

EXHIBIT "F"

ASSESSMENT METHODOLOGIES

The following assessment methodologies (i.e., formulas) shall apply to properties within the proposed special assessment district:

1. Property with Lincoln Road frontage

Properties that front Lincoln Road shall be assessed at the rate of two dollars and twenty cents (\$2.20) per square foot of the lot size, based on the size of the ground floor only, in Budget Year 1, with 3% annual increase thereafter.

2. Property without Lincoln Road frontage

Properties that do not front Lincoln Road shall be assessed at the rate of twenty-two cents (\$0.22) per square foot of the lot size, based on the size of the ground floor only, in Budget Year 1, with 3% annual increase thereafter.

3. Property owned or occupied by a religious institution

Property owned or occupied by a religious institution and used as a place of worship or education shall be excluded and exempted from the proposed special assessment district. Section 170.201(2) defines "religious institution" as any church, synagogue, or other established physical place for worship at which nonprofit religious services and activities are regularly conducted and carried on. If any portion of a property owned by a religious institution is not used as a place of worship or education, that portion of the property shall not be excluded or exempted from the proposed special assessment district.

4. Property owned by a condominium association

Any common areas owned by condominium associations and located on the ground floor of a condominium shall be excluded and exempted from the proposed special assessment district. The following property addresses include common areas owned by condominium associations and located on the ground floor: 401 Lincoln Road, 605 Lincoln Road, 663-667 Lincoln Road, 918-922 Lincoln Road, and 1680 Michigan Avenue.

5. 408 Lincoln Road and 1110 Lincoln Road

With respect to 408 Lincoln Road and 1110 Lincoln Road, the special assessment shall be calculated based on the square footage of only that portion of property that lies north of Lincoln Lane South.