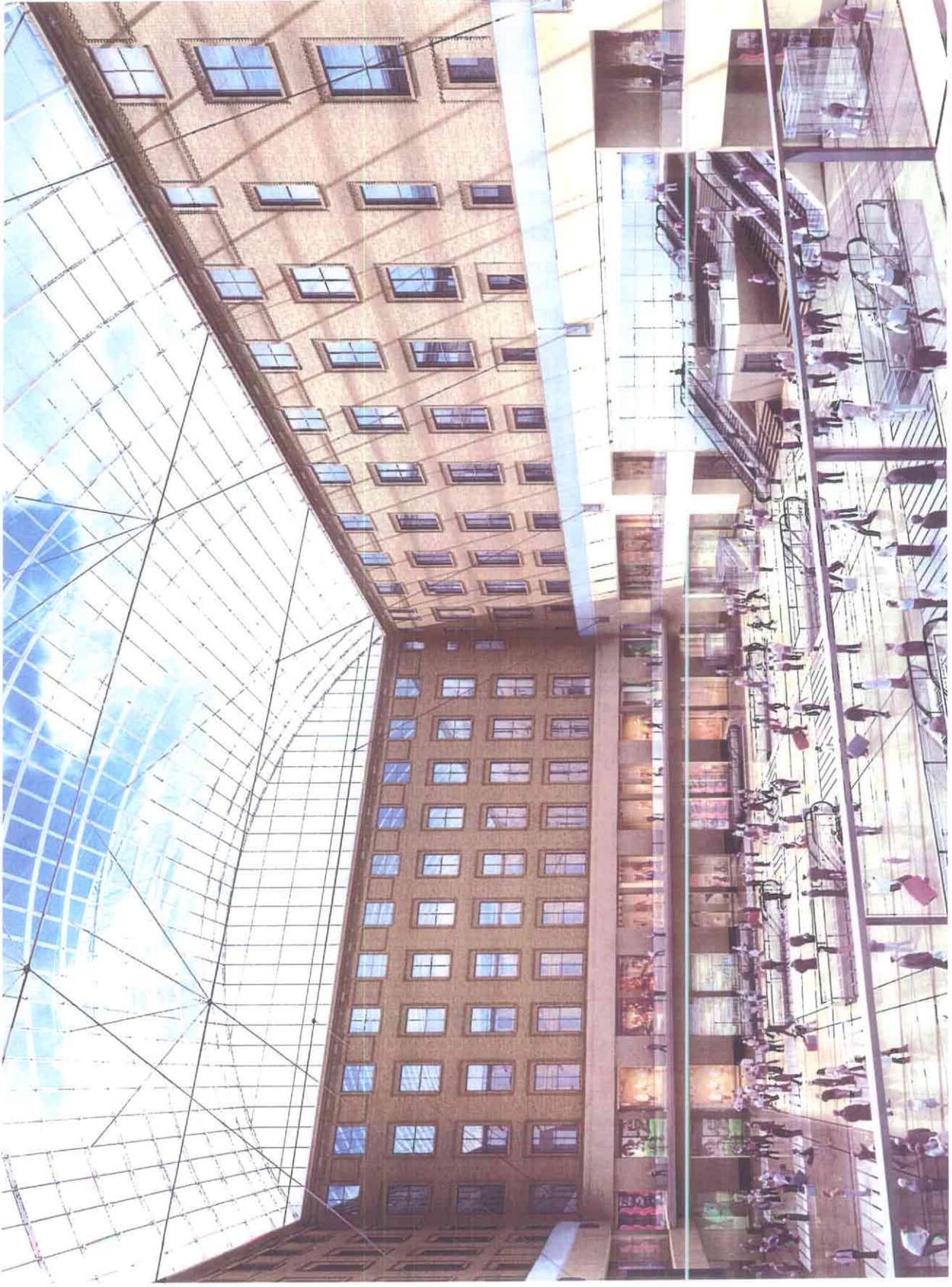


- NJT STATION SERVICES
- NJT POLICE
- STATION BEAT NO.
- PUBLIC CIRCULATION
- PARKING AIRPORT ACCESS
- RETAIL
- RETAIL BEATING
- HOTEL
- PORTAL SERV. CE.
- BACK OF HOUSES/LOADING MISC. MECH./HALL

PLAN 4<sup>TH</sup> FLOOR LEVEL

SOM 3/23/2006

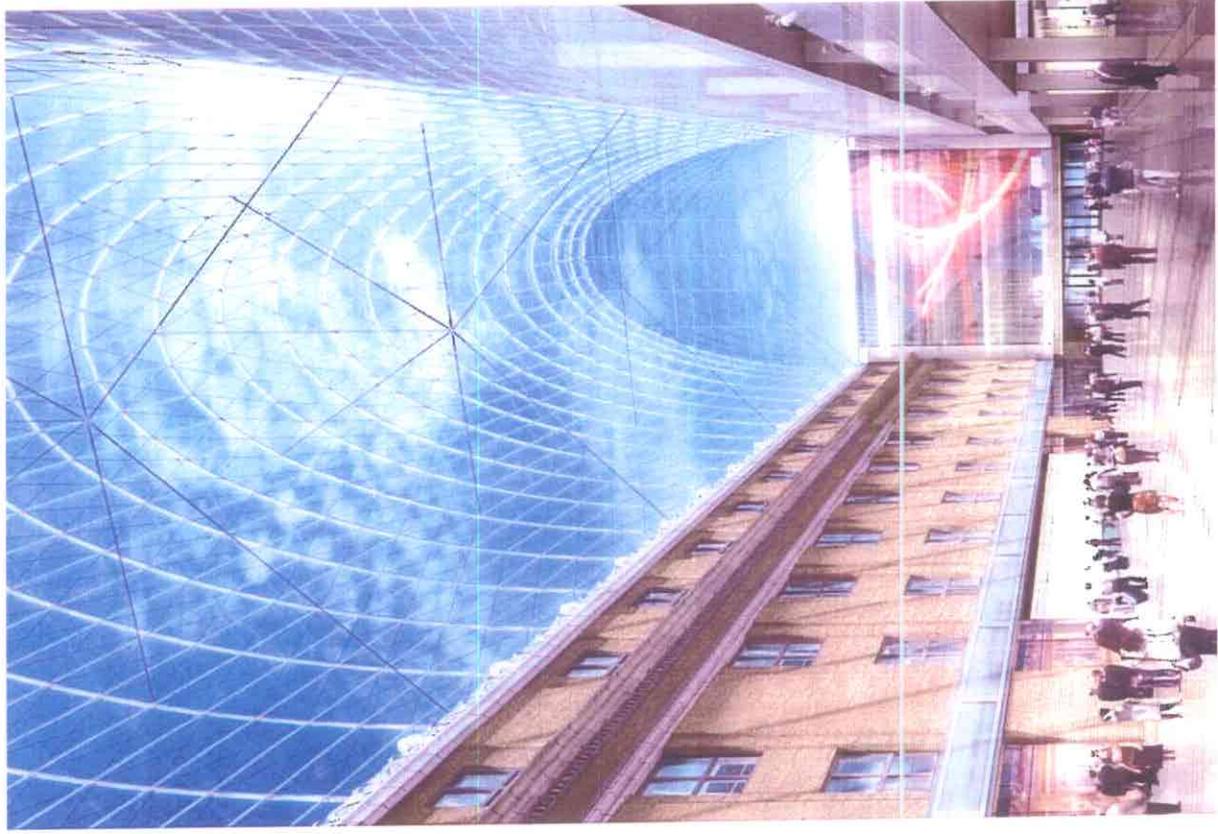




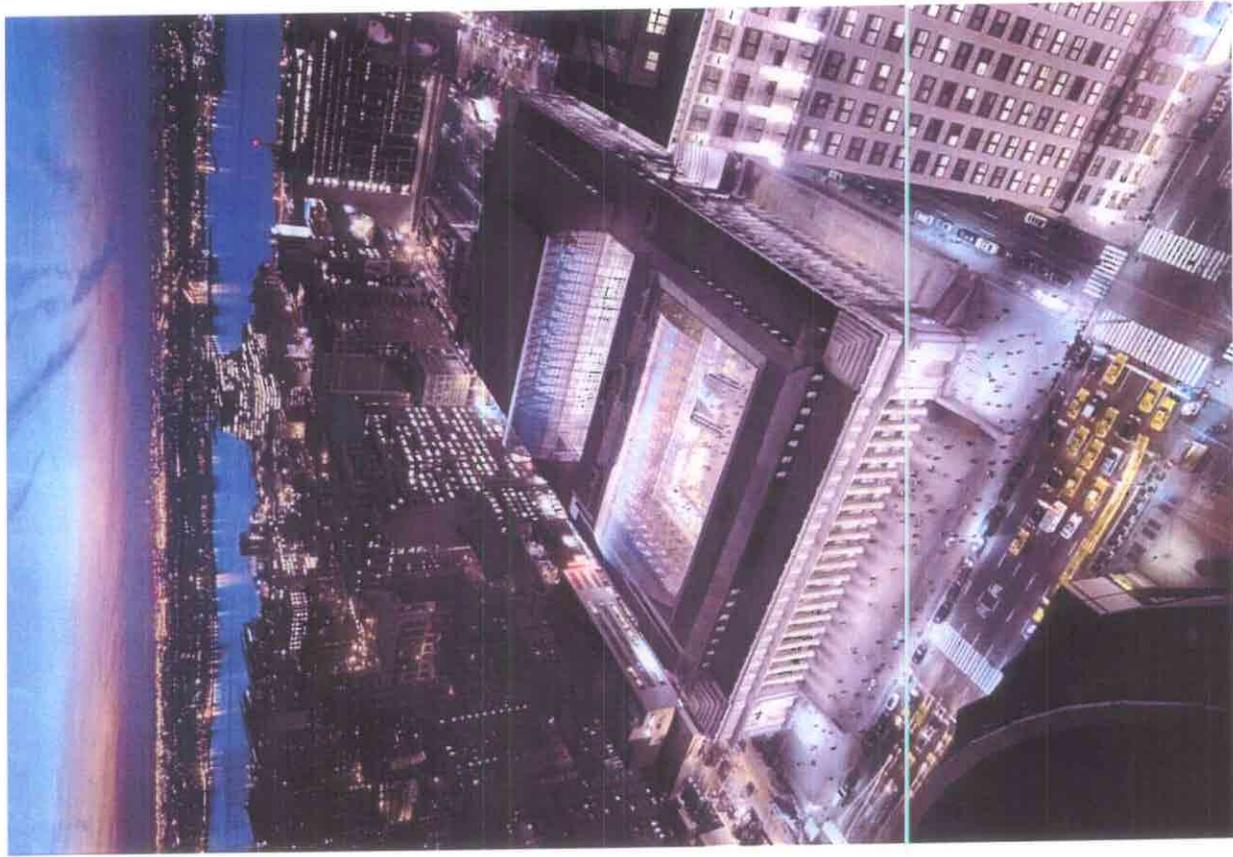
TRAIN HALL – INTERIOR PERSPECTIVE



PERSPECTIVE VIEW FROM 31<sup>ST</sup> STREET



INTERMODAL HALL – INTERIOR VIEW



MOYNIHAN STATION / FARLEY POST OFFICE BUILDING

## ATTACHMENT C

### SCHEDULE OF PILOT PAYMENTS FOR FARLEY BUILDING\*<sup>2,3</sup>

Year	Revenue Schedule (in nominal \$ millions)
2010 <sup>1</sup>	\$2.45
2011	\$2.45
2012	\$2.45
2013	\$2.45
2014	\$2.45
2015	\$2.45
2016	\$2.45
2017	\$2.45
2018	\$4.08
2019	\$5.84
2020	\$7.72
2021	\$9.75
2022	\$11.92
2023	\$12.28
2024	\$12.65
2025	\$13.02
2026	\$13.42
2027	\$13.82
2028	\$14.23
2029	\$14.66
2030	Equivalent to Full Taxes

Notes:

1. 2010 is used for illustrative purposes.
2. Year 1 represents the first tax year following substantial completion of Guaranteed Portion of the Work, but not later than January 1, 2011.
3. In Year 21 and beyond, the PILOT is equivalent to the taxes that would otherwise be payable to the City, assuming no abatements or exemptions.

\*The parties acknowledge that above schedule is still being considered by the City of New York.

# ATTACHMENT D

## SCHEDULE OF PILOT PAYMENTS FOR OFF-SITE PREMISES\*

Component	Period <sup>(1)</sup>	PILOT	Year PILOT equivalent to Full Taxes										
Residential Rental	Baseline	\$1.00/NRSF <sup>(2)</sup>	21										
	Years 1-12	\$1.00/NRSF											
	Years 13-20	<p>PILOT due in each tax year beginning in the thirteenth tax year following substantial completion and continuing for each of the remaining years will equal the sum of (i) the exemption base (\$1.00/NRSF) and (ii) the product of the (x) percentage multiplier and (y) the difference between actual taxes and the baseline tax (\$1.00/NRSF).</p> <p>The percentage multipliers will be:</p> <table style="margin-left: 20px;"> <tr><td>Years 13-14</td><td>20%</td></tr> <tr><td>Year 15-16</td><td>40%</td></tr> <tr><td>Year 17-18</td><td>60%</td></tr> <tr><td>Year 19-20</td><td>80%</td></tr> </table>		Years 13-14	20%	Year 15-16	40%	Year 17-18	60%	Year 19-20	80%		
Years 13-14	20%												
Year 15-16	40%												
Year 17-18	60%												
Year 19-20	80%												
	Years 21 and beyond	PILOT equivalent to full taxes											
Residential For Sale	Baseline	\$1.00/NRSF <sup>(2)</sup>	11										
	Years 1-10	<p>PILOT due in each tax year beginning in the third tax year following substantial completion and continuing for each of the remaining years will equal the sum of (i) the exemption base (\$1.00/NRSF) and (ii) the product of the (x) percentage multiplier and (y) the difference between actual taxes and the baseline tax (\$1.00/NRSF).</p> <p>The percentage multipliers will be:</p> <table style="margin-left: 20px;"> <tr><td>Years 1-2</td><td>0%</td></tr> <tr><td>Year 3-4</td><td>20%</td></tr> <tr><td>Year 5-6</td><td>40%</td></tr> <tr><td>Year 7-8</td><td>60%</td></tr> <tr><td>Year 9-10</td><td>80%</td></tr> </table>		Years 1-2	0%	Year 3-4	20%	Year 5-6	40%	Year 7-8	60%	Year 9-10	80%
	Years 1-2	0%											
Year 3-4	20%												
Year 5-6	40%												
Year 7-8	60%												
Year 9-10	80%												
	Years 11 and beyond	PILOT equivalent to full taxes											

**Notes:**

1. Year 1 represents the first tax year following substantial completion, but not later than January 1, 2011.
2. Assumed current value of taxes.
3. To the extent commercial space exceeds the area allowed by as-of-right 42 (A) (80/20) program, PILOT shall be equivalent to full taxes for such portion. Developer can request any commercial tax incentive available at the time from the City.

\* The parties acknowledge that above schedule is still being considered by the City of New York