

DESCRIPTION OF LAND

Exhibit VIII. C.1.b

Table VIII. C.1.b-1 below displays the assessed value of each tax parcel of the Sterling Forest Resort site, i.e., Orange County Tax Lots 37.2, 52.26, 36.32, 59.2, and 52.25 in Section 1 Block 1, as displayed on the Orange County Real Project Site Tax Information website as of May 29, 2014. Table VIII. C.1.B-2 displays the real estate taxes paid on the Sterling Forest Resort site over the past five years.

**Table VIII. C.1.b-1. Tentative 2014 Values of Project Site Tax Parcels
Per Orange County Tax Website**

Tax ID	Acreage	Land Assessment (2014 - Tentative)	Total Assessment (2014 - Tentative)
1-1-37.2	25.7	\$146,200	\$160,800
1-1-52.26	89.4	\$110,633	\$523,133
1-1-36.32	2.3	\$2,700	\$2,700
1-1-59.2	21.1	\$22,800	\$22,800
1-1-52.25	93.2	\$115,335	\$197,835

Table VIII.C.1.b-2. Real Estate Taxes Paid on Project Site in Past 5 Years

Tax Year	Town Tax¹	School Tax²	Total Paid
2014	\$56,324.67	\$135,100.07	\$191,424.74
2013	\$57,285.21	\$136,927.71	\$194,212.92
2012	\$58,862.78	\$139,187.90	\$198,050.68
2011	\$57,912.70	\$135,480.55	\$193,393.25
2010	\$55,046.44	\$124,773.33	\$179,819.77

¹ Paid on January 1 for the calendar year.

² Paid on September 1 for the year spanning July 1 of the previous year to June 30 of the year indicated.