Dispersalment of Funds:

- **Community Benefits Fund**: Developer shall pay to the Community Benefits Fund upon the close of escrow of the initial sale of a Market Rate Unit an amount equal to 0.5% of the sale price of such Market Rate Unit. Sale price estimated at $700,000.

- **Education Improvement Fund**: Developer shall pay $500,000 on the date that is 90 days after the first Major Phase Approval and $950,000 on the date that is 60 days after the date that Developer obtains each 1,000 Unit Credit.

- **Education Scholarship Fund**: Developer shall pay $500,000 on the date that is 90 days after the first Major Phase Approval and $300,000 on the date that is 60 days after the date that Developer obtains each 1,000 Unit Credit.

- **Workforce Development Fund**: Developer shall pay $500,000 on 12/15/2008, $1,500,000 on 9/15/2009, and $1,083,333 annually from 7/15/10 - 7/15/15.

- **Choice Neighborhood Initiatives**: Funds were set to disperse over a period of five years beginning in 2011, but the $1,550,000 will be dispersed beginning in 2013 over a period of three years due to delays.