

Exhibit 4

Seaholm Tax Revenue Schedule

Fiscal Year Ending	Assessed Value (AV) on Tax Roll by Fiscal Year by Use				Property Tax Revenue		Sales Tax Revenue	
	Office	Hotel/Condo	Power Plant	Project Total AV	Annual Collection	NPV at 7% (2010\$) ¹	Annual Collection	NPV at 7% (2010\$) ¹
2011	9,451,826	22,003,801	11,812,361	43,267,988	173,591	157,000		
2012	18,903,651	44,007,601	23,624,722	86,535,975	347,182	452,000	166,317	141,000
2013	19,376,243	66,011,402	24,215,341	109,602,985	439,727	800,000	170,475	276,000
2014	19,860,649	67,661,687	24,820,724	112,343,060	450,720	1,133,000	174,737	405,000
2015	20,357,165	69,353,229	25,441,242	115,151,636	461,988	1,453,000	179,105	529,000
2016	20,866,094	71,087,060	26,077,273	118,030,427	473,538	1,759,000	183,583	648,000
2017	21,387,746	72,864,236	26,729,205	120,981,188	485,377	2,052,000	188,172	761,000
2018	21,922,440	74,685,842	27,397,435	124,005,718	497,511	2,333,000	192,877	870,000
2019	22,470,501	76,552,988	28,082,371	127,105,861	509,949	2,602,000	197,699	975,000
2020	23,032,264	78,466,813	28,784,430	130,283,507	522,697	2,860,000	202,641	1,075,000
2021	23,608,070	80,428,484	29,504,041	133,540,595	535,765	3,107,000	207,707	1,170,000
2022	24,198,272	82,439,196	30,241,642	136,879,110	549,159	3,343,000	212,900	1,262,000
2023	24,803,229	84,500,175	30,997,683	140,301,087	562,888	3,570,000	218,222	1,350,000
2024	25,423,309	86,612,680	31,772,625	143,808,614	576,960	3,787,000	223,678	1,434,000
2025	26,058,892	88,777,997	32,566,941	147,403,830	591,384	3,995,000	229,270	1,515,000
2026	26,710,364	90,997,447	33,381,114	151,088,926	606,169	4,194,000	235,002	1,592,000
2027	27,378,124	93,272,383	34,215,642	154,866,149	621,323	4,385,000	240,877	1,666,000
2028	28,062,577	95,604,193	35,071,033	158,737,802	636,856	4,567,000	246,899	1,737,000
2029	28,764,141	97,994,297	35,947,809	162,706,248	652,777	4,742,000	253,071	1,804,000
2030	29,483,245	100,444,155	36,846,504	166,773,904	669,097	4,910,000	259,398	1,869,000
2031	30,220,326	102,955,259	37,767,667	170,943,251	685,824	5,071,000	265,883	1,932,000
2032	30,975,834	105,529,140	38,711,859	175,216,833	702,970	5,225,000	272,530	1,991,000
2033	31,750,230	108,167,369	39,679,655	179,597,253	720,544	5,372,000	279,343	2,049,000
2034	32,543,985	110,871,553	40,671,646	184,087,185	738,558	5,513,000	286,327	2,103,000
2035	33,357,585	113,643,342	41,688,438	188,689,364	757,022	5,649,000	293,485	2,156,000
2036	34,191,525	116,484,425	42,730,649	193,406,598	775,947	5,778,000	300,822	2,206,000
2037	35,046,313	119,396,536	43,798,915	198,241,763	795,346	5,902,000	308,342	2,254,000
2038	35,922,471	122,381,449	44,893,888	203,197,807	815,230	6,021,000	316,051	2,300,000
2039	36,820,532	125,440,985	46,016,235	208,277,753	835,610	6,135,000	323,952	2,344,000
2040	37,741,046	128,577,010	47,166,641	213,484,696	856,501	6,244,000	332,051	2,387,000

¹ The columns labeled “NPV at 7% (2010\$)” represent the calculated net present value (NPV) of **cumulative** tax revenue-to-date by year, represented in 2010 dollars. These values have been reduced by 3% to account for the costs of issuing debt to be repaid by the tax increment. After this reduction for issuance costs, the NPV of cumulative total revenues, as shown in year 2040, are \$6,244,000 for property tax and \$2,387,000 for sales tax.