



Maryland Department of Transportation
The Secretary's Office

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor

Beverley K. Swaim-Staley
Secretary

Harold M. Bartlett
Deputy Secretary

September 8, 2010

The Honorable Edward J. Kasemeyer
Acting Chairman, Senate Budget and Taxation Committee
5205 East Drive, Suite H
Arbutus MD 21227

The Honorable Norman H. Conway
Chairman, House Appropriations Committee
Maryland General Assembly
121 Lowe House Office Building
6 Bladen Street
Annapolis MD 21401-1991

Dear Chairmen:

The purpose of this letter is to advise you of the intent of the Maryland Department of Transportation ("MDOT") to increase the total aggregate outstanding and unpaid principal balance of nontraditional debt by the amount of \$35,000,000, for a total of \$663,580,000 on June 30, 2011, for the construction of an underground garage to be built at the State Center transit-oriented development project ("State Center").

As required in both the 2010 Joint Chairmen's Report (p. 51), and in Senate Bill 140, Chapter 482, Acts of 2010 (Budget Bill), MDOT is directed as follows:

"The total aggregate outstanding and unpaid principal balance of nontraditional debt, defined as any debt instrument that is not a Consolidated Transportation Bond or a Grant Anticipation Revenue Vehicle bond issued by the Maryland Department of Transportation (MDOT), may not exceed \$628,340,000 as of June 30, 2011. Provided, however, that in addition to the limit established under this provision, MDOT may increase the aggregate outstanding unpaid and principal balance of nontraditional debt so long as:

(1) MDOT provides notice to the Senate Budget and Taxation Committee and the House Appropriations Committee stating the specific reason for the additional issuance and providing specific information regarding the proposed issuance, including information specifying the total amount of nontraditional debt that would be outstanding on June 30, 2011, and the total amount by which the fiscal

2011 debt service payment for all nontraditional debt would increase following the additional issuance; and

(2) the Senate Budget and Taxation Committee and the House Appropriations Committee have 45 days to review and comment on the proposed additional issuance before the publication of a preliminary official statement. The Senate Budget and Taxation Committee and the House Appropriations Committee may hold a public hearing to discuss the proposed increase and must signal their intent to hold a hearing within 45 days of receiving notice from MDOT."

Background

In connection with the development of Phase I of State Center, MDOT has agreed to support the financing of a \$28.2 million (hard and soft cost) underground parking garage. The garage will be built below a to-be-constructed multi-story structure that will serve retail, office and residential users. This garage is essential for meeting parking demand and freeing up subsequent parcels for redevelopment in Phases II through IV of State Center. The garage will be used by State tenants, private sector office tenants, retail users and residential tenants. MDOT's support of this garage is consistent with the Master Development Agreement between the State and the developer, State Center LLC and consistent with the State Center Phase I Briefing Book dated May 11, 2010 (the "Briefing Book") prepared and previously submitted to you by MDOT and the Maryland Department of General Services ("DGS"). In addition, the ground lease for the garage, along with ground and office leases for Phase I of State Center, were approved by the Board of Public Works (BPW) on July 28, 2010.

The total cost of approximately \$35 million includes the soft and hard costs of the garage design and construction (the "Garage") plus financing costs, including capitalized interest and possibly a debt service reserve fund, and will be financed entirely with lease revenue bonds issued by MEDCO (the "Bonds"). MDOT will enter into a base lease with MEDCO which payments will equal the sum of gross annual debt service on the Bonds and an annual issuer's fee payable to MEDCO. The term of the lease will correspond to the term of the Bonds, 20 years. Lease payments to MEDCO will begin in fiscal year 2014 and an estimated \$2 million per year is included in MDOT's current Six-year Financial Plan. The MDOT payment obligation will be subject to annual appropriation by the State. Once the Bonds have matured, MDOT will have ownership of the garage.

The amounts of public and private use of the Garage will impact the eligibility of tax exempt financing for a portion of the cost of the Garage. The public issue portion of the Garage will be funded with a series of conventional tax exempt bonds. The private use element will be funded with a series of taxable bonds; however, MEDCO will investigate the use of Recovery Zone

The Honorable Edward J. Kasemeyer
The Honorable Norman H. Conway
Page Three

Facility Bonds and seek to obtain allocation through the Maryland Department of Economic Development (“DBED”) if such allocation is available. The interest on such bonds is tax-exempt to the investor which will decrease the interest costs on the Bonds and subsequently decrease MDOT’s lease payments. The construction period of the Garage is expected to be 23 months. The capitalized interest period is therefore expected to be at least 24 months. Since the majority of the Garage may not be available for use until the construction of an overhead office building is primarily completed, the capitalized interest period may be extended.

The Bonds will not be issued until satisfactory evidence of financing of the State Center Developer Improvements is provided by the Developer.

Attached for review are:

- 1) Pages 14 and 15 of the Briefing Book: Phase I Parking Garage which outlines the particulars of the garage (number of spaces, mix of use) and brief information on the financing
- 2) Cash Flow Model (also from the above mentioned Briefing Book)
- 3) Current Estimated Debt Service Schedules
- 4) Tentative timeline

Justification

In connection with the development of Phase I of State Center, this garage is essential as a foundation to the Phase I mixed use development and for meeting parking demand and freeing up subsequent parcels for redevelopment in Phases II through IV of State Center. The garage also serves as MDOT’s support for the development of this transit-oriented development.

I look forward to your favorable consideration. Should you have additional questions on this matter, please call Mr. Christopher Patusky, Director, Office of Real Estate at 410-865-1236, via email at cpatusky@mdot.state.md.us, or Mr. David L. Fleming, Director, Office of Finance at 410-865-1035, via email at dfleming@mdot.state.md.us, or toll free at 1-888-713-1414. They will be pleased to assist you. Of course, you should not hesitate to contact me directly.

Sincerely,



Beverley K. Swaim-Staley
Secretary

The Honorable Edward J. Kasemeyer
The Honorable Norman H. Conway
Page Four

Attachments

cc: The Honorable Michael E. Busch, Speaker, Maryland House of Delegates
The Honorable Thomas V. Mike Miller, Jr., President, Senate of Maryland
Members of the Senate Budget and Taxation Committee
Members of the House Appropriations Committee
Mr. David L. Fleming, Director, Office of Finance, Maryland Department of
Transportation
Mr. Christopher Patusky, Director, Office of Real Estate, Maryland Department of
Transportation

State Center Phase 1 Briefing Book

Prepared by:

Maryland Department of Transportation

Maryland Department of General Services

May 11, 2010



State Center Renderings by State Center LLC.

4. Phase 1 Parking Garage

Contents:

A. Development Program

B. Financing

C. Cash Flow Model

A. Development Program

- The Phase 1 parking garage to be built on Parcel G is a key element for meeting project needs, and other State Center parcels for development to be released for development.
- The users of the Phase 1 garage includes State tenants, private sector office tenants, retail users, and residential tenants.
 - Parking calculations provide for efficiencies from shared parking because of different peak period for different uses.
- The garage will be developed by MEDCO and subleased to MDOT. It will consist of three levels of underground parking with at least 928 spaces, under Parcel G office uses.
 - The garage will not be included in the Phase 1 ground lease.
- The mix of uses, after deducting mixed-use efficiencies, includes:
 - 500 parking spaces for State employees, paying the equivalent of \$50 per month in 2010 dollars, to be inflated for inflation.
 - 50 parking spaces for State fleet vehicles.
 - 338 parking spaces for private office tenants, including those in the second Parcel G office tower to be built at a later date.
 - 293 parking spaces for retail uses, including a supermarket.
 - 40 parking spaces for residential units.
 - The parking need includes a 10% margin for day-to-day demand fluctuations.
 - While the above parking represents considerably more than the available spaces, these uses have different peak parking periods (e.g., office is daytime, while residential is evenings). All parking demand will be accommodated based on the efficiencies of mixed uses sharing parking, plus additional use of street or other surface parking, to be confirmed in an updated parking study.
 - Prior to opening the second private office building on Parcel G, the parking spaces allocated to it will be used in the interim for visitor and other monthly rental parking.

B. Financing

- Current development cost estimates for the parking garage, included hard and soft construction costs and financing costs, totals approximately \$28 million.
 - Development costs would be backed by MDOT and amortized through a mix of MEDCO issued 20-year taxable and tax-exempt bonds, corresponding to the portion of the garage that is occupied by State and public uses versus private uses (approximately 56/44).
 - Per initial analysis of bond financing based on current market interest rates, the interest rate for the taxable bonds would be 3.68% for a 20-year A+ rated bond; for the tax-exempt bonds it would be 5.35%.

C. Cash Flow Model

- Parking revenues would be paid into the transportation trust fund to partially offset the bond debt service. However, because of discounted parking charges for State workers, along with high costs for operating parking garages (including payment of City parking taxes), MDOT subsidies are needed.
- A cash flow model has been prepared to project revenues, operating expenses, and needed additional revenues.
 - The cash flow model is based on payment of City of Baltimore parking taxes at an effective rate of 16% of gross receipts for all spaces (including State employee parking, since the tax is levied on users of the garage and collected by the operator).
 - Operating costs are based on a Jones Lang LaSalle survey of Downtown Baltimore parking garage operating costs.
 - In FY 2017, the annual shortfall between revenues and the combination of debt service and operating expenses is approximately \$2.3 million.
 - The annual shortfall decreases to approximately \$2 million by 2018, after the second private office building on Parcel G opens, and continues to decrease thereafter.
 - Approximately 62% of the revenue shortfall is attributable to the 500 State employee parking spaces, due to both discounted monthly rental rates.

Parking Garage Cash Flow Model
(Includes Assumptions, Operating Budget, and Bond Model)

Baltimore State Center:

State Financed Parking Structure on Parcel G

PROJECTED CASH FLOW	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Parking - State Office Space										
Revenues										
State Employee Spaces	337,653	347,782	358,216	368,962	380,031	391,432	403,175	415,270	427,728	440,560
Expenses										
Payroll	189,416	195,099	200,952	206,980	213,190	219,586	226,173	232,958	239,947	247,146
Utilities	59,587	61,374	63,215	65,112	67,065	69,077	71,149	73,284	75,482	77,747
Maintenance	22,281	22,950	23,638	24,347	25,078	25,830	26,605	27,403	28,225	29,072
Services	12,807	13,191	13,586	13,994	14,414	14,846	15,292	15,750	16,223	16,710
Supplies	6,337	6,527	6,723	6,925	7,132	7,346	7,567	7,794	8,028	8,268
Insurance	26,682	27,483	28,307	29,156	30,031	30,932	31,860	32,816	33,800	34,814
Taxes and Licenses	54,024	55,645	57,315	59,034	60,805	62,629	64,508	66,443	68,437	70,490
Management Fee	33,030	34,021	35,042	36,093	37,176	38,291	39,440	40,623	41,842	43,097
	404,165	416,290	428,778	441,642	454,891	468,538	482,594	497,072	511,984	527,343
Net Operating Income	(66,512)	(68,508)	(70,563)	(72,680)	(74,860)	(77,106)	(79,419)	(81,802)	(84,256)	(86,783)
Bond Debt Service	(1,319,447)	(1,299,717)	(1,293,911)	(1,290,329)	(1,289,226)	(1,290,823)	(1,285,033)	(1,281,768)	(1,280,869)	(1,274,501)
Net Cash Flow - State Parking	(1,385,959)	(1,368,224)	(1,364,474)	(1,363,009)	(1,364,086)	(1,367,929)	(1,364,452)	(1,363,570)	(1,365,124)	(1,361,285)
Parking - All Other Uses										
Revenues										
Monthly Private Office	0	31,300	60,750	81,000	81,000	769,137	792,211	815,978	840,457	865,671
Monthly Retail	0	0	0	0	0	0	0	0	0	0
Monthly Residential	0	0	42,986	88,551	91,207	93,944	96,762	99,665	102,655	105,734
Daily Visitors	0	0	163,996	253,373	347,966	0	0	0	0	0
Other State Center	0	0	0	0	0	0	0	0	0	0
	0	31,300	267,732	422,924	520,173	863,081	888,973	915,643	943,112	971,405
Expenses										
Payroll	0	89,391	92,073	94,835	97,680	100,610	103,628	106,737	109,939	113,238
Utilities	0	28,121	28,964	29,833	30,728	31,650	32,599	33,577	34,585	35,622
Maintenance	0	10,515	10,831	11,155	11,490	11,835	12,190	12,556	12,932	13,320
Services	0	6,044	6,225	6,412	6,604	6,802	7,006	7,217	7,433	7,656
Supplies	0	2,991	3,080	3,173	3,268	3,366	3,467	3,571	3,678	3,788
Insurance	0	12,592	12,970	13,359	13,760	14,173	14,598	15,036	15,487	15,951
Taxes and Licenses	0	3,339	42,837	67,668	83,228	138,093	142,236	146,503	150,898	155,425
Management Fee	0	23,382	24,083	24,806	25,550	26,316	27,106	27,919	28,757	29,619
	0	176,373	221,063	251,240	272,307	332,845	342,830	353,115	363,709	374,620
Net Operating Income	0	(145,073)	46,669	171,684	247,866	530,236	546,143	562,527	579,403	596,785
Bond Debt Service	0	(1,011,770)	(1,216,416)	(1,216,325)	(1,215,054)	(1,212,605)	(1,213,862)	(1,208,820)	(1,207,484)	(1,201,645)
Net Cash Flow - All Other	0	(1,156,843)	(1,169,748)	(1,044,641)	(967,188)	(682,369)	(667,719)	(646,292)	(628,080)	(604,859)
Combined Net Cash Flow (State + All Other)										
	(1,385,959)	(2,525,068)	(2,534,221)	(2,407,650)	(2,331,274)	(2,050,297)	(2,032,171)	(2,009,862)	(1,993,205)	(1,966,144)

Sources: PSP; JLL; BAE, 2009.

Baltimore State Center:

PROJECTED CASH FLOW	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Parking - State Office Space										
Revenues										
State Employee Spaces	453,777	467,390	481,412	495,854	510,730	526,052	541,833	558,088	574,831	592,076
Expenses										
Payroll	254,560	262,197	270,063	278,164	286,509	295,105	303,958	313,077	322,469	332,143
Utilities	80,079	82,482	84,956	87,505	90,130	92,834	95,619	98,488	101,442	104,485
Maintenance	29,944	30,842	31,768	32,721	33,702	34,713	35,755	36,827	37,932	39,070
Services	17,211	17,727	18,259	18,807	19,371	19,952	20,551	21,167	21,802	22,456
Supplies	8,516	8,772	9,035	9,306	9,585	9,873	10,169	10,474	10,788	11,112
Insurance	35,859	36,935	38,043	39,184	40,359	41,570	42,817	44,102	45,425	46,788
Taxes and Licenses	72,604	74,782	77,026	79,337	81,717	84,168	86,693	89,294	91,973	94,732
Management Fee	44,390	45,721	47,093	48,506	49,961	51,460	53,004	54,594	56,232	57,919
	543,164	559,459	576,242	593,530	611,336	629,676	648,566	668,023	688,064	708,705
Net Operating Income	(89,387)	(92,068)	(94,830)	(97,675)	(100,606)	(103,624)	(106,732)	(109,934)	(113,232)	(116,629)
Bond Debt Service	(1,273,297)	(1,270,655)	(1,271,477)	(1,270,658)	(1,268,196)	(1,264,092)	(1,263,247)	(1,260,554)	(1,256,015)	0
Net Cash Flow - State Parking	(1,362,683)	(1,362,723)	(1,366,308)	(1,368,333)	(1,368,801)	(1,367,716)	(1,369,979)	(1,370,489)	(1,369,247)	(116,629)
Parking - All Other Uses										
Revenues										
Monthly Private Office	891,641	918,390	945,942	974,320	1,003,550	1,033,656	1,064,666	1,096,606	1,129,504	1,163,389
Monthly Retail	0	0	0	0	0	0	0	0	0	0
Monthly Residential	108,906	112,174	115,539	119,005	122,575	126,252	130,040	133,941	137,959	142,098
Daily Visitors	0	0	0	0	0	0	0	0	0	0
Other State Center	0	0	0	0	0	0	0	0	0	0
	1,000,547	1,030,564	1,061,481	1,093,325	1,126,125	1,159,909	1,194,706	1,230,547	1,267,464	1,305,488
Expenses										
Payroll	116,635	120,134	123,738	127,450	131,273	135,212	139,268	143,446	147,749	152,182
Utilities	36,691	37,792	38,925	40,093	41,296	42,535	43,811	45,125	46,479	47,873
Maintenance	13,720	14,131	14,555	14,992	15,442	15,905	16,382	16,874	17,380	17,901
Services	7,886	8,122	8,366	8,617	8,875	9,142	9,416	9,698	9,989	10,289
Supplies	3,902	4,019	4,140	4,264	4,392	4,524	4,659	4,799	4,943	5,091
Insurance	16,430	16,923	17,430	17,953	18,492	19,047	19,618	20,207	20,813	21,437
Taxes and Licenses	160,088	164,890	169,837	174,932	180,180	185,585	191,153	196,888	202,794	208,878
Management Fee	30,508	31,423	32,366	33,337	34,337	35,367	36,428	37,521	38,646	39,806
	385,859	397,434	409,357	421,638	434,287	447,316	460,735	474,557	488,794	503,458
Net Operating Income	614,689	633,129	652,123	671,687	691,838	712,593	733,971	755,990	778,669	802,030
Bond Debt Service	(1,200,899)	(1,197,920)	(1,197,570)	(1,194,706)	(1,194,193)	(1,190,888)	(1,189,653)	(1,185,347)	(1,182,833)	0
Net Cash Flow - All Other	(586,210)	(564,790)	(545,446)	(523,019)	(502,356)	(478,295)	(455,683)	(429,357)	(404,163)	802,030
Combined Net Cash Flow (State + All Other)										
	(1,948,893)	(1,927,513)	(1,911,754)	(1,891,352)	(1,871,157)	(1,846,011)	(1,825,662)	(1,799,846)	(1,773,410)	685,400

Sources: PSP; JLL; BAE, 2009.

Baltimore State Center:

PROJECTED CASH FLOW	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Parking - State Office Space										
Revenues										
State Employee Spaces	609,838	628,133	646,977	666,387	686,378	706,970	728,179	750,024	772,525	795,701
Expenses										
Payroll	342,107	352,370	362,942	373,830	385,045	396,596	408,494	420,749	433,371	446,372
Utilities	107,620	110,849	114,174	117,599	121,127	124,761	128,504	132,359	136,330	140,420
Maintenance	40,242	41,450	42,693	43,974	45,293	46,652	48,052	49,493	50,978	52,507
Services	23,130	23,824	24,539	25,275	26,033	26,814	27,618	28,447	29,300	30,179
Supplies	11,445	11,789	12,142	12,507	12,882	13,268	13,666	14,076	14,499	14,934
Insurance	48,191	49,637	51,126	52,660	54,240	55,867	57,543	59,269	61,047	62,879
Taxes and Licenses	97,574	100,501	103,516	106,622	109,821	113,115	116,509	120,004	123,604	127,312
Management Fee	<u>59,656</u>	<u>61,446</u>	<u>63,289</u>	<u>65,188</u>	<u>67,144</u>	<u>69,158</u>	<u>71,233</u>	<u>73,370</u>	<u>75,571</u>	<u>77,838</u>
	729,967	751,866	774,422	797,654	821,584	846,231	871,618	897,767	924,700	952,441
Net Operating Income	(120,128)	(123,732)	(127,444)	(131,267)	(135,206)	(139,262)	(143,440)	(147,743)	(152,175)	(156,740)
Bond Debt Service	0	0	0	0	0	0	0	0	0	0
Net Cash Flow - State Parking	(120,128)	(123,732)	(127,444)	(131,267)	(135,206)	(139,262)	(143,440)	(147,743)	(152,175)	(156,740)
Parking - All Other Uses										
Revenues										
Monthly Private Office	1,198,291	1,234,240	1,271,267	1,309,405	1,348,687	1,389,148	1,430,822	1,473,747	1,517,959	1,563,498
Monthly Retail	0	0	0	0	0	0	0	0	0	0
Monthly Residential	146,361	150,752	155,275	159,933	164,731	169,673	174,763	180,006	185,406	190,968
Daily Visitors	0	0	0	0	0	0	0	0	0	0
Other State Center	0	0	0	0	0	0	0	0	0	0
	1,344,652	1,384,992	1,426,541	1,469,338	1,513,418	1,558,820	1,605,585	1,653,753	1,703,365	1,754,466
Expenses										
Payroll	156,747	161,450	166,293	171,282	176,420	181,713	187,164	192,779	198,563	204,520
Utilities	49,310	50,789	52,312	53,882	55,498	57,163	58,878	60,644	62,464	64,338
Maintenance	18,438	18,991	19,561	20,148	20,753	21,375	22,016	22,677	23,357	24,058
Services	10,598	10,916	11,243	11,580	11,928	12,286	12,654	13,034	13,425	13,828
Supplies	5,244	5,401	5,563	5,730	5,902	6,079	6,262	6,450	6,643	6,842
Insurance	22,080	22,743	23,425	24,128	24,852	25,597	26,365	27,156	27,971	28,810
Taxes and Licenses	215,144	221,599	228,247	235,094	242,147	249,411	256,894	264,600	272,538	280,715
Management Fee	<u>41,000</u>	<u>42,230</u>	<u>43,497</u>	<u>44,802</u>	<u>46,146</u>	<u>47,530</u>	<u>48,956</u>	<u>50,425</u>	<u>51,938</u>	<u>53,496</u>
	518,562	534,119	550,142	566,646	583,646	601,155	619,190	637,766	656,899	676,605
Net Operating Income	826,090	850,873	876,399	902,691	929,772	957,665	986,395	1,015,987	1,046,467	1,077,861
Bond Debt Service	0	0	0	0	0	0	0	0	0	0
Net Cash Flow - All Other	826,090	850,873	876,399	902,691	929,772	957,665	986,395	1,015,987	1,046,467	1,077,861
Combined Net Cash Flow (State + All Other)										
	705,962	727,141	748,955	771,424	794,566	818,403	842,956	868,244	894,292	921,120

Sources: PSP; JLL; BAE, 2009.

Baltimore State Center:

PROJECTED CASH FLOW	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Parking - State Office Space										
Revenues										
State Employee Spaces	819,572	844,159	869,483	895,568	922,435	950,108	978,611	1,007,970	1,038,209	1,069,355
Expenses										
Payroll	459,763	473,556	487,763	502,396	517,468	532,992	548,982	565,451	582,415	599,887
Utilities	144,632	148,971	153,440	158,044	162,785	167,668	172,698	177,879	183,216	188,712
Maintenance	54,082	55,705	57,376	59,097	60,870	62,696	64,577	66,515	68,510	70,565
Services	31,085	32,017	32,978	33,967	34,986	36,036	37,117	38,230	39,377	40,559
Supplies	15,382	15,843	16,318	16,808	17,312	17,832	18,367	18,918	19,485	20,070
Insurance	64,765	66,708	68,709	70,770	72,894	75,080	77,333	79,653	82,042	84,504
Taxes and Licenses	131,131	135,065	139,117	143,291	147,590	152,017	156,578	161,275	166,113	171,097
Management Fee	<u>80,173</u>	<u>82,578</u>	<u>85,055</u>	<u>87,607</u>	<u>90,235</u>	<u>92,942</u>	<u>95,731</u>	<u>98,603</u>	<u>101,561</u>	<u>104,607</u>
	981,014	1,010,444	1,040,758	1,071,981	1,104,140	1,137,264	1,171,382	1,206,524	1,242,719	1,280,001
Net Operating Income	(161,442)	(166,286)	(171,274)	(176,413)	(181,705)	(187,156)	(192,771)	(198,554)	(204,510)	(210,646)
Bond Debt Service	0	0	0	0	0	0	0	0	0	0
Net Cash Flow - State Parking	(161,442)	(166,286)	(171,274)	(176,413)	(181,705)	(187,156)	(192,771)	(198,554)	(204,510)	(210,646)
Parking - All Other Uses										
Revenues										
Monthly Private Office	1,610,403	1,658,715	1,708,476	1,759,731	1,812,523	1,866,898	1,922,905	1,980,592	2,040,010	2,101,210
Monthly Retail	0	0	0	0	0	0	0	0	0	0
Monthly Residential	196,697	202,598	208,676	214,936	221,384	228,026	234,867	241,913	249,170	256,645
Daily Visitors	0	0	0	0	0	0	0	0	0	0
Other State Center	0	0	0	0	0	0	0	0	0	0
	1,807,100	1,861,313	1,917,152	1,974,667	2,033,907	2,094,924	2,157,772	2,222,505	2,289,180	2,357,856
Expenses										
Payroll	210,655	216,975	223,484	230,189	237,094	244,207	251,533	259,079	266,852	274,857
Utilities	66,268	68,256	70,304	72,413	74,585	76,823	79,127	81,501	83,946	86,465
Maintenance	24,780	25,523	26,289	27,077	27,890	28,726	29,588	30,476	31,390	32,332
Services	14,243	14,670	15,110	15,563	16,030	16,511	17,006	17,516	18,042	18,583
Supplies	7,048	7,259	7,477	7,701	7,932	8,170	8,415	8,668	8,928	9,196
Insurance	29,674	30,564	31,481	32,426	33,399	34,400	35,432	36,495	37,590	38,718
Taxes and Licenses	289,136	297,810	306,744	315,947	325,425	335,188	345,244	355,601	366,269	377,257
Management Fee	<u>55,101</u>	<u>56,754</u>	<u>58,456</u>	<u>60,210</u>	<u>62,016</u>	<u>63,877</u>	<u>65,793</u>	<u>67,767</u>	<u>69,800</u>	<u>71,894</u>
	696,904	717,811	739,345	761,525	784,371	807,902	832,139	857,104	882,817	909,301
Net Operating Income	1,110,196	1,143,502	1,177,807	1,213,142	1,249,536	1,287,022	1,325,633	1,365,402	1,406,364	1,448,554
Bond Debt Service	0	0	0	0	0	0	0	0	0	0
Net Cash Flow - All Other	1,110,196	1,143,502	1,177,807	1,213,142	1,249,536	1,287,022	1,325,633	1,365,402	1,406,364	1,448,554
Combined Net Cash Flow (State + All Other)										
	948,754	977,217	1,006,533	1,036,729	1,067,831	1,099,866	1,132,862	1,166,848	1,201,853	1,237,909

Sources: PSP; JLL; BAE, 2009.

Baltimore State Center:

PROJECTED CASH FLOW	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062
Parking - State Office Space										
Revenues										
State Employee Spaces	1,101,436	1,134,479	1,168,513	1,203,569	1,239,676	1,276,866	1,315,172	1,354,627	1,395,266	1,437,124
Expenses										
Payroll	617,884	636,420	655,513	675,178	695,434	716,297	737,785	759,919	782,717	806,198
Utilities	194,374	200,205	206,211	212,397	218,769	225,332	232,092	239,055	246,227	253,614
Maintenance	72,682	74,863	77,109	79,422	81,804	84,259	86,786	89,390	92,072	94,834
Services	41,775	43,029	44,320	45,649	47,019	48,429	49,882	51,379	52,920	54,507
Supplies	20,672	21,292	21,931	22,589	23,266	23,964	24,683	25,424	26,186	26,972
Insurance	87,039	89,650	92,339	95,110	97,963	100,902	103,929	107,047	110,258	113,566
Taxes and Licenses	176,230	181,517	186,962	192,571	198,348	204,299	210,427	216,740	223,243	229,940
Management Fee	107,746	110,978	114,307	117,737	121,269	124,907	128,654	132,514	136,489	140,584
	1,318,401	1,357,953	1,398,691	1,440,652	1,483,872	1,528,388	1,574,240	1,621,467	1,670,111	1,720,214
Net Operating Income	(216,965)	(223,474)	(230,178)	(237,084)	(244,196)	(251,522)	(259,068)	(266,840)	(274,845)	(283,090)
Bond Debt Service	0	0	0	0	0	0	0	0	0	0
Net Cash Flow - State Parking	(216,965)	(223,474)	(230,178)	(237,084)	(244,196)	(251,522)	(259,068)	(266,840)	(274,845)	(283,090)
Parking - All Other Uses										
Revenues										
Monthly Private Office	2,164,247	2,229,174	2,296,049	2,364,931	2,435,879	2,508,955	2,584,224	2,661,751	2,741,603	2,823,851
Monthly Retail	0	0	0	0	0	0	0	0	0	0
Monthly Residential	264,345	272,275	280,443	288,856	297,522	306,448	315,641	325,110	334,864	344,910
Daily Visitors	0	0	0	0	0	0	0	0	0	0
Other State Center	0	0	0	0	0	0	0	0	0	0
	2,428,591	2,501,449	2,576,493	2,653,787	2,733,401	2,815,403	2,899,865	2,986,861	3,076,467	3,168,761
Expenses										
Payroll	283,103	291,596	300,344	309,354	318,635	328,194	338,040	348,181	358,626	369,385
Utilities	89,058	91,730	94,482	97,317	100,236	103,243	106,340	109,531	112,817	116,201
Maintenance	33,302	34,301	35,330	36,390	37,481	38,606	39,764	40,957	42,186	43,451
Services	19,141	19,715	20,306	20,916	21,543	22,189	22,855	23,541	24,247	24,974
Supplies	9,471	9,756	10,048	10,350	10,660	10,980	11,309	11,649	11,998	12,358
Insurance	39,880	41,076	42,308	43,577	44,885	46,231	47,618	49,047	50,518	52,034
Taxes and Licenses	388,575	400,232	412,239	424,606	437,344	450,464	463,978	477,898	492,235	507,002
Management Fee	74,051	76,272	78,560	80,917	83,345	85,845	88,420	91,073	93,805	96,619
	936,580	964,678	993,618	1,023,426	1,054,129	1,085,753	1,118,326	1,151,876	1,186,432	1,222,025
Net Operating Income	1,492,011	1,536,771	1,582,875	1,630,361	1,679,272	1,729,650	1,781,539	1,834,985	1,890,035	1,946,736
Bond Debt Service	0	0	0	0	0	0	0	0	0	0
Net Cash Flow - All Other	1,492,011	1,536,771	1,582,875	1,630,361	1,679,272	1,729,650	1,781,539	1,834,985	1,890,035	1,946,736
Combined Net Cash Flow (State + All Other)										
	1,275,046	1,313,297	1,352,696	1,393,277	1,435,075	1,478,128	1,522,472	1,568,146	1,615,190	1,663,646

Sources: PSP; JLL; BAE, 2009.

Baltimore State Center:

PROJECTED CASH FLOW	2063	TOTAL 2014-2034	TOTAL 2014-2063	TOTAL > BOND PAYOFF 2036-2063
Parking - State Office Space				
Revenues				
State Employee Spaces	1,480,237	9,973,172		
Expenses				
Payroll	830,384			
Utilities	261,222			
Maintenance	97,679			
Services	56,143			
Supplies	27,781			
Insurance	116,973			
Taxes and Licenses	236,838			
Management Fee	144,801			
	1,771,820	11,937,727		
Net Operating Income	(291,583)	(1,964,555)		
Bond Debt Service	0	(22,984,366)		
Net Cash Flow - State Parking	(291,583)	(24,948,921)	(30,711,799)	(5,635,434)
Parking - All Other Uses				
Revenues				
Monthly Private Office	2,908,567			
Monthly Retail	0			
Monthly Residential	355,257			
Daily Visitors	0			
Other State Center	0			
	3,263,824	20,024,143		
Expenses				
Payroll	380,467			
Utilities	119,687			
Maintenance	44,755			
Services	25,724			
Supplies	12,729			
Insurance	53,595			
Taxes and Licenses	522,212			
Management Fee	99,518			
	1,258,686	8,164,221		
Net Operating Income	2,005,138	11,859,922		
Bond Debt Service	0	(21,437,987)		
Net Cash Flow - All Other	2,005,138	(9,578,065)	30,051,703	38,753,369
Combined Net Cash Flow (State + All Other)	1,713,555	(34,526,986)	(660,096)	33,117,935

Sources: PSP; JLL; BAE, 2009.

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

State Center Parking Facility Project

Scenario 1 - Conventional Tax-Exempt and RZFBs

Total Issue Sources And Uses

Dated 12/01/2010 | Delivered 12/01/2010

	Tax-Exempt Portion	RZFB Portion	Issue Summary
Sources Of Funds			
Par Amount of Bonds	\$15,640,000.00	\$15,640,000.00	\$31,280,000.00
Total Sources	\$15,640,000.00	\$15,640,000.00	\$31,280,000.00
Uses Of Funds			
Deposit to Project Construction Fund	13,937,137.23	13,937,137.23	27,874,274.46
Deposit to Capitalized Interest (CIF) Fund	932,052.29	932,052.29	1,864,104.58
Deposit to Operating Reserve Fund	500,000.00	500,000.00	1,000,000.00
Costs of Issuance	150,000.00	150,000.00	300,000.00
Total Underwriter's Discount (0.750%)	117,300.00	117,300.00	234,600.00
Rounding Amount	3,510.48	3,510.48	7,020.96
Total Uses	\$15,640,000.00	\$15,640,000.00	\$31,280,000.00

8/30/2010 | 10:52 AM

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

State Center Parking Facility Project

Scenario 1 - Conventional Tax-Exempt and RZFBs

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S
12/01/2010	-	-	-	-	-	-
12/01/2011	-	-	943,732.00	943,732.00	(943,732.00)	-
12/01/2012	-	-	943,732.00	943,732.00	(943,732.00)	-
12/01/2013	1,250,000.00	0.850%	943,732.00	2,193,732.00	-	2,193,732.00
12/01/2014	1,260,000.00	1.000%	933,107.00	2,193,107.00	-	2,193,107.00
12/01/2015	1,270,000.00	1.450%	920,507.00	2,190,507.00	-	2,190,507.00
12/01/2016	1,290,000.00	1.850%	902,092.00	2,192,092.00	-	2,192,092.00
12/01/2017	1,310,000.00	2.100%	878,227.00	2,188,227.00	-	2,188,227.00
12/01/2018	1,340,000.00	2.300%	850,717.00	2,190,717.00	-	2,190,717.00
12/01/2019	1,370,000.00	2.500%	819,897.00	2,189,897.00	-	2,189,897.00
12/01/2020	1,400,000.00	2.700%	785,647.00	2,185,647.00	-	2,185,647.00
12/01/2021	1,440,000.00	2.580%	747,847.00	2,187,847.00	-	2,187,847.00
12/01/2022	1,480,000.00	3.000%	710,695.00	2,190,695.00	-	2,190,695.00
12/01/2023	1,520,000.00	3.200%	666,295.00	2,186,295.00	-	2,186,295.00
12/01/2024	1,570,000.00	3.300%	617,655.00	2,187,655.00	-	2,187,655.00
12/01/2025	1,630,000.00	3.400%	565,845.00	2,195,845.00	-	2,195,845.00
12/01/2026	1,680,000.00	3.500%	510,425.00	2,190,425.00	-	2,190,425.00
12/01/2027	1,740,000.00	3.650%	451,625.00	2,191,625.00	-	2,191,625.00
12/01/2028	1,800,000.00	3.750%	388,115.00	2,188,115.00	-	2,188,115.00
12/01/2029	1,870,000.00	3.850%	320,615.00	2,190,615.00	-	2,190,615.00
12/01/2030	1,940,000.00	4.000%	248,620.00	2,188,620.00	-	2,188,620.00
12/01/2031	2,020,000.00	4.100%	171,020.00	2,191,020.00	-	2,191,020.00
12/01/2032	2,100,000.00	4.200%	88,200.00	2,188,200.00	-	2,188,200.00
Total	\$31,280,000.00	-	\$14,408,347.00	\$45,688,347.00	(1,887,464.00)	\$43,800,883.00

8/30/2010 | 10:52 AM

Wye River Group, Inc.
Independent Financial Advisors

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

State Center Parking Facility Project

Scenario 1 - Conventional Tax-Exempt and RZFBs | Tax-Exempt Portion

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S
12/01/2010	-	-	-	-	-	-
12/01/2011	-	-	471,866.00	471,866.00	(471,866.00)	-
12/01/2012	-	-	471,866.00	471,866.00	(471,866.00)	-
12/01/2013	625,000.00	0.850%	471,866.00	1,096,866.00	-	1,096,866.00
12/01/2014	630,000.00	1.000%	466,553.50	1,096,553.50	-	1,096,553.50
12/01/2015	635,000.00	1.450%	460,253.50	1,095,253.50	-	1,095,253.50
12/01/2016	645,000.00	1.850%	451,046.00	1,096,046.00	-	1,096,046.00
12/01/2017	655,000.00	2.100%	439,113.50	1,094,113.50	-	1,094,113.50
12/01/2018	670,000.00	2.300%	425,358.50	1,095,358.50	-	1,095,358.50
12/01/2019	685,000.00	2.500%	409,948.50	1,094,948.50	-	1,094,948.50
12/01/2020	700,000.00	2.700%	392,823.50	1,092,823.50	-	1,092,823.50
12/01/2021	720,000.00	2.580%	373,923.50	1,093,923.50	-	1,093,923.50
12/01/2022	740,000.00	3.000%	355,347.50	1,095,347.50	-	1,095,347.50
12/01/2023	760,000.00	3.200%	333,147.50	1,093,147.50	-	1,093,147.50
12/01/2024	785,000.00	3.300%	308,827.50	1,093,827.50	-	1,093,827.50
12/01/2025	815,000.00	3.400%	282,922.50	1,097,922.50	-	1,097,922.50
12/01/2026	840,000.00	3.500%	255,212.50	1,095,212.50	-	1,095,212.50
12/01/2027	870,000.00	3.650%	225,812.50	1,095,812.50	-	1,095,812.50
12/01/2028	900,000.00	3.750%	194,057.50	1,094,057.50	-	1,094,057.50
12/01/2029	935,000.00	3.850%	160,307.50	1,095,307.50	-	1,095,307.50
12/01/2030	970,000.00	4.000%	124,310.00	1,094,310.00	-	1,094,310.00
12/01/2031	1,010,000.00	4.100%	85,510.00	1,095,510.00	-	1,095,510.00
12/01/2032	1,050,000.00	4.200%	44,100.00	1,094,100.00	-	1,094,100.00
Total	\$15,640,000.00	-	\$7,204,173.50	\$22,844,173.50	(943,732.00)	\$21,900,441.50

8/30/2010 | 10:52 AM

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

State Center Parking Facility Project

Scenario 1 - Conventional Tax-Exempt and RZFBs | Tax-Exempt Portion

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
12/01/2013	Serial Coupon	0.850%	0.850%	625,000.00	100.000%	625,000.00
12/01/2014	Serial Coupon	1.000%	1.000%	630,000.00	100.000%	630,000.00
12/01/2015	Serial Coupon	1.450%	1.450%	635,000.00	100.000%	635,000.00
12/01/2016	Serial Coupon	1.850%	1.850%	645,000.00	100.000%	645,000.00
12/01/2017	Serial Coupon	2.100%	2.100%	655,000.00	100.000%	655,000.00
12/01/2018	Serial Coupon	2.300%	2.300%	670,000.00	100.000%	670,000.00
12/01/2019	Serial Coupon	2.500%	2.500%	685,000.00	100.000%	685,000.00
12/01/2020	Serial Coupon	2.700%	2.700%	700,000.00	100.000%	700,000.00
12/01/2021	Serial Coupon	2.580%	2.580%	720,000.00	100.000%	720,000.00
12/01/2022	Serial Coupon	3.000%	3.000%	740,000.00	100.000%	740,000.00
12/01/2023	Serial Coupon	3.200%	3.200%	760,000.00	100.000%	760,000.00
12/01/2024	Serial Coupon	3.300%	3.300%	785,000.00	100.000%	785,000.00
12/01/2025	Serial Coupon	3.400%	3.400%	815,000.00	100.000%	815,000.00
12/01/2026	Serial Coupon	3.500%	3.500%	840,000.00	100.000%	840,000.00
12/01/2027	Serial Coupon	3.650%	3.650%	870,000.00	100.000%	870,000.00
12/01/2028	Serial Coupon	3.750%	3.750%	900,000.00	100.000%	900,000.00
12/01/2029	Serial Coupon	3.850%	3.850%	935,000.00	100.000%	935,000.00
12/01/2030	Serial Coupon	4.000%	4.000%	970,000.00	100.000%	970,000.00
12/01/2031	Serial Coupon	4.100%	4.100%	1,010,000.00	100.000%	1,010,000.00
12/01/2032	Serial Coupon	4.200%	4.200%	1,050,000.00	100.000%	1,050,000.00
Total	-	-	-	\$15,640,000.00	-	\$15,640,000.00

Bid Information

Par Amount of Bonds	\$15,640,000.00
Gross Production	\$15,640,000.00
Total Underwriter's Discount (0.750%)	\$(117,300.00)
Bid (99.250%)	15,522,700.00
Total Purchase Price	\$15,522,700.00
Bond Year Dollars	\$210,350.00
Average Life	13.449 Years
Average Coupon	3.4248507%
Net Interest Cost (NIC)	3.4806149%
True Interest Cost (TIC)	3.4388147%

8/30/2010 | 10:52 AM

Wye River Group, Inc.
Independent Financial Advisors

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

State Center Parking Facility Project

Scenario 1 - Conventional Tax-Exempt and RZFBs | RZFB Portion

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S
12/01/2010	-	-	-	-	-	-
12/01/2011	-	-	471,866.00	471,866.00	(471,866.00)	-
12/01/2012	-	-	471,866.00	471,866.00	(471,866.00)	-
12/01/2013	625,000.00	0.850%	471,866.00	1,096,866.00	-	1,096,866.00
12/01/2014	630,000.00	1.000%	466,553.50	1,096,553.50	-	1,096,553.50
12/01/2015	635,000.00	1.450%	460,253.50	1,095,253.50	-	1,095,253.50
12/01/2016	645,000.00	1.850%	451,046.00	1,096,046.00	-	1,096,046.00
12/01/2017	655,000.00	2.100%	439,113.50	1,094,113.50	-	1,094,113.50
12/01/2018	670,000.00	2.300%	425,358.50	1,095,358.50	-	1,095,358.50
12/01/2019	685,000.00	2.500%	409,948.50	1,094,948.50	-	1,094,948.50
12/01/2020	700,000.00	2.700%	392,823.50	1,092,823.50	-	1,092,823.50
12/01/2021	720,000.00	2.580%	373,923.50	1,093,923.50	-	1,093,923.50
12/01/2022	740,000.00	3.000%	355,347.50	1,095,347.50	-	1,095,347.50
12/01/2023	760,000.00	3.200%	333,147.50	1,093,147.50	-	1,093,147.50
12/01/2024	785,000.00	3.300%	308,827.50	1,093,827.50	-	1,093,827.50
12/01/2025	815,000.00	3.400%	282,922.50	1,097,922.50	-	1,097,922.50
12/01/2026	840,000.00	3.500%	255,212.50	1,095,212.50	-	1,095,212.50
12/01/2027	870,000.00	3.650%	225,812.50	1,095,812.50	-	1,095,812.50
12/01/2028	900,000.00	3.750%	194,057.50	1,094,057.50	-	1,094,057.50
12/01/2029	935,000.00	3.850%	160,307.50	1,095,307.50	-	1,095,307.50
12/01/2030	970,000.00	4.000%	124,310.00	1,094,310.00	-	1,094,310.00
12/01/2031	1,010,000.00	4.100%	85,510.00	1,095,510.00	-	1,095,510.00
12/01/2032	1,050,000.00	4.200%	44,100.00	1,094,100.00	-	1,094,100.00
Total	\$15,640,000.00	-	\$7,204,173.50	\$22,844,173.50	(943,732.00)	\$21,900,441.50

8/30/2010 | 10:52 AM

Wye River Group, Inc.
Independent Financial Advisors

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

State Center Parking Facility Project

Scenario 1 - Conventional Tax-Exempt and RZFBs | RZFB Portion

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
12/01/2013	Serial Coupon	0.850%	0.850%	625,000.00	100.000%	625,000.00
12/01/2014	Serial Coupon	1.000%	1.000%	630,000.00	100.000%	630,000.00
12/01/2015	Serial Coupon	1.450%	1.450%	635,000.00	100.000%	635,000.00
12/01/2016	Serial Coupon	1.850%	1.850%	645,000.00	100.000%	645,000.00
12/01/2017	Serial Coupon	2.100%	2.100%	655,000.00	100.000%	655,000.00
12/01/2018	Serial Coupon	2.300%	2.300%	670,000.00	100.000%	670,000.00
12/01/2019	Serial Coupon	2.500%	2.500%	685,000.00	100.000%	685,000.00
12/01/2020	Serial Coupon	2.700%	2.700%	700,000.00	100.000%	700,000.00
12/01/2021	Serial Coupon	2.580%	2.580%	720,000.00	100.000%	720,000.00
12/01/2022	Serial Coupon	3.000%	3.000%	740,000.00	100.000%	740,000.00
12/01/2023	Serial Coupon	3.200%	3.200%	760,000.00	100.000%	760,000.00
12/01/2024	Serial Coupon	3.300%	3.300%	785,000.00	100.000%	785,000.00
12/01/2025	Serial Coupon	3.400%	3.400%	815,000.00	100.000%	815,000.00
12/01/2026	Serial Coupon	3.500%	3.500%	840,000.00	100.000%	840,000.00
12/01/2027	Serial Coupon	3.650%	3.650%	870,000.00	100.000%	870,000.00
12/01/2028	Serial Coupon	3.750%	3.750%	900,000.00	100.000%	900,000.00
12/01/2029	Serial Coupon	3.850%	3.850%	935,000.00	100.000%	935,000.00
12/01/2030	Serial Coupon	4.000%	4.000%	970,000.00	100.000%	970,000.00
12/01/2031	Serial Coupon	4.100%	4.100%	1,010,000.00	100.000%	1,010,000.00
12/01/2032	Serial Coupon	4.200%	4.200%	1,050,000.00	100.000%	1,050,000.00
Total	-	-	-	\$15,640,000.00	-	\$15,640,000.00

Bid Information

Par Amount of Bonds	\$15,640,000.00
Gross Production	\$15,640,000.00
Total Underwriter's Discount (0.750%)	\$(117,300.00)
Bid (99.250%)	15,522,700.00
Total Purchase Price	\$15,522,700.00
Bond Year Dollars	\$210,350.00
Average Life	13.449 Years
Average Coupon	3.4248507%
Net Interest Cost (NIC)	3.4806149%
True Interest Cost (TIC)	3.4388147%

8/30/2010 | 10:52 AM

Wye River Group, Inc.
Independent Financial Advisors

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

State Center Parking Facility Project
Scenario 2 -Tax-Exempt and Taxable Bonds

Total Issue Sources And Uses

Dated 12/01/2010 | Delivered 12/01/2010

	Tax-Exempt Portion	Taxable Portion	Issue Summary
Sources Of Funds			
Par Amount of Bonds	\$15,635,000.00	\$15,915,000.00	\$31,550,000.00
Total Sources	\$15,635,000.00	\$15,915,000.00	\$31,550,000.00
Uses Of Funds			
Deposit to Project Construction Fund	13,937,137.23	13,937,137.23	27,874,274.46
Deposit to Capitalized Interest (CIF) Fund	931,716.50	1,198,289.03	2,130,005.53
Deposit to Operating Reserve Fund	495,562.60	504,437.40	1,000,000.00
Costs of Issuance	148,668.78	151,331.22	300,000.00
Total Underwriter's Discount (0.750%)	117,262.50	119,362.50	236,625.00
Rounding Amount	4,652.39	4,442.62	9,095.01
Total Uses	\$15,635,000.00	\$15,915,000.00	\$31,550,000.00

8/30/2010 | 10:51 AM

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

State Center Parking Facility Project

Scenario 2 -Tax-Exempt and Taxable Bonds

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S
12/01/2010	-	-	-	-	-	-
12/01/2011	-	-	1,078,348.50	1,078,348.50	(1,078,348.50)	-
12/01/2012	-	-	1,078,348.50	1,078,348.50	(1,078,348.50)	-
12/01/2013	1,230,000.00	0.801%	1,078,348.50	2,308,348.50	-	2,308,348.50
12/01/2014	1,240,000.00	1.049%	1,068,498.50	2,308,498.50	-	2,308,498.50
12/01/2015	1,255,000.00	1.425%	1,055,488.50	2,310,488.50	-	2,310,488.50
12/01/2016	1,270,000.00	1.825%	1,037,601.00	2,307,601.00	-	2,307,601.00
12/01/2017	1,290,000.00	2.100%	1,014,418.50	2,304,418.50	-	2,304,418.50
12/01/2018	1,320,000.00	2.398%	987,328.50	2,307,328.50	-	2,307,328.50
12/01/2019	1,350,000.00	2.746%	955,668.50	2,305,668.50	-	2,305,668.50
12/01/2020	1,385,000.00	2.997%	918,593.50	2,303,593.50	-	2,303,593.50
12/01/2021	1,430,000.00	3.062%	877,088.50	2,307,088.50	-	2,307,088.50
12/01/2022	1,475,000.00	3.399%	833,307.50	2,308,307.50	-	2,308,307.50
12/01/2023	1,525,000.00	3.601%	783,177.50	2,308,177.50	-	2,308,177.50
12/01/2024	1,580,000.00	3.778%	728,257.50	2,308,257.50	-	2,308,257.50
12/01/2025	1,635,000.00	3.905%	668,565.00	2,303,565.00	-	2,303,565.00
12/01/2026	1,705,000.00	4.058%	604,725.00	2,309,725.00	-	2,309,725.00
12/01/2027	1,775,000.00	4.211%	535,535.00	2,310,535.00	-	2,310,535.00
12/01/2028	1,845,000.00	4.339%	460,792.50	2,305,792.50	-	2,305,792.50
12/01/2029	1,925,000.00	4.441%	380,737.50	2,305,737.50	-	2,305,737.50
12/01/2030	2,010,000.00	4.569%	295,240.00	2,305,240.00	-	2,305,240.00
12/01/2031	2,105,000.00	4.672%	203,400.00	2,308,400.00	-	2,308,400.00
12/01/2032	2,200,000.00	4.775%	105,050.00	2,305,050.00	-	2,305,050.00
Total	\$31,550,000.00	-	\$16,748,518.50	\$48,298,518.50	(2,156,697.00)	\$46,141,821.50

8/30/2010 | 10:51 AM

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

State Center Parking Facility Project

Scenario 2 -Tax-Exempt and Taxable Bonds | Tax-Exempt Portion

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S
12/01/2010	-	-	-	-	-	-
12/01/2011	-	-	471,696.00	471,696.00	(471,696.00)	-
12/01/2012	-	-	471,696.00	471,696.00	(471,696.00)	-
12/01/2013	625,000.00	0.850%	471,696.00	1,096,696.00	-	1,096,696.00
12/01/2014	630,000.00	1.000%	466,383.50	1,096,383.50	-	1,096,383.50
12/01/2015	635,000.00	1.450%	460,083.50	1,095,083.50	-	1,095,083.50
12/01/2016	645,000.00	1.850%	450,876.00	1,095,876.00	-	1,095,876.00
12/01/2017	655,000.00	2.100%	438,943.50	1,093,943.50	-	1,093,943.50
12/01/2018	670,000.00	2.300%	425,188.50	1,095,188.50	-	1,095,188.50
12/01/2019	685,000.00	2.500%	409,778.50	1,094,778.50	-	1,094,778.50
12/01/2020	700,000.00	2.700%	392,653.50	1,092,653.50	-	1,092,653.50
12/01/2021	720,000.00	2.580%	373,753.50	1,093,753.50	-	1,093,753.50
12/01/2022	740,000.00	3.000%	355,177.50	1,095,177.50	-	1,095,177.50
12/01/2023	760,000.00	3.200%	332,977.50	1,092,977.50	-	1,092,977.50
12/01/2024	785,000.00	3.300%	308,657.50	1,093,657.50	-	1,093,657.50
12/01/2025	810,000.00	3.400%	282,752.50	1,092,752.50	-	1,092,752.50
12/01/2026	840,000.00	3.500%	255,212.50	1,095,212.50	-	1,095,212.50
12/01/2027	870,000.00	3.650%	225,812.50	1,095,812.50	-	1,095,812.50
12/01/2028	900,000.00	3.750%	194,057.50	1,094,057.50	-	1,094,057.50
12/01/2029	935,000.00	3.850%	160,307.50	1,095,307.50	-	1,095,307.50
12/01/2030	970,000.00	4.000%	124,310.00	1,094,310.00	-	1,094,310.00
12/01/2031	1,010,000.00	4.100%	85,510.00	1,095,510.00	-	1,095,510.00
12/01/2032	1,050,000.00	4.200%	44,100.00	1,094,100.00	-	1,094,100.00
Total	\$15,635,000.00	-	\$7,201,623.50	\$22,836,623.50	(943,392.00)	\$21,893,231.50

8/30/2010 | 10:51 AM

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

State Center Parking Facility Project

Scenario 2 -Tax-Exempt and Taxable Bonds | Tax-Exempt Portion

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
12/01/2013	Serial Coupon	0.850%	0.850%	625,000.00	100.000%	625,000.00
12/01/2014	Serial Coupon	1.000%	1.000%	630,000.00	100.000%	630,000.00
12/01/2015	Serial Coupon	1.450%	1.450%	635,000.00	100.000%	635,000.00
12/01/2016	Serial Coupon	1.850%	1.850%	645,000.00	100.000%	645,000.00
12/01/2017	Serial Coupon	2.100%	2.100%	655,000.00	100.000%	655,000.00
12/01/2018	Serial Coupon	2.300%	2.300%	670,000.00	100.000%	670,000.00
12/01/2019	Serial Coupon	2.500%	2.500%	685,000.00	100.000%	685,000.00
12/01/2020	Serial Coupon	2.700%	2.700%	700,000.00	100.000%	700,000.00
12/01/2021	Serial Coupon	2.580%	2.580%	720,000.00	100.000%	720,000.00
12/01/2022	Serial Coupon	3.000%	3.000%	740,000.00	100.000%	740,000.00
12/01/2023	Serial Coupon	3.200%	3.200%	760,000.00	100.000%	760,000.00
12/01/2024	Serial Coupon	3.300%	3.300%	785,000.00	100.000%	785,000.00
12/01/2025	Serial Coupon	3.400%	3.400%	810,000.00	100.000%	810,000.00
12/01/2026	Serial Coupon	3.500%	3.500%	840,000.00	100.000%	840,000.00
12/01/2027	Serial Coupon	3.650%	3.650%	870,000.00	100.000%	870,000.00
12/01/2028	Serial Coupon	3.750%	3.750%	900,000.00	100.000%	900,000.00
12/01/2029	Serial Coupon	3.850%	3.850%	935,000.00	100.000%	935,000.00
12/01/2030	Serial Coupon	4.000%	4.000%	970,000.00	100.000%	970,000.00
12/01/2031	Serial Coupon	4.100%	4.100%	1,010,000.00	100.000%	1,010,000.00
12/01/2032	Serial Coupon	4.200%	4.200%	1,050,000.00	100.000%	1,050,000.00
Total	-	-	-	\$15,635,000.00	-	\$15,635,000.00

Bid Information

Par Amount of Bonds	\$15,635,000.00
Gross Production	\$15,635,000.00
Total Underwriter's Discount (0.750%)	\$(117,262.50)
Bid (99.250%)	15,517,737.50
Total Purchase Price	\$15,517,737.50
Bond Year Dollars	\$210,275.00
Average Life	13.449 Years
Average Coupon	3.4248596%
Net Interest Cost (NIC)	3.4806258%
True Interest Cost (TIC)	3.4388056%

8/30/2010 | 10:51 AM

Wye River Group, Inc.
Independent Financial Advisors

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

State Center Parking Facility Project

Scenario 2 -Tax-Exempt and Taxable Bonds | Taxable Portion

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S
12/01/2010	-	-	-	-	-	-
12/01/2011	-	-	606,652.50	606,652.50	(606,652.50)	-
12/01/2012	-	-	606,652.50	606,652.50	(606,652.50)	-
12/01/2013	605,000.00	0.750%	606,652.50	1,211,652.50	-	1,211,652.50
12/01/2014	610,000.00	1.100%	602,115.00	1,212,115.00	-	1,212,115.00
12/01/2015	620,000.00	1.400%	595,405.00	1,215,405.00	-	1,215,405.00
12/01/2016	625,000.00	1.800%	586,725.00	1,211,725.00	-	1,211,725.00
12/01/2017	635,000.00	2.100%	575,475.00	1,210,475.00	-	1,210,475.00
12/01/2018	650,000.00	2.500%	562,140.00	1,212,140.00	-	1,212,140.00
12/01/2019	665,000.00	3.000%	545,890.00	1,210,890.00	-	1,210,890.00
12/01/2020	685,000.00	3.300%	525,940.00	1,210,940.00	-	1,210,940.00
12/01/2021	710,000.00	3.550%	503,335.00	1,213,335.00	-	1,213,335.00
12/01/2022	735,000.00	3.800%	478,130.00	1,213,130.00	-	1,213,130.00
12/01/2023	765,000.00	4.000%	450,200.00	1,215,200.00	-	1,215,200.00
12/01/2024	795,000.00	4.250%	419,600.00	1,214,600.00	-	1,214,600.00
12/01/2025	825,000.00	4.400%	385,812.50	1,210,812.50	-	1,210,812.50
12/01/2026	865,000.00	4.600%	349,512.50	1,214,512.50	-	1,214,512.50
12/01/2027	905,000.00	4.750%	309,722.50	1,214,722.50	-	1,214,722.50
12/01/2028	945,000.00	4.900%	266,735.00	1,211,735.00	-	1,211,735.00
12/01/2029	990,000.00	5.000%	220,430.00	1,210,430.00	-	1,210,430.00
12/01/2030	1,040,000.00	5.100%	170,930.00	1,210,930.00	-	1,210,930.00
12/01/2031	1,095,000.00	5.200%	117,890.00	1,212,890.00	-	1,212,890.00
12/01/2032	1,150,000.00	5.300%	60,950.00	1,210,950.00	-	1,210,950.00
Total	\$15,915,000.00	-	\$9,546,895.00	\$25,461,895.00	(1,213,305.00)	\$24,248,590.00

8/30/2010 | 10:51 AM

Wye River Group, Inc.
Independent Financial Advisors

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

State Center Parking Facility Project

Scenario 2 -Tax-Exempt and Taxable Bonds | Taxable Portion

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
12/01/2013	Serial Coupon	0.750%	0.750%	605,000.00	100.000%	605,000.00
12/01/2014	Serial Coupon	1.100%	1.100%	610,000.00	100.000%	610,000.00
12/01/2015	Serial Coupon	1.400%	1.400%	620,000.00	100.000%	620,000.00
12/01/2016	Serial Coupon	1.800%	1.800%	625,000.00	100.000%	625,000.00
12/01/2017	Serial Coupon	2.100%	2.100%	635,000.00	100.000%	635,000.00
12/01/2018	Serial Coupon	2.500%	2.500%	650,000.00	100.000%	650,000.00
12/01/2019	Serial Coupon	3.000%	3.000%	665,000.00	100.000%	665,000.00
12/01/2020	Serial Coupon	3.300%	3.300%	685,000.00	100.000%	685,000.00
12/01/2021	Serial Coupon	3.550%	3.550%	710,000.00	100.000%	710,000.00
12/01/2022	Serial Coupon	3.800%	3.800%	735,000.00	100.000%	735,000.00
12/01/2023	Serial Coupon	4.000%	4.000%	765,000.00	100.000%	765,000.00
12/01/2024	Serial Coupon	4.250%	4.250%	795,000.00	100.000%	795,000.00
12/01/2025	Serial Coupon	4.400%	4.400%	825,000.00	100.000%	825,000.00
12/01/2026	Serial Coupon	4.600%	4.600%	865,000.00	100.000%	865,000.00
12/01/2027	Serial Coupon	4.750%	4.750%	905,000.00	100.000%	905,000.00
12/01/2028	Serial Coupon	4.900%	4.900%	945,000.00	100.000%	945,000.00
12/01/2029	Serial Coupon	5.000%	5.000%	990,000.00	100.000%	990,000.00
12/01/2030	Serial Coupon	5.100%	5.100%	1,040,000.00	100.000%	1,040,000.00
12/01/2031	Serial Coupon	5.200%	5.200%	1,095,000.00	100.000%	1,095,000.00
12/01/2032	Serial Coupon	5.300%	5.300%	1,150,000.00	100.000%	1,150,000.00
Total	-	-	-	\$15,915,000.00	-	\$15,915,000.00

Bid Information

Par Amount of Bonds	\$15,915,000.00
Gross Production	\$15,915,000.00
Total Underwriter's Discount (0.750%)	\$(119,362.50)
Bid (99.250%)	15,795,637.50
Total Purchase Price	\$15,795,637.50
Bond Year Dollars	\$217,805.00
Average Life	13.686 Years
Average Coupon	4.3832304%
Net Interest Cost (NIC)	4.4380329%
True Interest Cost (TIC)	4.3590798%

8/30/2010 | 10:51 AM

**Maryland Department of Transportation
State Center Garage Financing**

Tentative Time Line

September 2	Work Group Meeting
September 15	Submit "Justification for Increasing Nontraditional Debt" Letter
November 3	BPW Meeting
November 4	POS out
November 10	Bond Sale
November 18	Closing

Time line is subject to change.

MEDCO/MDOT will not sell Bonds until the developer's financing is in place.