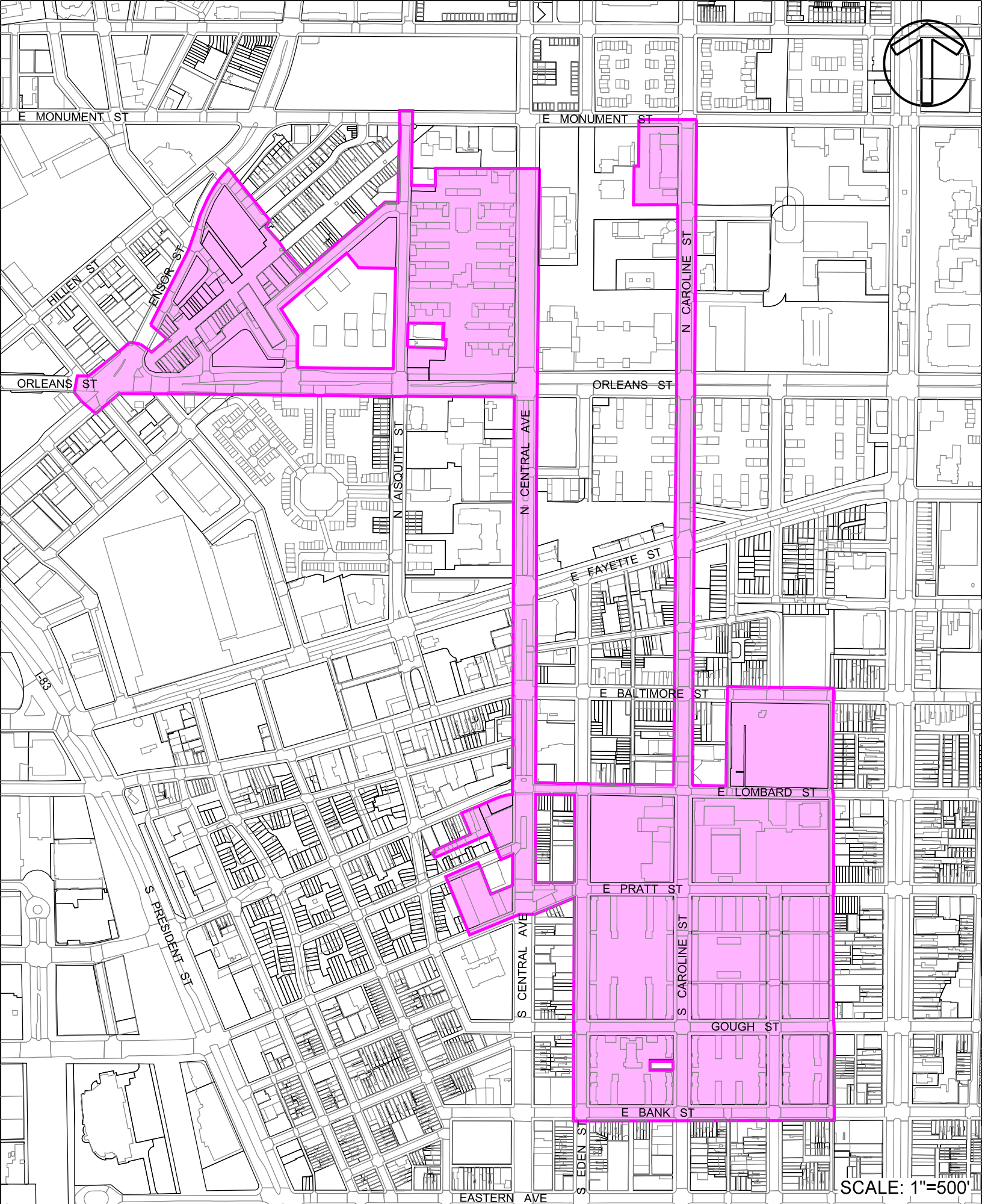


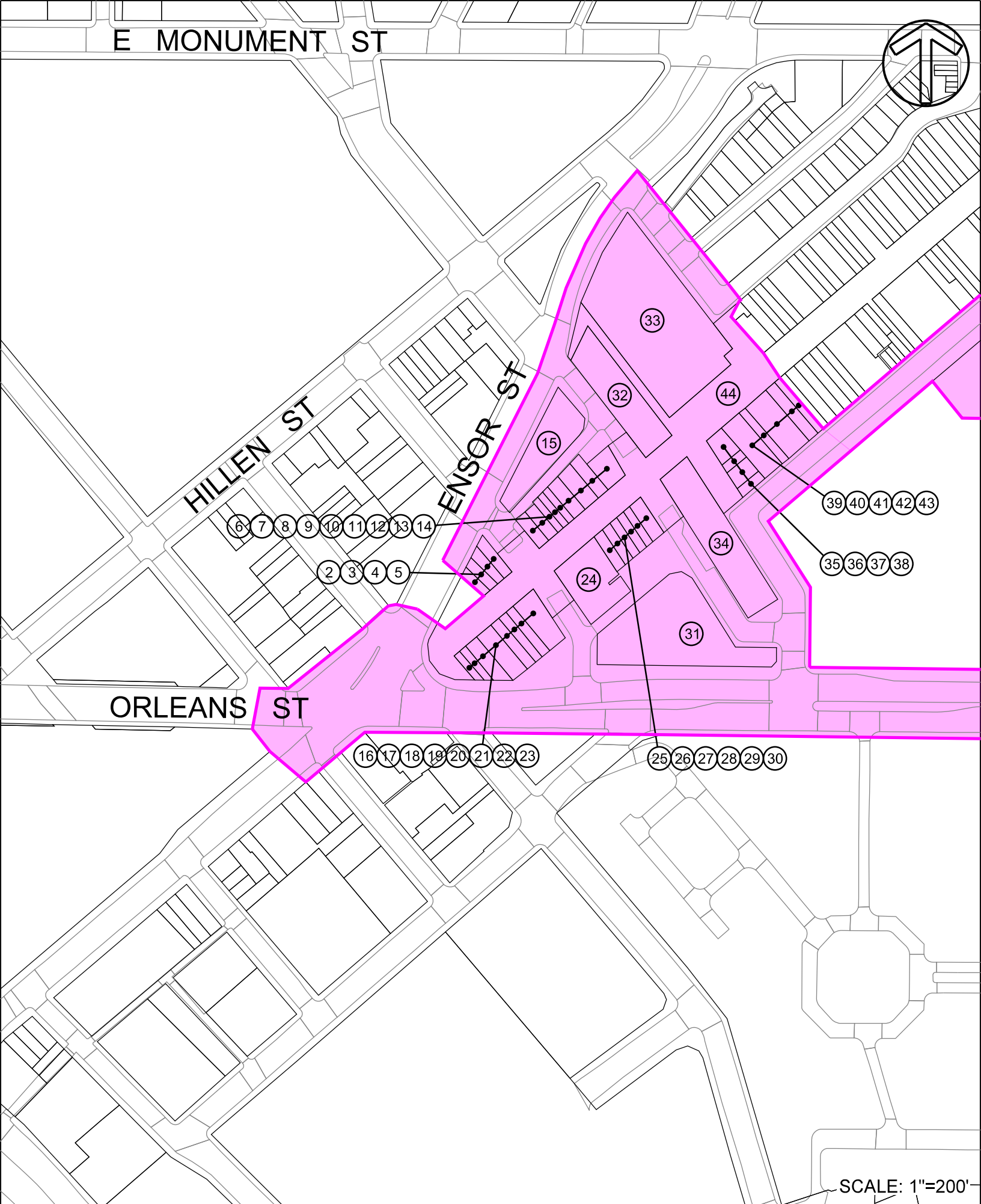
Exhibit A
Tax Parcels Comprising the
Perkins Somerset Oldtown Development District

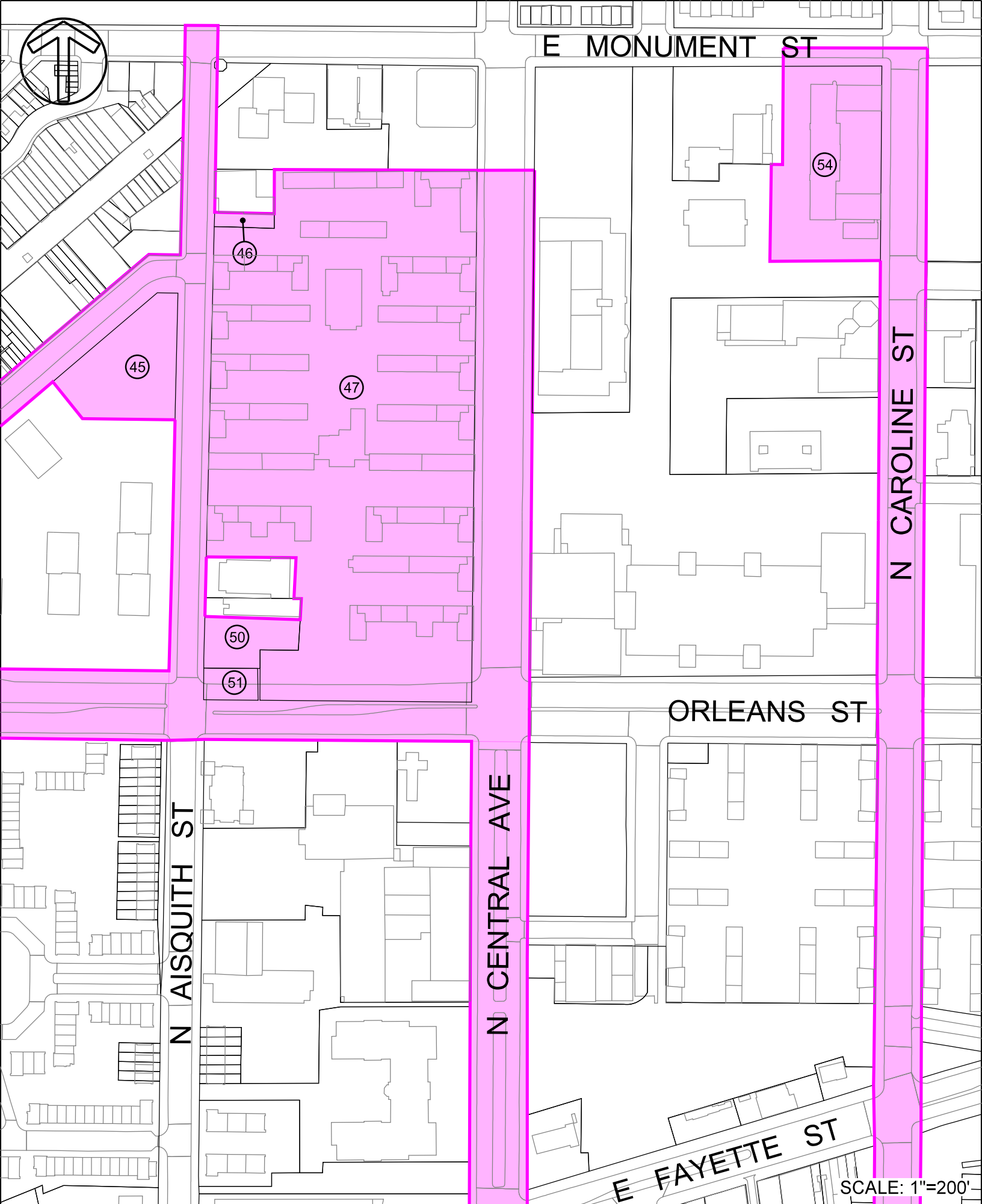
Exhibit A
Tax Parcels Comprising the Development District

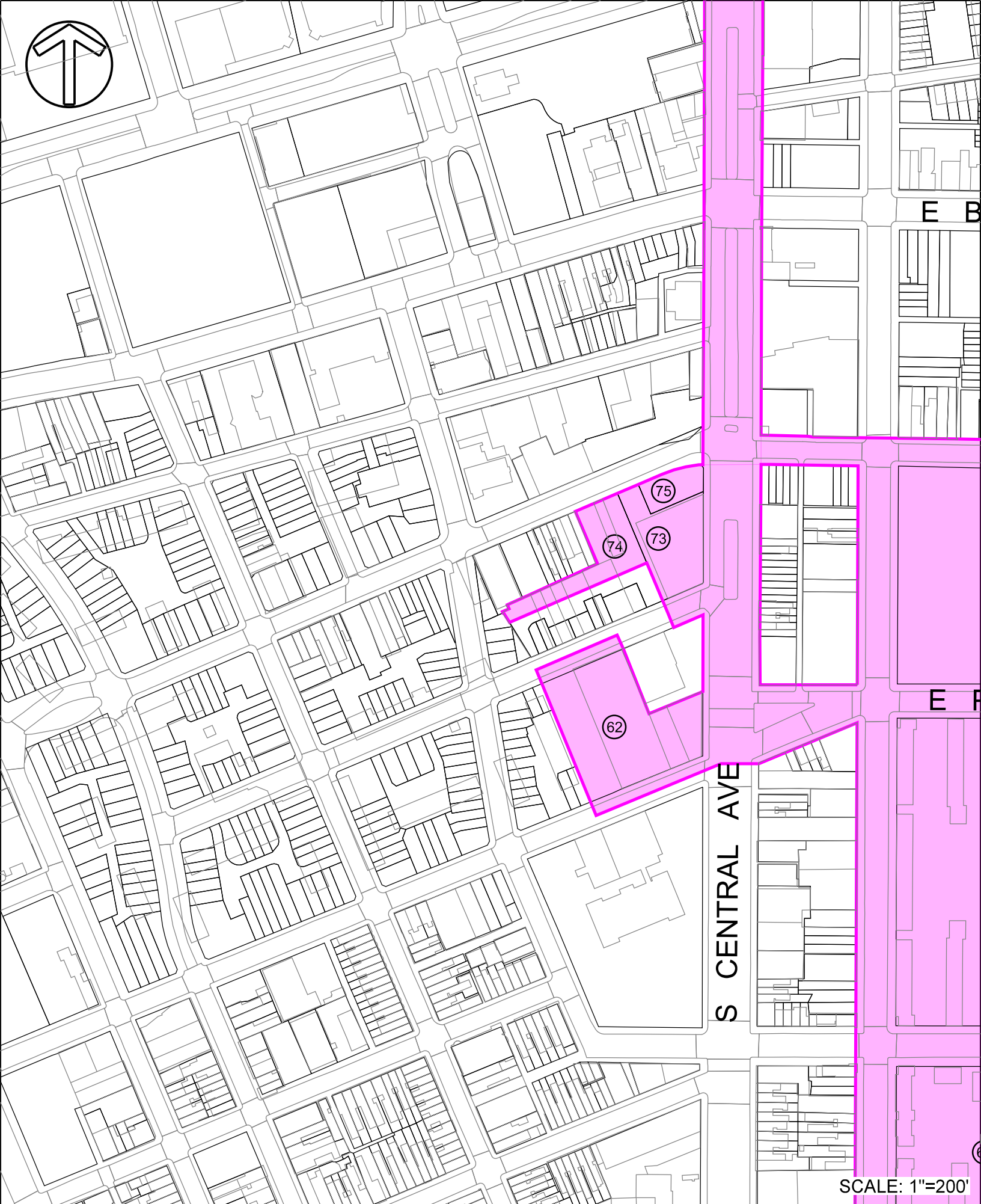
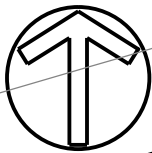
Account Identifier	Owner	Address	SDAT Acreage
05-06-1286-019	Mayor & City Council of Baltimore	418 Oldtown Mall	0.02
05-06-1286-020	Mayor & City Council of Baltimore	420 Oldtown Mall	0.02
05-06-1286-021	Mayor & City Council of Baltimore	422 Oldtown Mall	0.03
05-06-1286-022	Mayor & City Council of Baltimore	424 Oldtown Mall	0.04
05-03-1272-001	Mayor & City Council of Baltimore	426 Oldtown Mall	0.03
05-03-1272-002	Mayor & City Council of Baltimore	428 Oldtown Mall	0.03
05-03-1272-003	Mayor & City Council of Baltimore	430 Oldtown Mall	0.03
05-03-1272-004	Mayor & City Council of Baltimore	432 Oldtown Mall	0.02
05-03-1272-005	Mayor & City Council of Baltimore	434 Oldtown Mall	0.02
05-03-1272-006	Mayor & City Council of Baltimore	436 Oldtown Mall	0.04
05-03-1272-007	Mayor & City Council of Baltimore	440 Oldtown Mall	0.05
05-03-1272-008	Mayor & City Council of Baltimore	444 Oldtown Mall	0.04
05-03-1272-009	Mayor & City Council of Baltimore	450 Oldtown Mall	0.06
05-06-1272-010	Mayor & City Council of Baltimore	510 Forrest St	0.25
05-06-1286-002	Mayor & City Council of Baltimore	425 Oldtown Mall	0.02
05-06-1286-003	Mayor & City Council of Baltimore	427 Oldtown Mall	0.02
05-06-1286-004	Mayor & City Council of Baltimore	429 Oldtown Mall	0.05
05-06-1286-005	Mayor & City Council of Baltimore	433 Oldtown Mall	0.07
05-06-1286-007	Mayor & City Council of Baltimore	437 Oldtown Mall	0.04
05-06-1286-008	Mayor & City Council of Baltimore	439 Oldtown Mall	0.04
05-06-1286-009	Mayor & City Council of Baltimore	441 Oldtown Mall	0.04
05-06-1286-010	Mayor & City Council of Baltimore	447 Oldtown Mall	0.09
05-06-1286-011	Mayor & City Council of Baltimore	449 Oldtown Mall	0.24
05-06-1286-012	Mayor & City Council of Baltimore	459 Oldtown Mall	0.03
05-06-1286-013	Mayor & City Council of Baltimore	461 Oldtown Mall	0.03
05-06-1286-014	Mayor & City Council of Baltimore	463 Oldtown Mall	0.02
05-06-1286-015	Mayor & City Council of Baltimore	465 Oldtown Mall	0.03
05-06-1286-016	Mayor & City Council of Baltimore	467 Oldtown Mall	0.02
05-06-1286-017	Mayor & City Council of Baltimore	469 Oldtown Mall	0.04
05-06-1286-001	Mayor & City Council of Baltimore	400 Forrest St	0.78
05-06-1273-002	Mayor & City Council of Baltimore	470 Oldtown Mall	0.32
05-06-1273-003	Mayor & City Council of Baltimore	400 Mott St	1.06
05-06-1273-004	Mayor & City Council of Baltimore	471 Oldtown Mall	0.39
05-06-1288-099	Mayor & City Council of Baltimore	473 Oldtown Mall	0.02
05-06-1288-097	Mayor & City Council of Baltimore	475 Oldtown Mall	0.03
05-06-1288-96	Mayor & City Council of Baltimore	479 Oldtown Mall	0.02
05-06-1288-094	Mayor & City Council of Baltimore	501 Oldtown Mall	0.04
05-06-1288-092	Mayor & City Council of Baltimore	505 Oldtown Mall	0.11
05-06-1288-091	Mayor & City Council of Baltimore	509 Oldtown Mall	0.04
05-06-1288-088	Mayor & City Council of Baltimore	511 Oldtown Mall	0.12
05-06-1288-087	Mayor & City Council of Baltimore	515 Oldtown Mall	0.06
05-06-1288-086	Mayor & City Council of Baltimore	519 Oldtown Mall	0.03
05-03-1273-001	Mayor & City Council of Baltimore	1000 Orleans St	2.49
05-02-1294-002	Mayor & City Council of Baltimore	420 Aisquith St	0.71
05-10-1295-001	Housing Authority	500 N Central Ave	8.64
05-10-1295-006	Mayor & City Council of Baltimore	409 Aisquith St	0.35
05-10-1295-002	Mayor & City Council of Baltimore	NS Orleans St NEC Aisquith St	0.01
05-01-1280-003	Mayor & City Council of Baltimore	620 N Caroline St	1.51
03-01-1368-023	Mayor & City Council of Baltimore	1600 E Lombard St	3.46
03-03-1391-002	Flag House Rental I. L.P. c/o Metro Plaza II	130 S Central Ave	0.96
03-03-1391-001	Flag House Rental I. L.P. c/o Metro Plaza II	120 S Central Ave	0.36
03-02-1393-001	Mayor & City Council of Baltimore	100 S Caroline St	3.09
03-01-1395-028	Mayor & City Council of Baltimore	1601 E Lombard St	4.95
03-02-1417-001	Housing Authority	1401 E Pratt St	4.40
03-09-1418-001	Housing Authority	1501 E Pratt St	3.94
03-09-1419-026	Housing Authority	1601 E Pratt St	2.46
03-08-1426-001	Housing Authority	1400 Bank St	2.49
03-08-1426-002	Living Classrooms Foundation, Inc	316 S Caroline St	0.09
03-08-1427-001	Housing Authority	1500 Bank St	2.24
03-09-1428-001	Housing Authority	1600 Bank St	1.36
03-03-1380-001	Housing Authority	110 S. Central Ave	0.31
03-03-1380-012	Housing Authority	1120 Granby St	0.35
03-03-1380-005	Associated Jewish Charities of Baltimore	1181 E Lombard St	0.13
05-07-1338-004	Mayor & City Council of Baltimore	1120 E. Baltimore St	0.17
05-10-1295-001G	Baltimore Affordable Housing Development	1121 Jefferson St.	0.69
05-10-1295-001H/I	Baltimore Affordable Housing Development	1231 Jefferson St.	1.30
05-10-1295-001A	Baltimore Affordable Housing Development	1234 McElderry St.	-
05-10-1295-001F	Baltimore Affordable Housing Development	520 Somerset Ave.	1.28

Exhibit B
Map of Tax Parcels Comprising the
Perkins Somerset Oldtown Development District









SCALE: 1"=200'

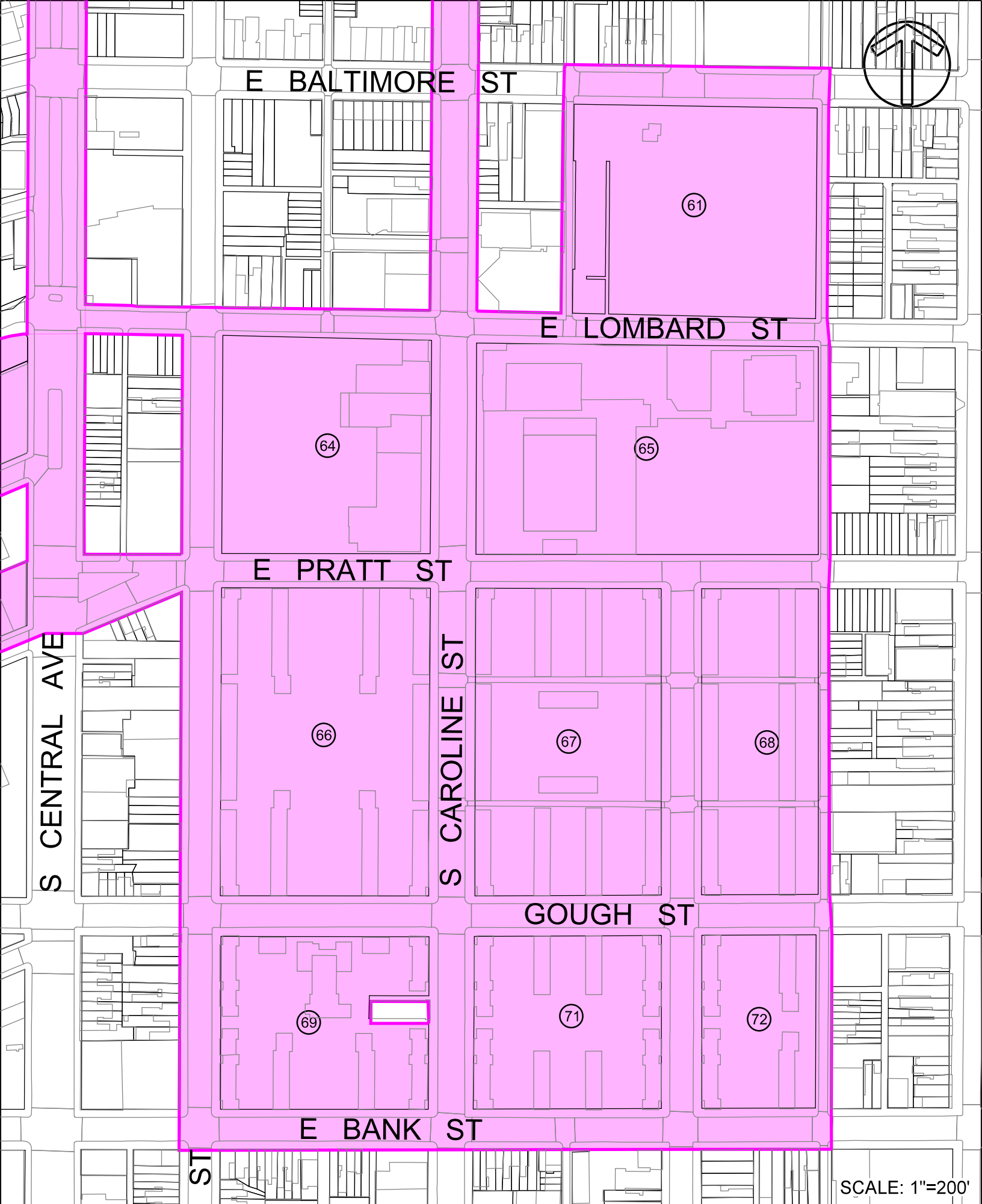
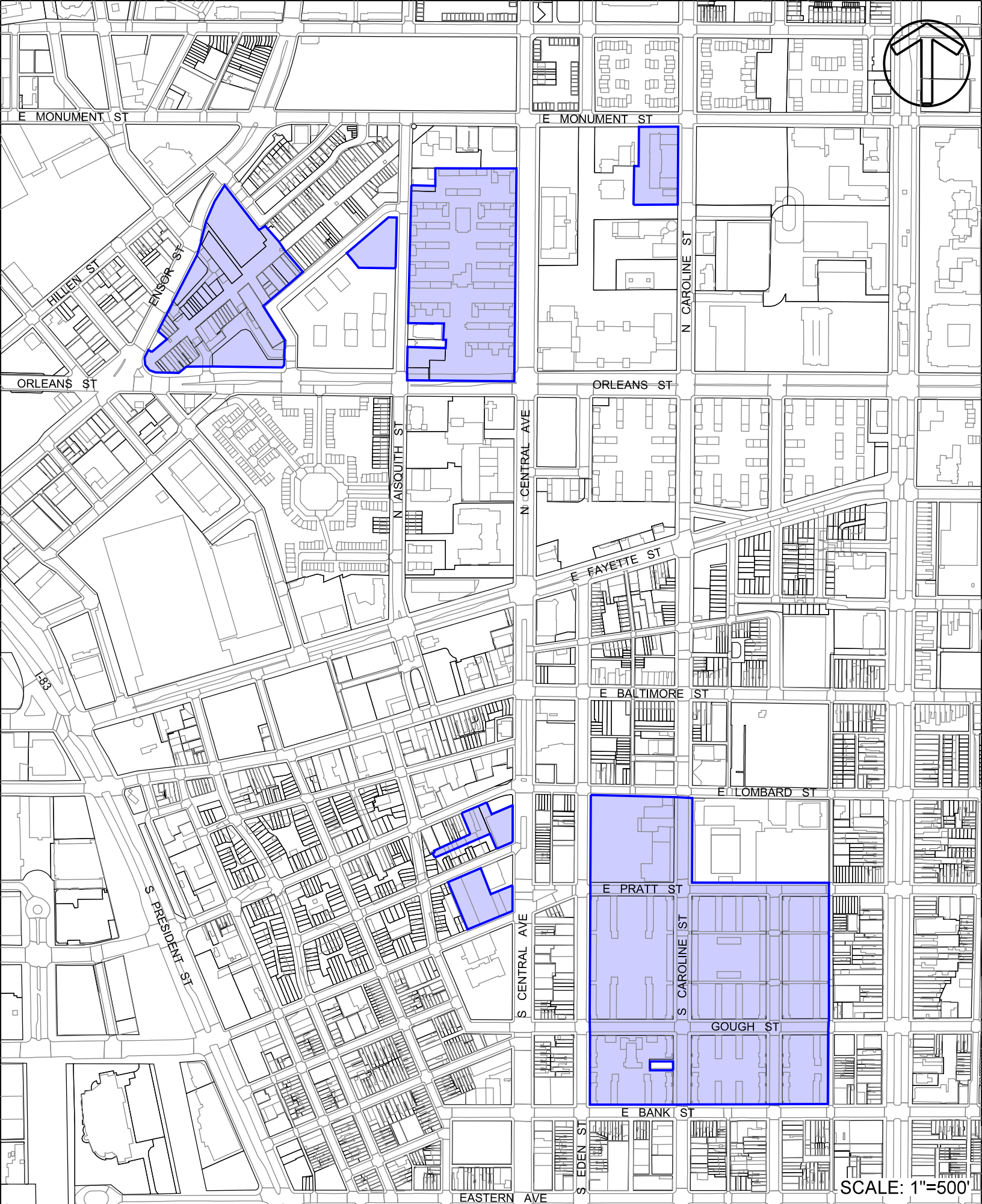


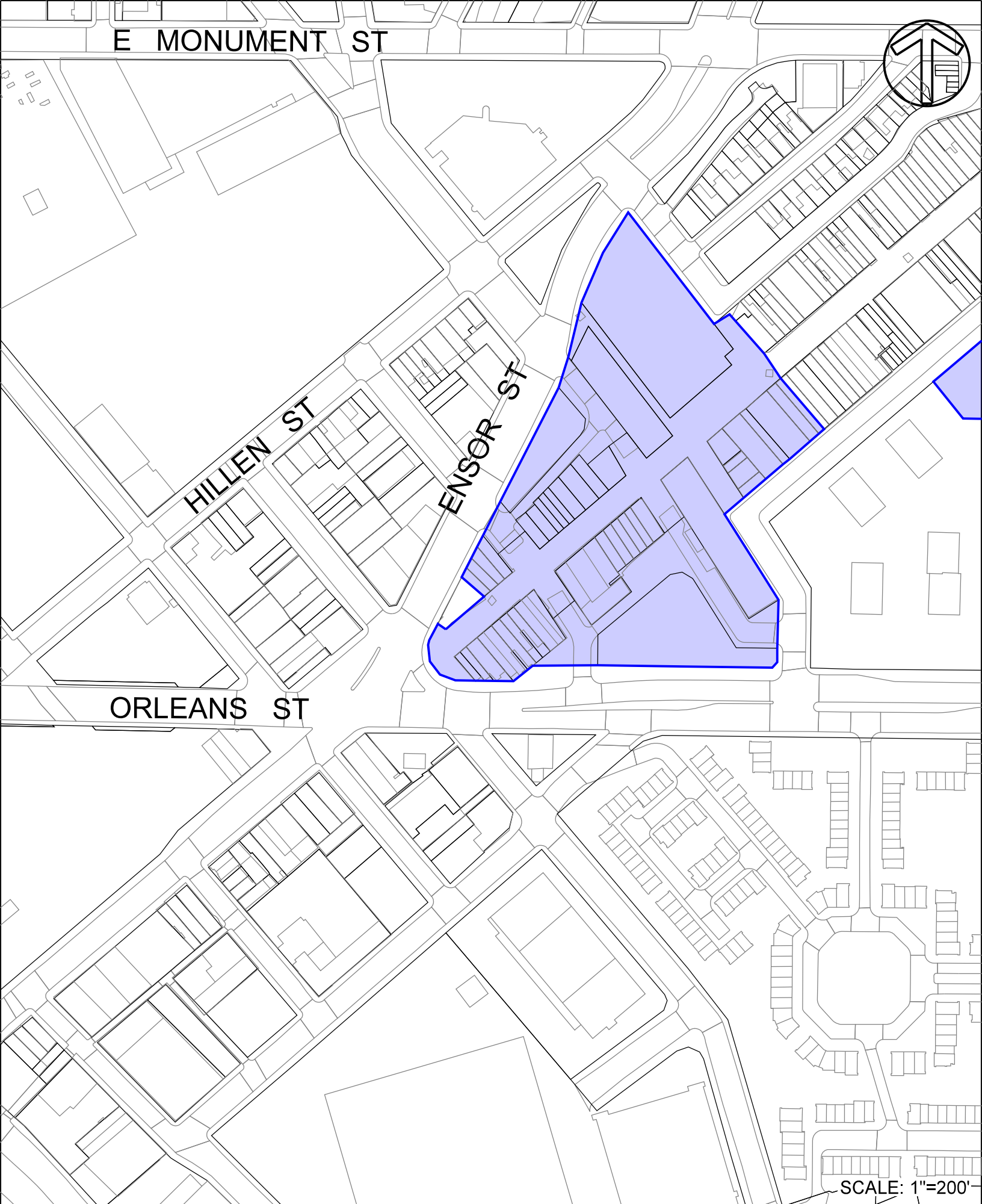
Exhibit C
Tax Parcels Comprising the
Perkins Somerset Oldtown Special Taxing District

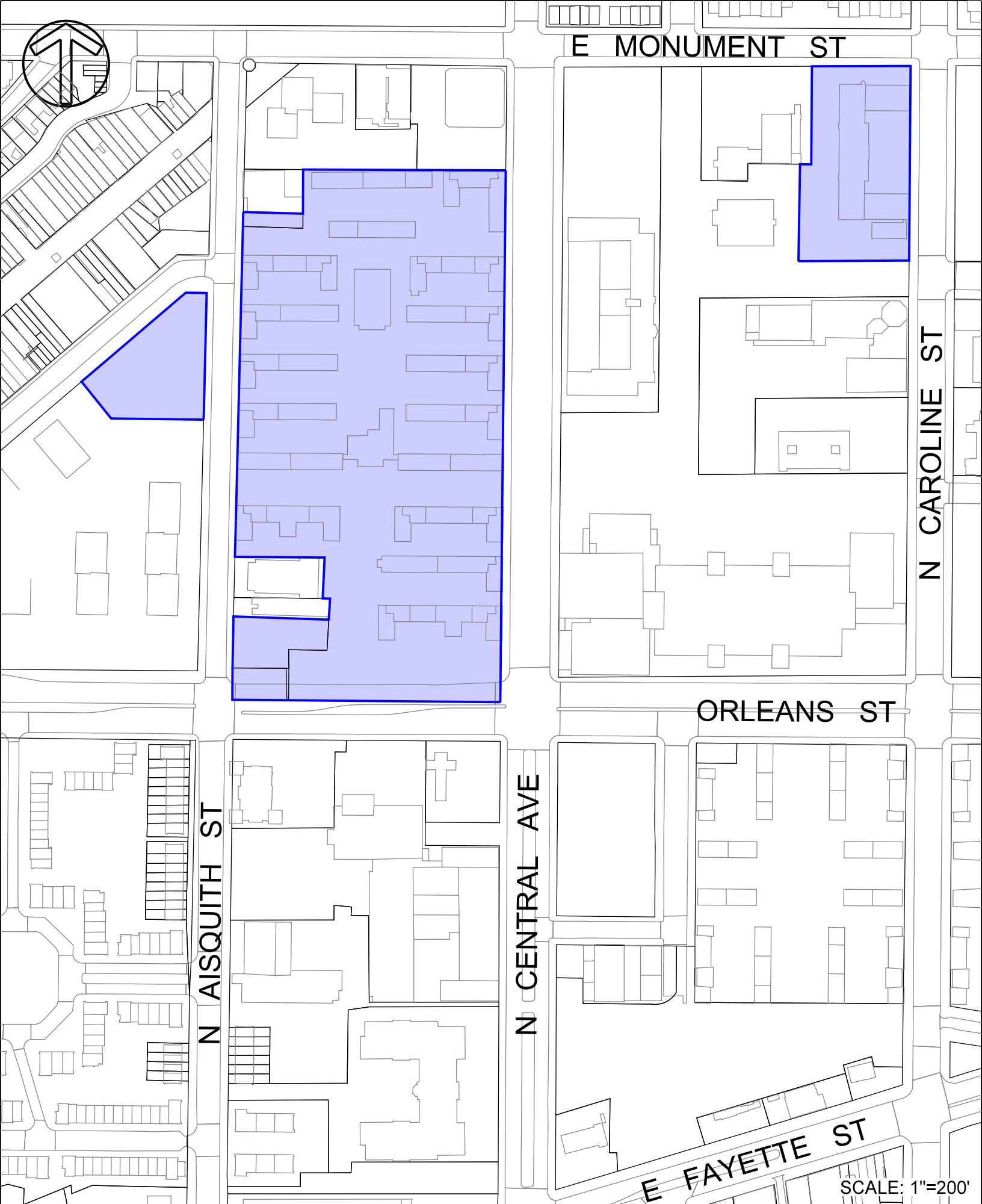
Exhibit A
Tax Parcels Comprising the Development District

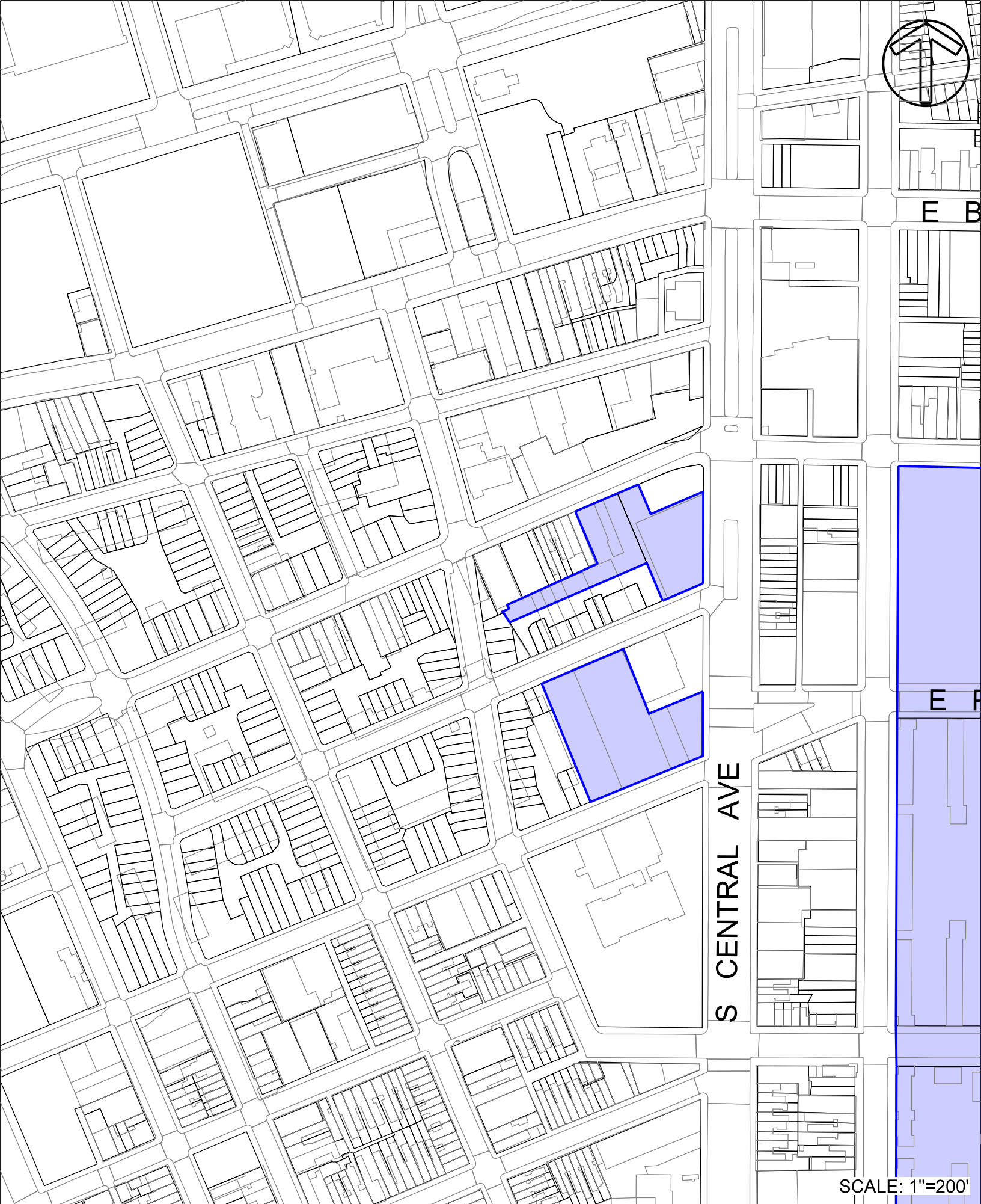
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05-03-1272-003	Mayor & City Council of Baltimore	430 Oldtown Mall	0.03
05-03-1272-004	Mayor & City Council of Baltimore	432 Oldtown Mall	0.02
05-03-1272-005	Mayor & City Council of Baltimore	434 Oldtown Mall	0.02
05-03-1272-006	Mayor & City Council of Baltimore	436 Oldtown Mall	0.04
05-03-1272-007	Mayor & City Council of Baltimore	440 Oldtown Mall	0.05
05-03-1272-008	Mayor & City Council of Baltimore	444 Oldtown Mall	0.04
05-03-1272-009	Mayor & City Council of Baltimore	450 Oldtown Mall	0.06
05-06-1272-010	Mayor & City Council of Baltimore	510 Forrest St	0.25
05-06-1286-002	Mayor & City Council of Baltimore	425 Oldtown Mall	0.02
05-06-1286-003	Mayor & City Council of Baltimore	427 Oldtown Mall	0.02
05-06-1286-004	Mayor & City Council of Baltimore	429 Oldtown Mall	0.05
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05-06-1286-009	Mayor & City Council of Baltimore	441 Oldtown Mall	0.04
05-06-1286-010	Mayor & City Council of Baltimore	447 Oldtown Mall	0.09
05-06-1286-011	Mayor & City Council of Baltimore	449 Oldtown Mall	0.24
05-06-1286-012	Mayor & City Council of Baltimore	459 Oldtown Mall	0.03
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05-06-1286-016	Mayor & City Council of Baltimore	467 Oldtown Mall	0.02
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05-10-1295-006	Mayor & City Council of Baltimore	409 Aisquith St	0.35
05-10-1295-002	Mayor & City Council of Baltimore	NS Orleans St NEC Aisquith St	0.01
05-01-1280-003	Mayor & City Council of Baltimore	620 N Caroline St	1.51
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03-09-1428-001	Housing Authority	1600 Bank St	1.36
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05-10-1295-001H/I	Baltimore Affordable Housing Development	1231 Jefferson St.	1.30
05-10-1295-001A	Baltimore Affordable Housing Development	1234 McElderry St.	-
05-10-1295-001F	Baltimore Affordable Housing Development	520 Somerset Ave.	1.28

Exhibit D
Map of the Tax Parcels Comprising the
Perkins Somerset Oldtown Special Taxing District &
Perkins Somerset Oldtown Special Taxing District Boundaries











E BALTIMORE ST

E LOMBARD ST

E PRATT ST

S CENTRAL AVE

S CAROLINE ST

GOUGH ST

E BANK ST

ST

SCALE: 1"=200'

Exhibit E
Current Land Use Map



Johns Hopkins
Medical Campus

Somerset

Oldtown

Central Ave

Broadway

Perkins
Homes

Harbor East

Exhibit F

Office of the Zoning Administrator Zoning Approval Letter



Baltimore City Department of HOUSING & COMMUNITY DEVELOPMENT

November 06, 2017

Ms. Janet Abrahams
Executive Director, Housing Authority of Baltimore City
417 E. Fayette Street, Ste. 1320
Baltimore, MD 21202

Re: Perkins-Somerset-Oldtown (PSO) Transformation Plan Land Use Approval

Dear Ms. Abrahams:

The Office of the Zoning Administrator is responsible for the review and approval of permit applications and plans for zoning compliance, and administers zoning and land use approvals for development projects within the City of Baltimore.

This letter is in response to your request for a certification of land use approvals for the planned housing development under the Choice Neighborhoods program. Our office has reviewed the proposed Housing Plan and other related materials submitted. The proposed housing plan complies with all applicable zoning regulations. No further zoning or land use approvals are required at this time, pending the formal submission and review of the development plans and the required approvals for permitting and construction under the applicable provisions of the Baltimore City Zoning Code.

Please feel free to contact me at 410-396-4126 if you have any questions.

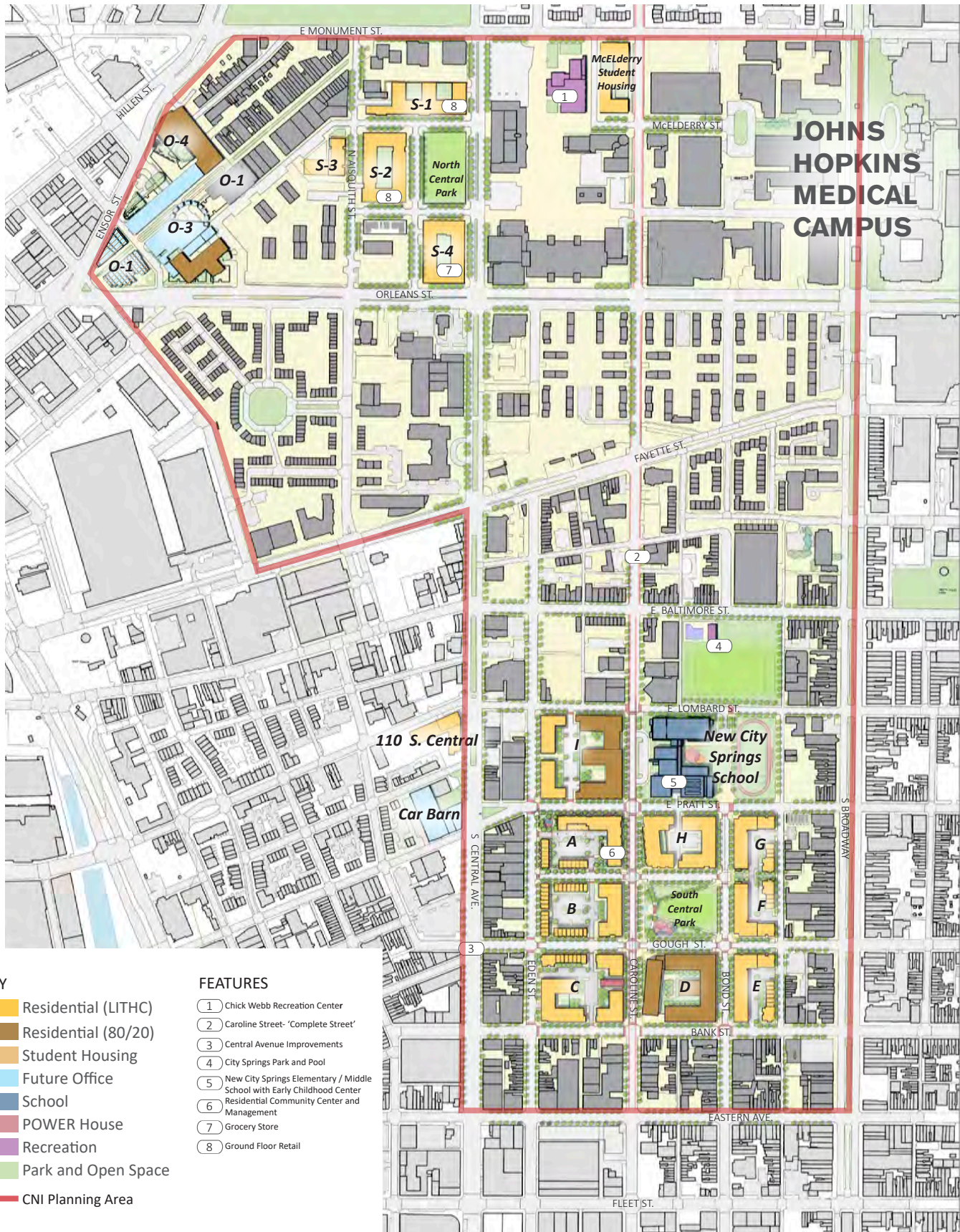
Sincerely,

A handwritten signature in black ink, appearing to read "Geoffrey Veale".

Geoffrey Veale
Zoning Administrator

Exhibit G

Perkins Somerset Oldtown Special Taxing District Site Plan



KEY

- Residential (LITHC)
- Residential (80/20)
- Student Housing
- Future Office
- School
- POWER House
- Recreation
- Park and Open Space
- CNI Planning Area

FEATURES

- 1 Chick Webb Recreation Center
- 2 Caroline Street- 'Complete Street'
- 3 Central Avenue Improvements
- 4 City Springs Park and Pool
- 5 New City Springs Elementary / Middle School with Early Childhood Center Residential Community Center and Management
- 6 Grocery Store
- 7 Ground Floor Retail

MASTER PLAN

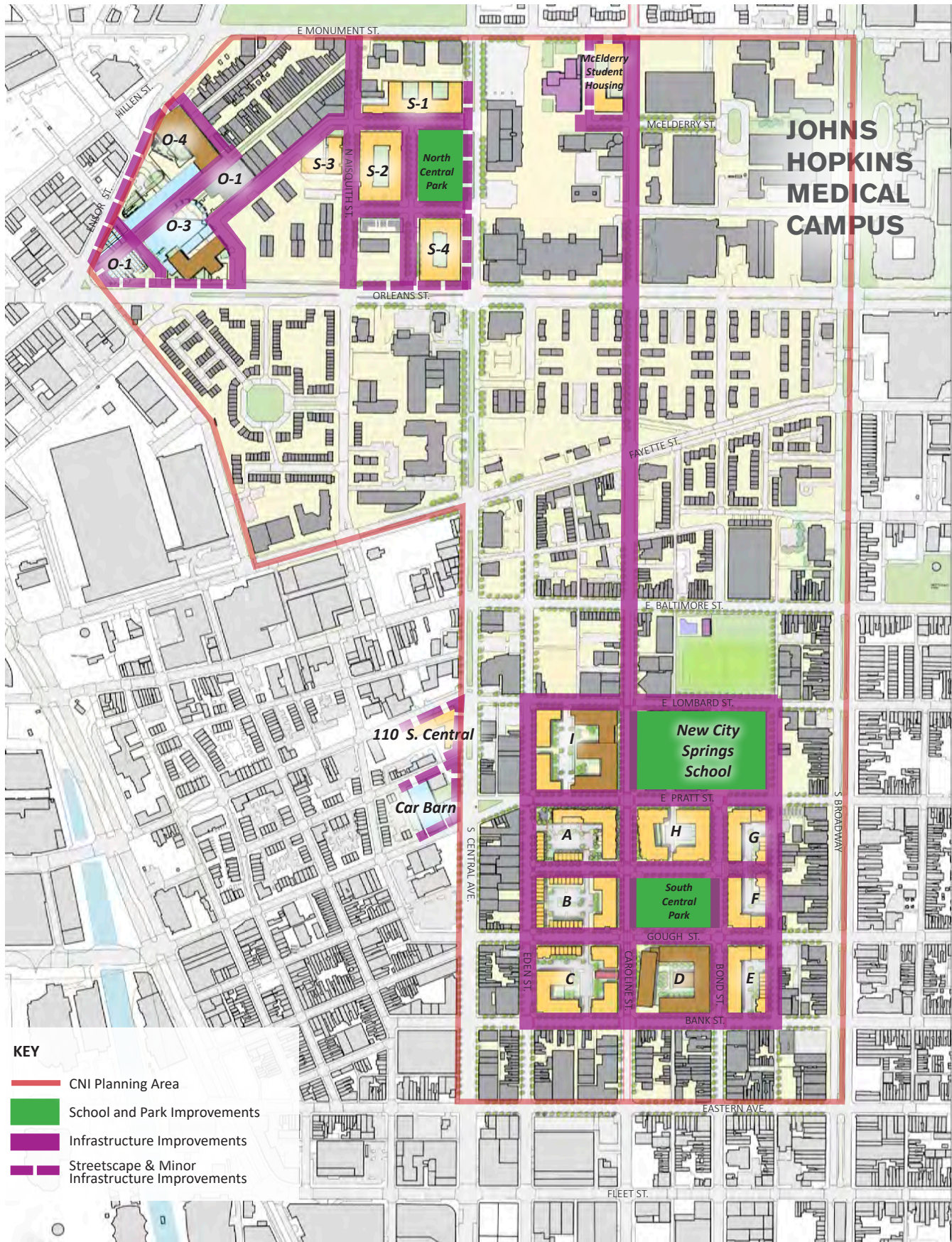
PERKINS SOMERSET OLDTOWN

AUGUST 10, 2020

hord | coplan | macht

Exhibit H

Perkins Somerset Oldtown Special Taxing District Public Improvement Map



TIF DISTRICT: PUBLIC INFRASTRUCTURE IMPROVEMENTS

PERKINS SOMERSET OLDTOWN

AUGUST 10, 2020

hord | coplan | macht

Exhibit I
Estimated Debt Service

Exhibit I
Estimated Debt Service

Tax Year	Bond Year	Series A			Series B			Series C			Total Gross Obligation		
		Debt Service		Total	Debt Service		Total	Debt Service		Total	Debt Service		Total
		Gross	Administrative	Gross Annual	Gross	Administrative	Gross Annual	Gross	Administrative	Gross Annual	Gross	Administrative	Gross Annual
Beginning	Ending	Debt Service	Expenses	Obligations	Debt Service	Expenses	Obligations	Debt Service	Expenses	Obligations	Debt Service	Expenses	Obligations
1-Jul-19	15-Jun-20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1-Jul-20	15-Jun-21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1-Jul-21	15-Jun-22	\$1,018,435	\$30,000	\$1,048,435	\$0	\$0	\$0	\$0	\$0	\$0	\$1,018,435	\$30,000	\$1,048,435
1-Jul-22	15-Jun-23	\$1,018,435	\$30,600	\$1,049,035	\$3,555,640	\$15,000	\$3,570,640	\$0	\$0	\$0	\$4,574,075	\$45,600	\$4,619,675
1-Jul-23	15-Jun-24	\$1,018,435	\$31,212	\$1,049,647	\$3,555,640	\$15,300	\$3,570,940	\$0	\$0	\$0	\$4,574,075	\$46,512	\$4,620,587
1-Jul-24	15-Jun-25	\$1,018,435	\$31,836	\$1,050,271	\$3,555,640	\$15,606	\$3,571,246	\$1,199,825	\$15,000	\$1,214,825	\$5,773,900	\$62,442	\$5,836,342
1-Jul-25	15-Jun-26	\$1,018,435	\$32,473	\$1,050,908	\$3,555,640	\$15,918	\$3,571,558	\$1,199,825	\$15,300	\$1,215,125	\$5,773,900	\$63,691	\$5,837,591
1-Jul-26	15-Jun-27	\$1,137,435	\$33,122	\$1,170,557	\$3,873,640	\$16,236	\$3,889,876	\$1,199,825	\$15,606	\$1,215,431	\$6,210,900	\$64,965	\$6,275,865
1-Jul-27	15-Jun-28	\$1,159,890	\$33,785	\$1,193,675	\$3,951,150	\$16,561	\$3,967,711	\$1,276,825	\$15,918	\$1,292,743	\$6,387,865	\$66,264	\$6,454,129
1-Jul-28	15-Jun-29	\$1,183,750	\$34,461	\$1,218,211	\$4,030,435	\$16,892	\$4,047,327	\$1,302,590	\$16,236	\$1,318,826	\$6,516,775	\$67,589	\$6,584,364
1-Jul-29	15-Jun-30	\$1,206,850	\$35,150	\$1,242,000	\$4,111,110	\$17,230	\$4,128,340	\$1,328,705	\$16,561	\$1,345,266	\$6,646,665	\$68,941	\$6,715,606
1-Jul-30	15-Jun-31	\$1,231,135	\$35,853	\$1,266,988	\$4,193,790	\$17,575	\$4,211,365	\$1,355,060	\$16,892	\$1,371,952	\$6,779,985	\$70,320	\$6,850,305
1-Jul-31	15-Jun-32	\$1,255,440	\$36,570	\$1,292,010	\$4,277,035	\$17,926	\$4,294,961	\$1,382,545	\$17,230	\$1,399,775	\$6,915,020	\$71,727	\$6,986,747
1-Jul-32	15-Jun-33	\$1,280,655	\$37,301	\$1,317,956	\$4,363,460	\$18,285	\$4,381,745	\$1,409,995	\$17,575	\$1,427,570	\$7,054,110	\$73,161	\$7,127,271
1-Jul-33	15-Jun-34	\$1,306,615	\$38,047	\$1,344,662	\$4,450,515	\$18,651	\$4,469,166	\$1,438,300	\$17,926	\$1,456,226	\$7,195,430	\$74,624	\$7,270,054
1-Jul-34	15-Jun-35	\$1,333,155	\$38,808	\$1,371,963	\$4,538,760	\$19,024	\$4,557,784	\$1,467,295	\$18,285	\$1,485,580	\$7,339,210	\$76,117	\$7,415,327
1-Jul-35	15-Jun-36	\$1,359,110	\$39,584	\$1,398,694	\$4,629,700	\$19,404	\$4,649,104	\$1,496,815	\$18,651	\$1,515,466	\$7,485,625	\$77,639	\$7,563,264
1-Jul-36	15-Jun-37	\$1,386,370	\$40,376	\$1,426,746	\$4,722,730	\$19,792	\$4,742,522	\$1,526,695	\$19,024	\$1,545,719	\$7,635,795	\$79,192	\$7,714,987
1-Jul-37	15-Jun-38	\$1,414,715	\$41,184	\$1,455,899	\$4,817,245	\$20,188	\$4,837,433	\$1,556,770	\$19,404	\$1,576,174	\$7,788,730	\$80,776	\$7,869,506
1-Jul-38	15-Jun-39	\$1,442,925	\$42,007	\$1,484,932	\$4,913,640	\$20,592	\$4,934,232	\$1,587,875	\$19,792	\$1,607,667	\$7,944,440	\$82,391	\$8,026,831
1-Jul-39	15-Jun-40	\$1,471,835	\$42,847	\$1,514,682	\$5,011,255	\$21,004	\$5,032,259	\$1,619,790	\$20,188	\$1,639,978	\$8,102,880	\$84,039	\$8,186,919
1-Jul-40	15-Jun-41	\$1,501,225	\$43,704	\$1,544,929	\$5,111,430	\$21,424	\$5,132,854	\$1,652,295	\$20,592	\$1,672,887	\$8,264,950	\$85,720	\$8,350,670
1-Jul-41	15-Jun-42	\$1,530,875	\$44,578	\$1,575,453	\$5,214,395	\$21,852	\$5,236,247	\$1,685,170	\$21,004	\$1,706,174	\$8,430,440	\$87,434	\$8,517,874
1-Jul-42	15-Jun-43	\$1,561,565	\$45,470	\$1,607,035	\$5,318,325	\$22,289	\$5,340,614	\$1,719,195	\$21,424	\$1,740,619	\$8,599,085	\$89,183	\$8,688,268
1-Jul-43	15-Jun-44	\$1,593,020	\$46,379	\$1,639,399	\$5,424,450	\$22,735	\$5,447,185	\$1,753,095	\$21,852	\$1,774,947	\$8,770,565	\$90,967	\$8,861,532
1-Jul-44	15-Jun-45	\$1,624,965	\$47,307	\$1,672,272	\$5,532,890	\$23,190	\$5,556,080	\$1,788,650	\$22,289	\$1,810,939	\$8,946,505	\$92,786	\$9,039,291
1-Jul-45	15-Jun-46	\$1,657,125	\$48,253	\$1,705,378	\$5,643,710	\$23,653	\$5,667,363	\$1,823,530	\$22,735	\$1,846,265	\$9,124,365	\$94,642	\$9,219,007
1-Jul-46	15-Jun-47	\$1,690,225	\$49,218	\$1,739,443	\$5,756,920	\$24,127	\$5,781,047	\$1,860,515	\$23,190	\$1,883,705	\$9,307,660	\$96,534	\$9,404,194
1-Jul-47	15-Jun-48	\$1,723,935	\$50,203	\$1,774,138	\$5,872,475	\$24,609	\$5,897,084	\$1,897,220	\$23,653	\$1,920,873	\$9,493,630	\$98,465	\$9,592,095
1-Jul-48	15-Jun-49	\$1,757,925	\$51,207	\$1,809,132	\$5,989,275	\$25,101	\$6,014,376	\$1,935,370	\$24,127	\$1,959,497	\$9,682,570	\$100,434	\$9,783,004
1-Jul-49	15-Jun-50	\$1,793,865	\$52,231	\$1,846,096	\$6,109,220	\$25,603	\$6,134,823	\$1,974,580	\$24,609	\$1,999,189	\$9,877,665	\$102,443	\$9,980,108
1-Jul-50	15-Jun-51	\$1,828,315	\$53,275	\$1,881,590	\$6,231,045	\$26,115	\$6,257,160	\$2,013,465	\$25,101	\$2,038,566	\$10,072,825	\$104,492	\$10,177,317
1-Jul-51	15-Jun-52	\$0	\$0	\$0	\$6,358,485	\$26,638	\$6,385,123	\$2,053,695	\$25,603	\$2,079,298	\$8,412,180	\$52,241	\$8,464,421
1-Jul-52	15-Jun-53	\$0	\$0	\$0	\$0	\$0	\$0	\$2,094,830	\$26,115	\$2,120,945	\$2,094,830	\$26,115	\$2,120,945
Total		\$41,525,095	\$1,217,042	\$42,742,137	\$144,669,645	\$608,521	\$145,278,166	\$46,600,345	\$581,884	\$47,182,229	\$232,795,085	\$2,407,447	\$235,202,532

MuniCap, Inc.