DR
 TARENTUM, PA 15084

Municipality : 913 Frazer
 Owner Name : MORGAN STANLEY CAPITAL I
 INC (WELLS FARGO BANK NA
 TRUSTEE)

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	2/7/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	1/31/2017
Homestead :	No	Sale Price :	\$100
Farmstead :	No	Deed Book :	16691
Clean And Green	No	Deed Page :	319
Other Abatement :	No	Lot Area :	7.2318 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$74,900	Land Value	\$74,900
Building Value	\$0	Building Value	\$0
Total Value	\$74,900	Total Value	\$74,900

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$74,900	Land Value	\$74,900
Building Value	\$0	Building Value	\$0
Total Value	\$74,900	Total Value	\$74,900

Address Information

Owner Mailing : KEY TOWER
 127 PUBLIC SQ STE 2800
 CLEVELAND , OH 44114-1247

Parcel ID : 0729-B-00007-0000-00
Property Address : TAWNEY RUN RD
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : PITTSBURGH MILLS LIMITED
PARTNERSHIP

School District :	Deer Lakes	Neighborhood Code :	54C48
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	
Homestead :	No	Sale Price :	\$0
Farmstead :	No	Deed Book :	
Clean And Green	No	Deed Page :	
Other Abatement :	No	Lot Area :	27.3290 Acres

2018 Full Base Year Market Value

Land Value	\$64,600
Building Value	\$0
Total Value	\$64,600

2018 County Assessed Value

Land Value	\$64,600
Building Value	\$0
Total Value	\$64,600

2017 Full Base Year Market Value

Land Value	\$64,600
Building Value	\$0
Total Value	\$64,600

2017 County Assessed Value

Land Value	\$64,600
Building Value	\$0
Total Value	\$64,600

Address Information

Owner Mailing : 300 MARKET ST
JOHNSTOWN , PA 15901-1702

Parcel ID : 0839-L-00050-0000-00
 Property Address : PITTSBURGH MILLS CIR
 TARENTUM, PA 15084

Municipality : 913 Frazer
 Owner Name : MORGAN STANLEY CAPITAL I
 INC (WELLS FARGO BANK NA
 TRUSTEE)

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	2/7/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	1/31/2017
Homestead :	No	Sale Price :	\$100
Farmstead :	No	Deed Book :	16691
Clean And Green	No	Deed Page :	319
Other Abatement :	No	Lot Area :	7.2993 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$13,700	Land Value	\$13,700
Building Value	\$0	Building Value	\$0
Total Value	\$13,700	Total Value	\$13,700

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$13,700	Land Value	\$13,700
Building Value	\$0	Building Value	\$0
Total Value	\$13,700	Total Value	\$13,700

Address Information

Owner Mailing : 127 PUBLIC SQ STE 2800
 CLEVELAND , OH 44114-124

Parcel ID : 0839-L-00075-0000-00
Property Address : PITTSBURGH MILLS CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : MORGAN STANLEY CAPITAL I
INC (WELLS FARGO BANK NA
TRUSTEE)

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	2/7/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	1/31/2017
Homestead :	No	Sale Price :	\$100
Farmstead :	No	Deed Book :	16691
Clean And Green	No	Deed Page :	319
Other Abatement :	No	Lot Area :	9.5902 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$54,500	Land Value	\$54,500
Building Value	\$0	Building Value	\$0
Total Value	\$54,500	Total Value	\$54,500

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$54,500	Land Value	\$54,500
Building Value	\$0	Building Value	\$0
Total Value	\$54,500	Total Value	\$54,500

Address Information

Owner Mailing : KEY TOWER
127 PUBLIC SQ STE 2800
CLEVELAND , OH 44114-1247

Parcel ID : 0839-M-00015-0000-00
Property Address : PITTSBURGH MILLS CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : PITTSBURGH MILLS AUTO
PROPERTIES LLP

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	6/30/2005
Use Code :	COMM AUX BUILDING	Sale Date :	6/30/2005
Homestead :	No	Sale Price :	\$7,200,000
Farmstead :	No	Deed Book :	12498
Clean And Green	No	Deed Page :	562
Other Abatement :	No	Lot Area :	2.3193 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$811,300	Land Value	\$811,300
Building Value	\$24,800	Building Value	\$24,800
Total Value	\$836,100	Total Value	\$836,100

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$811,300	Land Value	\$811,300
Building Value	\$24,800	Building Value	\$24,800
Total Value	\$836,100	Total Value	\$836,100

Address Information

Owner Mailing : PO BOX 12034
ARLINGTON , VA 22219-2034

Parcel ID : 0839-M-00030-0000-00
Property Address : PITTSBURGH MILLS CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : PITTSBURGH MILLS AUTO
PROPERTIES LLP

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	6/30/2005
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	6/30/2005
Homestead :	No	Sale Price :	\$7,200,000
Farmstead :	No	Deed Book :	12498
Clean And Green	No	Deed Page :	562
Other Abatement :	No	Lot Area :	2.3985 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$839,000	Land Value	\$839,000
Building Value	\$74,700	Building Value	\$74,700
Total Value	\$913,700	Total Value	\$913,700

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$839,000	Land Value	\$839,000
Building Value	\$74,700	Building Value	\$74,700
Total Value	\$913,700	Total Value	\$913,700

Address Information

Owner Mailing : PO BOX 12034
ARLINGTON , VA 22219-2034

Parcel ID : 0839-M-00045-0000-00
Property Address : PITTSBURGH MILLS CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : PITTSBURGH MILLS AUTO
PROPERTIES LLP

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	6/30/2005
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	6/30/2005
Homestead :	No	Sale Price :	\$7,200,000
Farmstead :	No	Deed Book :	12498
Clean And Green	No	Deed Page :	562
Other Abatement :	No	Lot Area :	3.1875 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$1,115,000	Land Value	\$1,115,000
Building Value	\$58,400	Building Value	\$58,400
Total Value	\$1,173,400	Total Value	\$1,173,400

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$1,115,000	Land Value	\$1,115,000
Building Value	\$58,400	Building Value	\$58,400
Total Value	\$1,173,400	Total Value	\$1,173,400

Address Information

Owner Mailing : PO BOX 12034
ARLINGTON , VA 22219-2034

Parcel ID : 0839-M-00101-0000-00
Property Address : 100 PITTSBURGH MILLS CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : MAY DEPARTMENT STORES
COMPANY

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	1/26/2005
Use Code :	REGIONAL SHOPPING CENTER	Sale Date :	1/26/2005
Homestead :	No	Sale Price :	\$1,136,068
Farmstead :	No	Deed Book :	12331
Clean And Green	No	Deed Page :	525
Other Abatement :	No	Lot Area :	12.3011 Acres

2018 Full Base Year Market Value

Land Value	\$3,382,800
Building Value	\$5,817,200
Total Value	\$9,200,000

2018 County Assessed Value

Land Value	\$3,382,800
Building Value	\$5,817,200
Total Value	\$9,200,000

2017 Full Base Year Market Value

Land Value	\$3,382,800
Building Value	\$5,817,200
Total Value	\$9,200,000

2017 County Assessed Value

Land Value	\$3,382,800
Building Value	\$5,817,200
Total Value	\$9,200,000

Address Information

Owner Mailing : 7 W 7TH ST
CINCINNATI , OH 45202-2424

Parcel ID : 0839-R-00001-0000-00
Property Address : BUTLER LOGAN RD
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : PITTSBURGH MILLS AUTO
PROPERTIES LLP

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	6/30/2005
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	6/30/2005
Homestead :	No	Sale Price :	\$7,200,000
Farmstead :	No	Deed Book :	12498
Clean And Green	No	Deed Page :	562
Other Abatement :	No	Lot Area :	2.5583 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$894,900	Land Value	\$894,900
Building Value	\$0	Building Value	\$0
Total Value	\$894,900	Total Value	\$894,900

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$894,900	Land Value	\$894,900
Building Value	\$0	Building Value	\$0
Total Value	\$894,900	Total Value	\$894,900

Address Information

Owner Mailing : PO BOX 12034
ARLINGTON , VA 22219-2034

Parcel ID : 0839-R-00005-0000-00
Property Address : 3015 PITTSBURGH MILLS DR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : FRAZER MILLS HOSPITALITY
ASSOCIATES LP

School District :	Deer Lakes	Neighborhood Code :	54C15A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	12/29/2004
Use Code :	HOTELS	Sale Date :	12/29/2004
Homestead :	No	Sale Price :	\$1,700,000
Farmstead :	No	Deed Book :	12305
Clean And Green	No	Deed Page :	394
Other Abatement :	No	Lot Area :	2.5837 Acres

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$1,550,200	Land Value	\$1,550,200
Building Value	\$7,753,700	Building Value	\$7,753,700
Total Value	\$9,303,900	Total Value	\$9,303,900

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$1,550,200	Land Value	\$1,550,200
Building Value	\$7,753,700	Building Value	\$7,753,700
Total Value	\$9,303,900	Total Value	\$9,303,900

Address Information

Owner Mailing : 2801 FREEPORT RD
PITTSBURGH , PA 15238-1415

Parcel ID : 0839-R-00025-0000-00
Property Address : VALUE DR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : MORGAN STANLEY CAPITAL I
INC (WELLS FARGO BANK NA
TRUSTEE)

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	2/7/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	1/31/2017
Homestead :	No	Sale Price :	\$100
Farmstead :	No	Deed Book :	16691
Clean And Green	No	Deed Page :	319
Other Abatement :	No	Lot Area :	2.2408 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$78,400	Land Value	\$78,400
Building Value	\$0	Building Value	\$0
Total Value	\$78,400	Total Value	\$78,400

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$78,400	Land Value	\$78,400
Building Value	\$0	Building Value	\$0
Total Value	\$78,400	Total Value	\$78,400

Address Information

Owner Mailing : KEY TOWER
127 PUBLIC SQ STE 2800
CLEVELAND , OH 44114-1247

Parcel ID : 0839-S-00001-0000-00
Property Address : FASHION DR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : PITTSBURGH MILLS AUTO
PROPERTIES LLP

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	6/30/2005
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	6/30/2005
Homestead :	No	Sale Price :	\$7,200,000
Farmstead :	No	Deed Book :	12498
Clean And Green	No	Deed Page :	562
Other Abatement :	No	Lot Area :	1.9830 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$693,600	Land Value	\$693,600
Building Value	\$0	Building Value	\$0
Total Value	\$693,600	Total Value	\$693,600

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$693,600	Land Value	\$693,600
Building Value	\$0	Building Value	\$0
Total Value	\$693,600	Total Value	\$693,600

Address Information

Owner Mailing : PO BOX 12034
ARLINGTON , VA 22219-2034

Parcel ID : 0839-S-00004-0000-00
Property Address : 2020 PITTSBURGH MILLS
BLVD
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : BRINKER PENN TRUST

School District :	Deer Lakes	Neighborhood Code :	54C15A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	4/29/2005
Use Code :	RESTAURANT, CAFET AND/OR BAR	Sale Date :	4/29/2005
Homestead :	No	Sale Price :	\$1,250,000
Farmstead :	No	Deed Book :	12426
Clean And Green	No	Deed Page :	99
Other Abatement :	No	Lot Area :	1.5758 Acres

2018 Full Base Year Market Value

Land Value	\$945,500
Building Value	\$823,700
Total Value	\$1,769,200

2018 County Assessed Value

Land Value	\$945,500
Building Value	\$823,700
Total Value	\$1,769,200

2017 Full Base Year Market Value

Land Value	\$945,500
Building Value	\$823,700
Total Value	\$1,769,200

2017 County Assessed Value

Land Value	\$945,500
Building Value	\$823,700
Total Value	\$1,769,200

Address Information

Owner Mailing : PO BOX 802206
DALLAS , TX 75380-2206

Parcel ID : 0839-S-00007-0000-00
Property Address : 2010 PITTSBURGH MILLS
BLVD
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : PNC BANK NATIONAL
ASSOCIATION

School District :	Deer Lakes	Neighborhood Code :	54C15A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	12/22/2004
Use Code :	BANK	Sale Date :	12/22/2004
Homestead :	No	Sale Price :	\$1,300,000
Farmstead :	No	Deed Book :	12299
Clean And Green	No	Deed Page :	348
Other Abatement :	No	Lot Area :	1.4842 Acres

2018 Full Base Year Market Value

Land Value	\$593,700
Building Value	\$726,700
Total Value	\$1,320,400

2018 County Assessed Value

Land Value	\$593,700
Building Value	\$726,700
Total Value	\$1,320,400

2017 Full Base Year Market Value

Land Value	\$593,700
Building Value	\$726,700
Total Value	\$1,320,400

2017 County Assessed Value

Land Value	\$593,700
Building Value	\$726,700
Total Value	\$1,320,400

Address Information

Owner Mailing : PO BOX 52427
ATLANTA , GA 30355-0427

Parcel ID : 0839-S-00010-0000-00
Property Address : 2000 PITTSBURGH MILLS
BLVD
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : FIRST COMMONWEALTH
BANK

School District :	Deer Lakes	Neighborhood Code :	54C15A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	9/30/2004
Use Code :	BANK	Sale Date :	9/30/2004
Homestead :	No	Sale Price :	\$1,250,000
Farmstead :	No	Deed Book :	12210
Clean And Green	No	Deed Page :	33
Other Abatement :	No	Lot Area :	1.4040 Acres

2018 Full Base Year Market Value

Land Value	\$561,400
Building Value	\$691,200
Total Value	\$1,252,600

2018 County Assessed Value

Land Value	\$561,400
Building Value	\$691,200
Total Value	\$1,252,600

2017 Full Base Year Market Value

Land Value	\$561,400
Building Value	\$691,200
Total Value	\$1,252,600

2017 County Assessed Value

Land Value	\$561,400
Building Value	\$691,200
Total Value	\$1,252,600

Address Information

Owner Mailing : PO BOX 400
INDIANA , PA 15701-0400

Parcel ID : 0839-S-00013-0000-00
Property Address : 3005 PITTSBURGH MILLS
BLVD
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : HIGH EIGHT PITTSBURGH
MILLS LLC

School District :	Deer Lakes	Neighborhood Code :	54C15A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	9/23/2016
Use Code :	RESTAURANT, CAFET AND/OR BAR	Sale Date :	5/3/2016
Homestead :	No	Sale Price :	\$1,600,000
Farmstead :	No	Deed Book :	16548
Clean And Green	No	Deed Page :	270
Other Abatement :	No	Lot Area :	2.0634 Acres

2018 Full Base Year Market Value

Land Value	\$751,400
Building Value	\$698,600
Total Value	\$1,450,000

2018 County Assessed Value

Land Value	\$751,400
Building Value	\$698,600
Total Value	\$1,450,000

2017 Full Base Year Market Value

Land Value	\$751,400
Building Value	\$698,600
Total Value	\$1,450,000

2017 County Assessed Value

Land Value	\$751,400
Building Value	\$698,600
Total Value	\$1,450,000

Address Information

Owner Mailing : 285 E WATERFRONT DR
HOMESTEAD , PA 15120-5017

Parcel ID : 0839-S-00016-0000-00
Property Address : 2025 -2031 PITTSBURGH
MILLS BLVD
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : PINPOINT FRAZER
ASSOCIATES I LLC

School District :	Deer Lakes	Neighborhood Code :	54C15A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	12/23/2005
Use Code :	NEIGH SHOP CENTER	Sale Date :	12/23/2005
Homestead :	No	Sale Price :	\$1,546,000
Farmstead :	No	Deed Book :	12701
Clean And Green	No	Deed Page :	1
Other Abatement :	No	Lot Area :	1.5431 Acres

2018 Full Base Year Market Value

Land Value	\$617,200
Building Value	\$1,072,800
Total Value	\$1,690,000

2018 County Assessed Value

Land Value	\$617,200
Building Value	\$1,072,800
Total Value	\$1,690,000

2017 Full Base Year Market Value

Land Value	\$617,200
Building Value	\$1,072,800
Total Value	\$1,690,000

2017 County Assessed Value

Land Value	\$617,200
Building Value	\$1,072,800
Total Value	\$1,690,000

Address Information

Owner Mailing : 236 ARROWHEAD LN
EIGHTY FOUR , PA 15330-2690

Parcel ID : 0839-S-00019-0000-00
Property Address : 2015 PITTSBURGH MILLS
BLVD
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : C S M C 2006 C 5 RETAIL 2015
LIMITED PARTNERSHIP

School District :	Deer Lakes	Neighborhood Code :	54C15A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	1/20/2015
Use Code :	NEIGH SHOP CENTER	Sale Date :	12/19/2014
Homestead :	No	Sale Price :	\$1
Farmstead :	No	Deed Book :	15860
Clean And Green	No	Deed Page :	1
Other Abatement :	No	Lot Area :	1.0260 Acres

2018 Full Base Year Market Value

Land Value	\$410,400
Building Value	\$750,000
Total Value	\$1,160,400

2018 County Assessed Value

Land Value	\$410,400
Building Value	\$750,000
Total Value	\$1,160,400

2017 Full Base Year Market Value

Land Value	\$410,400
Building Value	\$750,000
Total Value	\$1,160,400

2017 County Assessed Value

Land Value	\$410,400
Building Value	\$750,000
Total Value	\$1,160,400

Address Information

Owner Mailing : C/O L N R PARTNERS L L C
1601 WASHINGTON AVE STE 700
MIAMI , FL 33139-3165

Parcel ID : 0839-S-00022-0000-00
Property Address : PITTSBURGH MILLS BLVD
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : STEAK N SHAKE
OPERATIONS INC

School District :	Deer Lakes	Neighborhood Code :	54C15A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	12/29/2004
Use Code :	FAST FOOD/DRIVE THRU WINDOW	Sale Date :	12/29/2004
Homestead :	No	Sale Price :	\$1,119,040
Farmstead :	No	Deed Book :	12305
Clean And Green	No	Deed Page :	135
Other Abatement :	No	Lot Area :	1.4540 Acres

2018 Full Base Year Market Value

Land Value	\$872,400
Building Value	\$645,000
Total Value	\$1,517,400

2018 County Assessed Value

Land Value	\$872,400
Building Value	\$645,000
Total Value	\$1,517,400

2017 Full Base Year Market Value

Land Value	\$872,400
Building Value	\$645,000
Total Value	\$1,517,400

2017 County Assessed Value

Land Value	\$872,400
Building Value	\$645,000
Total Value	\$1,517,400

Address Information

Owner Mailing : 107 S PENNSYLVANIA ST STE 400
INDIANAPOLIS , IN 46204-3663

Parcel ID : 0840-F-00050-0000-00
Property Address : PITTSBURGH MILLS CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : MORGAN STANLEY CAPITAL I
LLC (WELLS FARGO BANK NA
TRUSTEE)

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	2/7/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	1/31/2017
Homestead :	No	Sale Price :	\$100
Farmstead :	No	Deed Book :	16691
Clean And Green	No	Deed Page :	319
Other Abatement :	No	Lot Area :	9.3503 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$22,200	Land Value	\$22,200
Building Value	\$0	Building Value	\$0
Total Value	\$22,200	Total Value	\$22,200

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$22,200	Land Value	\$22,200
Building Value	\$0	Building Value	\$0
Total Value	\$22,200	Total Value	\$22,200

Address Information

Owner Mailing : KEY TOWER
127 PUBLIC SQ STE 2800
CLEVELAND , OH 44114-1247

Parcel ID : 0840-F-00100-0000-00
Property Address : MILLS DR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : MORGAN STANLEY CAPITAL I
INC (WELLS FARGO BANK NA
TRUSTEE)

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	2/7/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	1/31/2017
Homestead :	No	Sale Price :	\$100
Farmstead :	No	Deed Book :	16691
Clean And Green	No	Deed Page :	319
Other Abatement :	No	Lot Area :	7.0091 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$32,100	Land Value	\$32,100
Building Value	\$0	Building Value	\$0
Total Value	\$32,100	Total Value	\$32,100

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$32,100	Land Value	\$32,100
Building Value	\$0	Building Value	\$0
Total Value	\$32,100	Total Value	\$32,100

Address Information

Owner Mailing : KEY TOWER
127 PUBLIC SQ STE 2800
CLEVELAND , OH 44114-1247

Parcel ID : 0840-F-00403-0000-00
Property Address : 2036 BUTLER LOGAN RD
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : WEST PENN POWER
COMPANY

School District :	Deer Lakes	Neighborhood Code :	55C38
Tax Code :	PURTA Taxable	Owner Code :	Corporation
Class :	Utilities	Recording Date :	9/28/2004
Use Code :	COMMERCIAL/UTILITY	Sale Date :	9/28/2004
Homestead :	No	Sale Price :	\$10
Farmstead :	No	Deed Book :	12206
Clean And Green	No	Deed Page :	566
Other Abatement :	No	Lot Area :	1.5460 Acres

2018 Full Base Year Market Value

Land Value	\$26,900
Building Value	\$13,200
Total Value	\$40,100

2018 County Assessed Value

Land Value	\$26,900
Building Value	\$13,200
Total Value	\$40,100

2017 Full Base Year Market Value

Land Value	\$26,900
Building Value	\$13,200
Total Value	\$40,100

2017 County Assessed Value

Land Value	\$26,900
Building Value	\$13,200
Total Value	\$40,100

Address Information

Owner Mailing : 800 CABIN HILL DR
GREENSBURG , PA 15601-1650

Parcel ID : 0840-K-00050-0000-00
Property Address : PITTSBURGH MILLS CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : MORGAN STANLEY CAPITAL I
LLC (WELLS FARGO BANK NA
TRUSTEE)

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	2/7/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	1/31/2017
Homestead :	No	Sale Price :	\$100
Farmstead :	No	Deed Book :	16691
Clean And Green	No	Deed Page :	319
Other Abatement :	No	Lot Area :	4.7700 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$1,669,500	Land Value	\$1,669,500
Building Value	\$0	Building Value	\$0
Total Value	\$1,669,500	Total Value	\$1,669,500

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$1,669,500	Land Value	\$1,669,500
Building Value	\$0	Building Value	\$0
Total Value	\$1,669,500	Total Value	\$1,669,500

Address Information

Owner Mailing : KEY TOWER
127 PUBLIC SQ STE 280
CLEVELAND , OH 44114-1227

Parcel ID : 0840-K-00100-0000-00
Property Address : 167 -592 PITTSBURGH MILLS
CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : MORGAN STANLEY CAPITAL I
INC (WELLS FARGO BANK NA
TRUSTEE)

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	2/7/2017
Use Code :	REGIONAL SHOPPING CENTER	Sale Date :	1/31/2017
Homestead :	No	Sale Price :	\$100
Farmstead :	No	Deed Book :	16691
Clean And Green	No	Deed Page :	319
Other Abatement :	No	Lot Area :	60.5475 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$21,191,600	Land Value	\$21,191,600
Building Value	\$117,169,500	Building Value	\$117,169,500
Total Value	\$138,361,100	Total Value	\$138,361,100

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$21,191,600	Land Value	\$21,191,600
Building Value	\$117,169,500	Building Value	\$117,169,500
Total Value	\$138,361,100	Total Value	\$138,361,100

Address Information

Owner Mailing : KEY TOWER
127 PUBLIC SQ STE 2800
CLEVELAND , OH 44114-1247

Parcel ID : 0840-L-00250-0000-00
Property Address : PITTSBURGH MILLS CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : MORGAN STANLEY CAPITAL I
INC (WELLS FARGO BANK NA
TRUSTEE)

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	2/7/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	1/31/2017
Homestead :	No	Sale Price :	\$100
Farmstead :	No	Deed Book :	16691
Clean And Green	No	Deed Page :	319
Other Abatement :	No	Lot Area :	23.3340 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$66,100	Land Value	\$66,100
Building Value	\$0	Building Value	\$0
Total Value	\$66,100	Total Value	\$66,100

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$66,100	Land Value	\$66,100
Building Value	\$0	Building Value	\$0
Total Value	\$66,100	Total Value	\$66,100

Address Information

Owner Mailing : KEY TOWER
127 PUBLIC SQ STE 2800
CLEVELAND , OH 44114-1247

Parcel ID : 0840-L-00275-0000-00
Property Address : MILLS DR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : MORGAN STANLEY CAPITAL I
INC (WELLS FARGO BANK NA
TRUSTEE)

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	2/7/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	1/31/2017
Homestead :	No	Sale Price :	\$100
Farmstead :	No	Deed Book :	16691
Clean And Green	No	Deed Page :	319
Other Abatement :	No	Lot Area :	2.2266 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$584,100	Land Value	\$584,100
Building Value	\$40,300	Building Value	\$40,300
Total Value	\$624,400	Total Value	\$624,400

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$584,100	Land Value	\$584,100
Building Value	\$40,300	Building Value	\$40,300
Total Value	\$624,400	Total Value	\$624,400

Address Information

Owner Mailing : KEY TOWER
127 PUBLIC SQ STE 2800
CLEVELAND , OH 44114-1247

Parcel ID : 0840-N-00001-0000-00
Property Address : 1030 PITTSBURGH MILLS CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : SPIRIT MASTER FUNDING VII
LLC

School District :	Deer Lakes	Neighborhood Code :	54C15A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	1/6/2014
Use Code :	RESTAURANT, CAFET AND/OR BAR	Sale Date :	1/6/2014
Homestead :	No	Sale Price :	\$10
Farmstead :	No	Deed Book :	15482
Clean And Green	No	Deed Page :	1
Other Abatement :	No	Lot Area :	1.9445 Acres

2018 Full Base Year Market Value

Land Value	\$1,166,700
Building Value	\$771,100
Total Value	\$1,937,800

2018 County Assessed Value

Land Value	\$1,166,700
Building Value	\$771,100
Total Value	\$1,937,800

2017 Full Base Year Market Value

Land Value	\$1,166,700
Building Value	\$771,100
Total Value	\$1,937,800

2017 County Assessed Value

Land Value	\$1,166,700
Building Value	\$771,100
Total Value	\$1,937,800

Address Information

Owner Mailing : 40 NE LOOP 410 STE 607
SAN ANTONIO , TX 78216-5883

Parcel ID : 0840-N-00005-0000-00
Property Address : 1020 PITTSBURGH MILLS
BLVD
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : RED ROBIN INTERNATIONAL
INC

School District :	Deer Lakes	Neighborhood Code :	54C15A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	6/30/2005
Use Code :	RESTAURANT, CAFET AND/OR BAR	Sale Date :	6/30/2005
Homestead :	No	Sale Price :	\$1,310,000
Farmstead :	No	Deed Book :	12499
Clean And Green	No	Deed Page :	198
Other Abatement :	No	Lot Area :	1.8250 Acres

2018 Full Base Year Market Value

Land Value	\$1,095,000
Building Value	\$923,100
Total Value	\$2,018,100

2018 County Assessed Value

Land Value	\$1,095,000
Building Value	\$923,100
Total Value	\$2,018,100

2017 Full Base Year Market Value

Land Value	\$1,095,000
Building Value	\$923,100
Total Value	\$2,018,100

2017 County Assessed Value

Land Value	\$1,095,000
Building Value	\$923,100
Total Value	\$2,018,100

Address Information

Owner Mailing : 6312 S FIDDLERS GREEN CIR STE 200N
GREENWOOD VILLAGE , CO 80111-4916

Parcel ID : 0840-N-00010-0000-00
Property Address : 1010 PITTSBURGH MILLS CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : FCPT KEYSTONE
PROPERTIES LLC

School District :	Deer Lakes	Neighborhood Code :	54C15A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	11/20/2015
Use Code :	RESTAURANT, CAFET AND/OR BAR	Sale Date :	11/2/2015
Homestead :	No	Sale Price :	\$10
Farmstead :	No	Deed Book :	16204
Clean And Green	No	Deed Page :	374
Other Abatement :	No	Lot Area :	2.0623 Acres

2018 Full Base Year Market Value

Land Value	\$1,237,400
Building Value	\$1,198,300
Total Value	\$2,435,700

2018 County Assessed Value

Land Value	\$1,237,400
Building Value	\$1,198,300
Total Value	\$2,435,700

2017 Full Base Year Market Value

Land Value	\$1,237,400
Building Value	\$1,198,300
Total Value	\$2,435,700

2017 County Assessed Value

Land Value	\$1,237,400
Building Value	\$1,198,300
Total Value	\$2,435,700

Address Information

Owner Mailing : 1000 DARDEN CENTER DR
ORLANDO , FL 32837-4032

Parcel ID : 0840-N-00015-0000-00
Property Address : 1000 PITTSBURGH MILLS
BLVD
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : FCPT PA HOSPITALITY
PROPERTIES LLC

School District :	Deer Lakes	Neighborhood Code :	54C15A
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	11/13/2015
Use Code :	RESTAURANT, CAFET AND/OR BAR	Sale Date :	11/2/2015
Homestead :	No	Sale Price :	\$10
Farmstead :	No	Deed Book :	16196
Clean And Green	No	Deed Page :	542
Other Abatement :	No	Lot Area :	3.1109 Acres

2018 Full Base Year Market Value

Land Value	\$1,132,400
Building Value	\$734,300
Total Value	\$1,866,700

2018 County Assessed Value

Land Value	\$1,132,400
Building Value	\$734,300
Total Value	\$1,866,700

2017 Full Base Year Market Value

Land Value	\$1,132,400
Building Value	\$734,300
Total Value	\$1,866,700

2017 County Assessed Value

Land Value	\$1,132,400
Building Value	\$734,300
Total Value	\$1,866,700

Address Information

Owner Mailing : 1000 DARDEN CENTER DR
ORLANDO , FL 32837-4032

Parcel ID : 0840-P-00010-0000-00
Property Address : PITTSBURGH MILLS CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : MORGAN STANLEY CAPITAL I
INC (WELLS FARGO BANK NA
TRUSTEE)

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	2/7/2017
Use Code :	DEPARTMENT SOTRE	Sale Date :	1/31/2017
Homestead :	No	Sale Price :	\$100
Farmstead :	No	Deed Book :	16691
Clean And Green	No	Deed Page :	319
Other Abatement :	No	Lot Area :	11.0250 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$3,858,800	Land Value	\$3,858,800
Building Value	\$3,641,200	Building Value	\$3,641,200
Total Value	\$7,500,000	Total Value	\$7,500,000

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$3,858,800	Land Value	\$3,858,800
Building Value	\$3,641,200	Building Value	\$3,641,200
Total Value	\$7,500,000	Total Value	\$7,500,000

Address Information

Owner Mailing : KEY TOWER
127 PUBLIC SQ STE 2800
CLEVELAND , OH 44114-1247

Parcel ID : 0840-P-00050-0000-00
Property Address : PITTSBURGH MILLS CIR
TARENTUM, PA 15084

Municipality : 913 Frazer
Owner Name : MORGAN STANLEY CAPITAL I
INC (WELLS FARGO BANK NA
TRUSTEE)

School District :	Deer Lakes	Neighborhood Code :	54C15
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	2/7/2017
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	1/31/2017
Homestead :	No	Sale Price :	\$100
Farmstead :	No	Deed Book :	16691
Clean And Green	No	Deed Page :	319
Other Abatement :	No	Lot Area :	5.4794 Acres

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$46,100	Land Value	\$46,100
Building Value	\$0	Building Value	\$0
Total Value	\$46,100	Total Value	\$46,100

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$46,100	Land Value	\$46,100
Building Value	\$0	Building Value	\$0
Total Value	\$46,100	Total Value	\$46,100

Address Information

Owner Mailing : KEY TOWER
127 PUBLIC SQ STE 2800
CLEVELAND , OH 44114-1247