

Exhibit A

Downtown Connection Tax Increment Financing District



*Photo Source: Todd Interests
Photographer: www.ronshippphotography.com*

Project Plan & Reinvestment Zone Financing Plan

ADOPTED – AUGUST 29, 2005

AMENDED – OCTOBER 19, 2005

AMENDED – MARCH 8, 2006

AMENDED – DECEMBER 12, 2007

AMENDED – OCTOBER 22, 2008

AMENDED – DECEMBER 10, 2008

AMENDED – FEBRUARY 11, 2009

AMENDED – APRIL 22, 2009

AMENDED – MAY 22, 2013

AMENDED – SEPTEMBER 11, 2013

AMENDED – DECEMBER 14, 2016

AMENDED – JUNE 22, 2022

Section 1: Project Plan

Background

The Downtown Connection TIF District represents the outgrowth of the City of Dallas' effort to create a downtown neighborhood with 10,000 plus residents, supporting retail establishments, adequate parks and open space, an attractive employment environment, and a variety of arts venues.

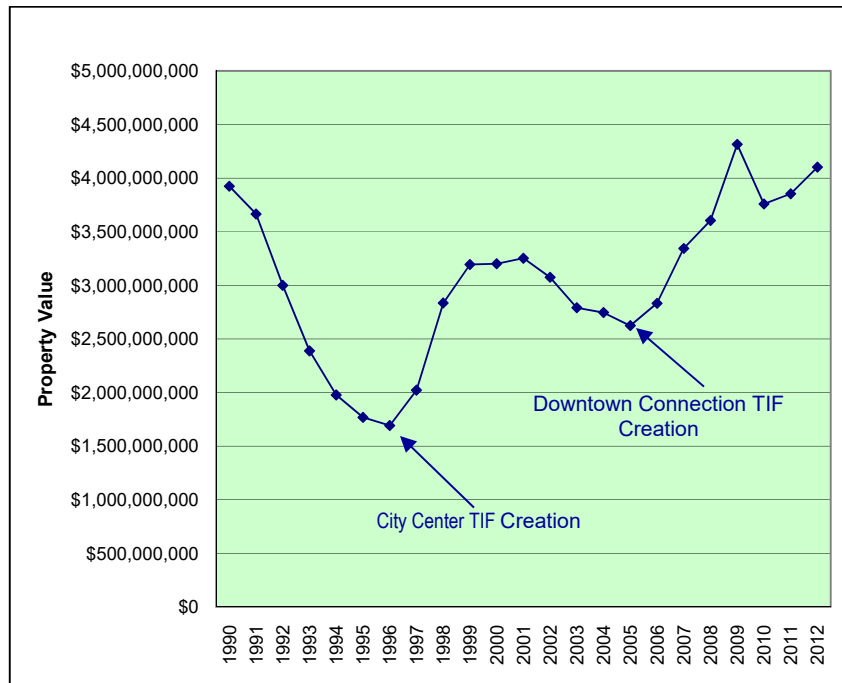
The City of Dallas created the first tax increment financing ("TIF") district for downtown, the City Center TIF District, in 1996. Its purpose was, and is, to create a fund for public capital improvements in the core of Downtown essential for redevelopment of key spaces and buildings. The City Center TIF District has collected \$52 million, all of which has been spent or allocated, creating the beginning of a vibrant downtown. This existing TIF zone is expected to generate tax growth to fund approximately \$29 million of remaining improvements from a total budget of \$87.6 million (total budget includes parking revenue and interest earnings). City Center TIF District projects relying on future increment for reimbursement include Republic Center Tower I, the Interurban Building, Eureka/Joule Hotel, Fidelity Union Tower (Mosaic), 1200 Main, 1608 Main, Dallas County Plaza and affordable housing.

In May 2003, the City Center TIF District Board of Directors attended a workshop to assess the direction in which unallocated TIF funds should be spent. At the time, because there was no application for a large catalyst project, the Board made a decision to focus the remaining funds on seed projects within the Main Street core area. This approach successfully brought projects such as Stone Street Gardens and the Thompson Building at Pegasus Plaza.

The Downtown Connection TIF District, while sharing similar goals of the City Center TIF District, focuses on catalyst projects to create a greater density and critical mass of development within the Main Street core area. This shift in approach will further develop downtown, making it a vibrant, destination neighborhood.

Even though the City Center TIF District increased private investment in Downtown and zone values have increased since inception in 1996, a sluggish office market has pushed zone values down from a 2001 high. Because office buildings are more than 80% of appraised real property value in Downtown, their value will continue to drive total Downtown appraisals for years. The decrease in office values has diluted the accomplishment and added value generated by City Center TIF District projects. **Exhibit A** graphs taxable appraisals inside the Downtown freeway ring since 1990.

Exhibit A Downtown Improvement District Real Property Value



In response to a depressed office market’s impact on increment collections for the City Center TIF fund, the Downtown Improvement District and the Uptown Public Improvement District jointly proposed to remove selected properties from the existing City Center TIF District and create a second TIF district in parts of Downtown and Uptown. See **Appendix C** for a map of the amended City Center TIF District. **Exhibit B** is a map of the Downtown Connection TIF District

The Downtown Connection TIF District (“Zone”) was initiated by petition, pursuant to Section 311.005 (a)(5), Texas Tax Code through the sponsorship of the Downtown Improvement District and Uptown Public Improvement District. The City Council, using the authority of the Tax Increment Financing Act (Chapter 311, Tax Code) established the Downtown Connection TIF District pursuant to Ordinance Number 26020 on June 8, 2005:

- Declaring portions of the Downtown/Uptown areas as a “reinvestment zone”
- Establishing the boundaries of Downtown Connection TIF District
- Adopting a preliminary project and financing plan
- Establishing a Board of Directors for the Downtown Connection TIF District

On June 8, 2005, the City Center TIF District boundary was amended. Although no properties were added to the existing City Center TIF District, some, but not all, properties removed from the City Center TIF District became part of the new Downtown Connection TIF District. The advantage of the new TIF zone is it includes no major occupied office buildings and relatively few recently renovated buildings. Consequently, it leaves potential value increases for such buildings available to the general operating

funds of the City and other taxing entities participating in the TIF program and it makes the tax increments for the new TIF fund less susceptible to fluctuation in the office market.

Also, on June 8, 2005, the Dallas City Council established the Downtown Dallas Development Authority (DDDA), a Local Government Corporation, to support the implementation of the Zone's Project Plan and Reinvestment Zone Financing Plan by Resolution No. 05-1755. The DDDA issued two series of tax increment contract revenue bonds to support the District's catalyst project, The Mercantile.

A successful Downtown Connection TIF District program will mean that most of the historic sites in the heart of Downtown and the surrounding area will have been adapted for reuse, most vacant buildings will no longer be vacant, and Downtown will have over 10,000 residences inside the freeway ring. These achievements are "must-do" items for a vibrant Downtown. A vibrant Downtown is essential for a first-class, competitive city.

The Downtown Connection TIF District Board of Directors include nine members consisting of six City Council appointees, one appointee by the State Senator, one appointee from the State Representative, and one member from Dallas County.

The duration of the Downtown Connection TIF District is 30 years; it is scheduled to terminate December 31, 2035.

2013 Project Plan Amendment

Since 1996, the City Center and Downtown Connection TIF Districts have been successful in incentivizing redevelopment of once vacant or nearly vacant buildings in downtown's core. The TIF District's focus on the downtown core has resulted in 6,765 residential units, 3,589 hotel rooms, 10.3 million square feet of renovated vacant office space and 8.44 acres of park space added within the freeway loop.

In 2011, City Council adopted the Downtown Dallas 360 Area Plan funded by the Downtown Connection TIF District. The plan set forth a shared vision for Downtown's future that provided implementation actions for achieving the vision. The plan is a long-term, strategic guide to ensure Downtown Dallas is a vibrant urban center, by providing clear, targeted recommendations. The recommendations and concepts presented in the plan are intended to be considered when reviewing development, considering public investments and making development decisions.

In conjunction with the Downtown Dallas 360 Plan, a Main Street District Retail Activation Strategy was completed. The strategy aims to create a contiguous downtown core that eliminates gaps in the pedestrian experience created by vacant buildings and ground level space and disjointed streetscape improvements. The Main Street District Retail Activation Strategy's Tool Box provides techniques and methods for achieving a vibrant and active ground level experience for downtown residents, workers and visitors and will be used to guide the district's Ground Floor Activation Program.

The purpose of this amendment is to: (1) expand the downtown core and redevelopment momentum outside of the immediate Main Street area; (2) increase the district's budget to continue to provide a funding source for redevelopment within the downtown core by redeveloping last remaining vacant buildings; (3) strengthen connections between redevelopment occurring in the Main Street district to other destinations downtown; (4) support ground floor activation and occupancy that is contiguous by filling vacant gaps at the ground floor plane in accordance with the Downtown Dallas 360's activation strategy; and (5) provide a source of funding for the next phase of development within the District which is the redevelopment of surface parking lots, undeveloped or underdeveloped parcels, and underutilized buildings.

Additional increment collections resulting from increasing the Zone's budget should be focused to assist in redevelopment of the remaining vacant and/or underutilized building in the downtown core. A secondary focus of funds should be projects in areas that are contiguous to the core whose improvement will create and/or enhance linkages to other destinations, specifically the West End and Farmers Market where recent TIF District extensions have provided funding for development in those areas.

To be most effective, Downtown Connection TIF District funds should be concentrated in areas where TIF projects are in close proximity to other TIF projects or Districts or areas of City investment, creating large areas of contiguous redevelopment. Providing TIF funding to singular projects scattered throughout downtown is not encouraged.

2022 Project Plan Amendment

Since 2005, the Zone's value has grown to approximately \$5.9 billion, an increase of \$5.3 billion over the Zone's base year value of \$564.9 million. As of 2021, the Zone has directly supported the conversion and adaptive reuse of over 6.5 million square feet of vacant, obsolete and/or historic office buildings in the downtown core. TIF-supported adaptive reuse projects have resulted in the creation of 1,893 new residential units (including 342 affordable units), 1,186 hotel rooms, 223,631 square feet of retail space and 562,969 square feet of office space.

By 2022, TIF-supported projects have predominately included the redevelopment of existing buildings. The next phase of downtown development will be redevelopment of vacant/surface parking lots with new ground-up construction of high-density, mixed-use projects. Currently, there are approximately 77 acres of vacant/surface parking lots within the boundary of the Zone. Of those 77 acres, over 30 acres have been announced for potential redevelopment. Facilitating high-density redevelopment on these underutilized parcels will require significant investment in public infrastructure such as roadways, water, sewer, storm drainage, sidewalks, lighting, mixed-income housing, etc.

Additionally, on approximately 5 acres of surface parking lots located south of City Hall (adjacent to but not currently located in the Downtown Connection TIF District), the Newpark Dallas development (multi-phased; high-density; mixed-use) is planned. At full build-out, Newpark Dallas will include over 1 million square feet of Class A office space, 200,000 square feet of retail space, a few thousand residential units, and 4-star hotel.

Exhibit A

The estimated total private investment associated with full build-out of the Newpark Dallas development exceeds \$1.5 billion.

The Downtown Connection TIF District must continue to serve as a long-term funding tool to support the next phase of downtown redevelopment; however, the Zone's budget does not have any remaining capacity to support new projects at this time. Explosive growth in the Uptown portion of the Zone, coupled with quicker-than-projected repurposing of vacant downtown buildings, has caused the Zone to collect more increment sooner than originally projected. The Zone is scheduled to expire on December 31, 2035 or when \$231.6 million Net Present Value (NPV) is collected. The Zone is projected to meet its current budget cap in 2026, nine years earlier than the 2035 termination date and the maturity date of TIF revenue bonds supported by the Zone. Early termination of the Zone in 2026 would result in not collecting enough increment to fund the full retirement of outstanding TIF revenue bond debt and not having a source of funds to support the full implementation of the Zone's Plan which includes the redevelopment of vacant/surface parking lots.

To address the Zone's current lack of budget capacity and provide a long-term funding mechanism to support future downtown redevelopment, including Newpark Dallas, this amended Project Plan and Reinvestment Zone Financing Plan amends the existing plan to achieve the following: (1) create two sub-districts within the Zone: (a) Downtown Connection Sub-district (original Zone boundary) and (b) Newpark Sub-district; (2) increase the geographic area of the Zone to add approximately 14.2 acres to create the Newpark Sub-district to facilitate anticipated redevelopment; (3) increase the total budget of the Zone (Downtown Connection Sub-district budget) from \$231,593,554.00 Net Present Value (NPV 2005 dollars) (approximately \$454,707,775.00 total dollars) to \$402,897,888.00 NPV (approximately \$1,059,227,817.00 total dollars, an increase of \$171,304,334.00 NPV (approximately \$604,520,042.00 total dollars); (4) modify the Downtown Connection Sub-district budget to add a line item for a public safety building to replace Fire Station #18; (5) establish a termination date for the Newpark Sub-district of December 31, 2052; (6) establish the percentage of tax increment contributed by the City of Dallas during the term of the Newpark Sub-district at 90%; (7) establish a total budget for the Newpark Sub-district of \$90,329,182.00 NPV 2022 dollars (approximately \$223,786,626.00 total dollars); and (8) establish Dallas County participation in the Newpark Sub-district at 55% for twenty years beginning in 2027.

The amendments described above will provide the following benefits to the Zone and the City of Dallas:

- Encourages and supports continued growth of underutilized parts of downtown
- Supports development of additional mixed-income housing downtown and uptown
- Anticipated private development will fill in gaps in the urban fabric by redeveloping vacant/surface parking lots
- Provides a non-general fund source of funding capacity to support the upgrade of public infrastructure needed to support future development projects

- Provides a non-general fund source of funding capacity to replace two antiquated Dallas Fire Rescue stations in downtown
- Complements planned City investment in the redesigned Kay Bailey Hutchinson Convention Center, DISD investment in a downtown school, TXDOT investment in the redesigned Interstate-30 Canyon Project, and Dallas College investment in a new Downtown campus
- Facilitates over \$3.7 billion in private investment in the Downtown Connection Sub-district over the remaining term of the sub-district.
- Taxable value of the Downtown Connection Sub-district is projected to increase from \$5.9 billion in 2021 to \$11.6 billion in 2035
- At the termination of the Downtown Connection Sub-district, approximately \$85 million in tax revenue is projected to flow to the City's general fund annually
- Facilitates approximately \$1.5 billion in private investment in the Newpark Sub-district over the proposed term of sub-district
- Taxable value of the Newpark Sub-district is projected to increase from \$21.6 million in 2021 to \$1.7 billion in 2052

Zone Description

The Downtown Connection TIF District is located in Downtown Dallas and portions of Uptown. The District is generally bounded by the Katy Trail, Maple Avenue, Kittrell Street, Cedar Springs Road, Routh Street, Carlisle Street, Vine Street, Howell Street, Fairmount Street, McKinney Avenue, Maple-Routh Connection, Woodall Rodgers Freeway, Central Expressway, I-45, Commerce Street, Young Street, Marilla Street, Lamar Street, Caroline Street, Wichita Street, Harry Hines Boulevard, Randall Street, Harwood Street, Jack Street, McKinnon Street, Ivan Street and Cadiz Street.

Exhibit B is a map of the amended Zone and sub-district boundaries. Boundaries that follow public streets and highways shall be construed to extend to the far sides of such rights-of-way, measured from the reinvestment zone. Boundaries that approximate property lines shall be construed as following such property lines. Any real property account within the City Center TIF zone after the date of designation of the Downtown Connection TIF zone is not within the Downtown Connection TIF zone. Rights of-ways, however, may lie within multiple zones unless a future interpretation of law precludes such a construction.

A taxing unit's tax increment for a particular year during the term of the Zone is calculated by reference to the appraised value of real property in the Zone for such year compared to the "taxable base year value" for such tax unit with respect to the Zone. The "tax increment base" for a tax unit with respect the Zone is the appraised value of all real property in the Zone that is taxable by the tax unit for the year in which the Zone was created (i.e., 2005).

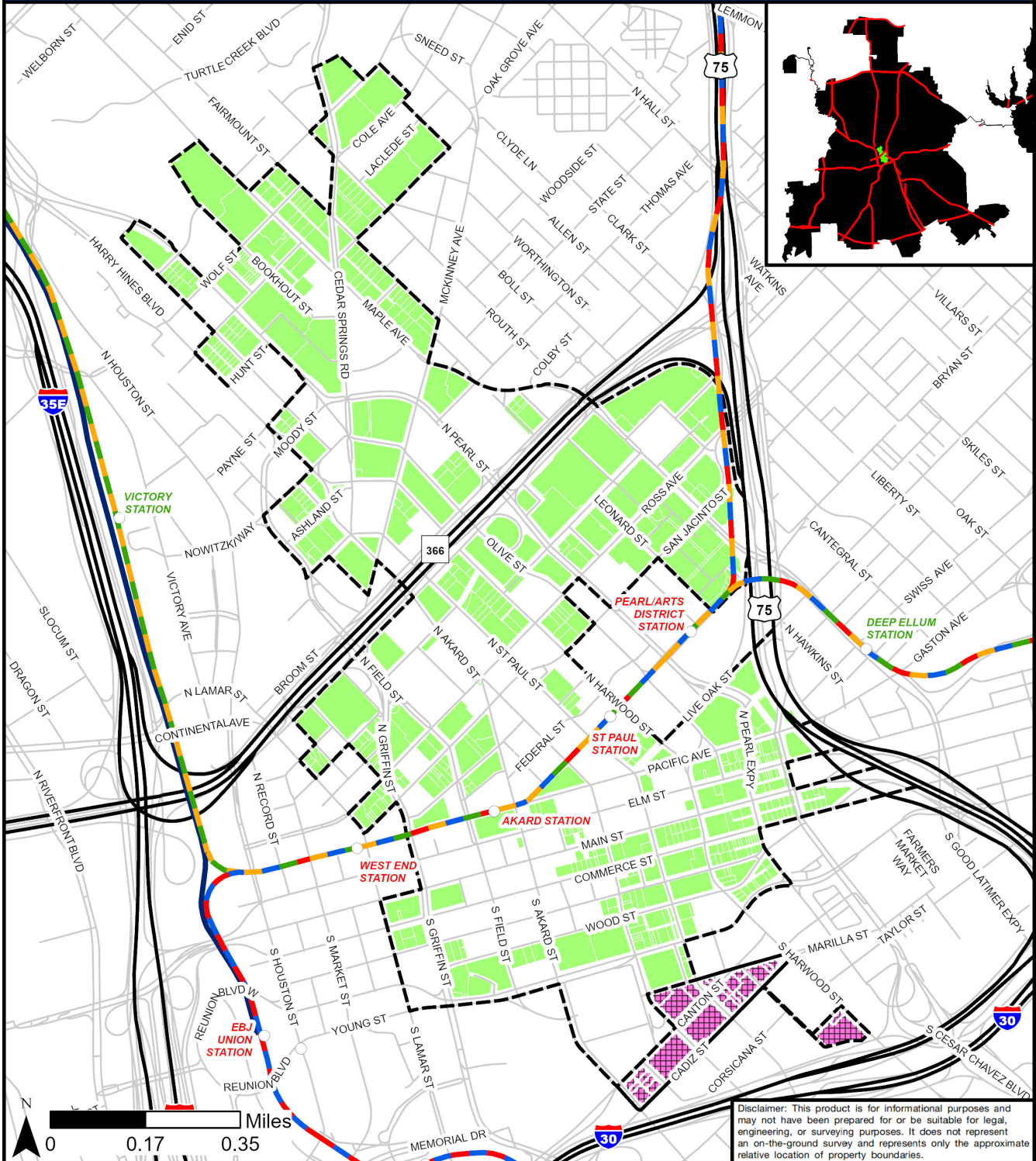
Appendix A identifies all real property accounts within the Downtown Connection Sub-district. Parcels identified as outparcels in **Exhibit B** are not within the Downtown Connection Sub-district unless the boundaries are further amended in accordance with the law. The adjusted total taxable appraised value of the Downtown Connection Sub-district for the 2005 base year is \$561,696,137, as determined by the Dallas Central Appraisal District (DCAD) certified 2005 tax roll. The 2009 total taxable appraised value of property added to the Downtown Connection Sub-district in December of 2008 was \$3,221,180, see **Appendix A**.

Appendix B identifies all real property accounts within the Newpark Sub-district. Parcels identified as outparcels in **Exhibit B** are not within the Newpark Sub-district unless the boundaries are further amended in accordance with the law. The estimated 2022 taxable appraised value of real property within the Newpark Sub-district is \$22,270,550. This base year value may be adjusted when final 2022 figures are available and pending any litigation or tax roll corrections.

The Downtown Connection TIF District essentially includes vacant and underutilized buildings in the downtown core that are not being redeveloped as part of the City Center TIF District program, surface parking lots, and portions of the Uptown area.

Exhibit B

Downtown Connection TIF District (Proposed)



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

City of Dallas
 Office of Economic Development
 (214) 670-1685
 www.dallascodetv.org
 Created 8.13.21, Updated 1.20.22, DTConnection_2021_RK.

Legend

- Downtown Connection Sub-district Parcels
- Newpark Sub-district Parcels
- Downtown Connection TIF District Boundary
- Highways
- Arterial Roads
- TRINITY RAILWAY
- Rail Station
- DART Red Line
- DART Blue Line
- DART Green Line
- DART Orange Line

Source: Dallas Area Rapid Transit, 2021; Dallas Central Appraisal District, 2021; and City of Dallas, 2022.

Development Goals and Objectives

The Board of Directors adopted development goals that are expected to meet the specific needs of the Downtown Connection TIF District:

- Improve pedestrian connections between and within the Uptown and Downtown areas.
- Improve pedestrian connections between Dallas City Hall, Kay Bailey Hutchinson Convention Center and the Farmers Market.
- Improve the appearance of the buildings, surface parking lots, undeveloped sites and parks and open spaces within the Zone.
- Support redevelopment of the existing building supply and surface parking lots located within the area.
- Develop a more diverse mixture of land uses within the Downtown Connection area
- Increase open space and recreational opportunities in the Downtown Connection area
- After providing incentives for selected catalyst project to accelerate residential development, initiate a long-term plan to achieve critical mass goals related to housing and retail development, and public space amenities needed for a vibrant downtown
- Facilitate private development within the Downtown Connection TIF District for the public purpose of developing and diversifying the economy of the District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

The following specific objectives set the framework for the planned public improvements within the Downtown Connection TIF District:

- Improve street and pedestrian lighting within the Downtown Connection TIF District.
- Offset the costs of environmental remediation, interior and exterior demolition, fire corridor improvements and facade improvements to encourage redevelopment of vacant or underutilized downtown buildings including, but not limited to, the buildings listed as anticipated redevelopment projects identified in **Exhibit G**.

- Encourage the redevelopment of surface parking lots and undeveloped/underdeveloped sites, especially those located on key pedestrian linkages, to create residential and retail opportunities and achieve critical mass goals within the district.
- Ensure new construction and/or redevelopment projects are compatible with surrounding historic buildings, particularly with regards to building design, material quality and pedestrian appeal at ground level.
- Improve key linkages between the DART light rail transit mall and other significant Downtown and Uptown venues by extending streetscape improvements and encouraging street level pedestrian-oriented development.
- Promote higher quality development in the Zone through the application of design standards for public improvements and design guidelines for private development within the district.
- Encourage the strategic development of residential, mixed-income housing within the area, including redevelopment of existing buildings, and new construction on existing surface parking lots and currently underdeveloped sites.
- Encourage redevelopment of sites, such as the Old Statler Hilton building and municipal library building that encompasses an entire City block and the Arts District Garage site, where development activity was started over fifteen years ago but not completed and are not likely to be completed without some public financial incentives.
- Complement and protect existing historic structures.
- Expand the success of the downtown core to other downtown destinations including the West End, Farmers Market, Klyde Warren Park, and Arts District.
- Provide TIF incentives to fund a Ground Floor Activation Program based on the recommendations of the Downtown Dallas 360 Plan's retail activation strategy.
- Encourage Mixed Income Housing in the Zone and surrounding downtown area by providing TIF incentives to offset the costs of providing affordable housing.

The project costs enumerated in the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan (“Project Plan”) require the expenditure of approximately \$231 million, primarily for the Mercantile Block, Atmos Complex and Continental Building (“Catalyst Project”) and the redevelopment of vacant and underutilized buildings in downtown, including environmental remediation, interior and exterior demolition assistance, facade improvement assistance, purchase of facade beautification easements, fire corridor improvements, streetscape, street and utility improvements, land acquisition for pedestrian safety and accessibility, park sites, and key development sites, acquisition and restoration of historic sites and grants. In addition, the Project Plan makes Uptown/Downtown connectivity improvements a priority. The Woodall Rodgers Deck/Park will be undertaken early in the term of the TIF District, to the extent funds are available, to create a seamless link between Uptown and Downtown. The Project Plan also provides for a cash contribution for Affordable Housing that will be funded jointly with the Catalyst Project. These improvements planned for the Downtown Connection TIF District are designed to meet the long-term public needs to secure the growth and investment of the area.

Tax increment financing will be used to assist with these improvements. Utilizing this economic development tool to encourage public infrastructure improvements, the economics of developing market rate and affordable housing in the Downtown Connection area and attracting more commercial investment is greatly improved. The Project Plan also provides for extensive public improvements for the redevelopment of vacant and underutilized downtown buildings, streetscaping, connectivity and public use improvements and other amenities which complement existing and anticipated investment in the Downtown Connection area.

Direct Lease or Sale of City-owned/ City-controlled Property

The City of Dallas is permitted to directly lease or sell City-owned/City-controlled property within the Downtown Connection TIF District without complying with auction and bidding requirements with the condition that the property is redeveloped in accordance with the Downtown Connection TIF District Plan.

The City of Dallas owned the Dallas Arts District Garage when the Downtown Connection TIF District was established, and the Dallas Arts District Garage is located within the boundaries of the Downtown Connection TIF District. The City of Dallas entered into a new 80-year sub-lease with an option to purchase the Dallas Arts District Garage to a developer, for a minimum of fair market value, beginning January 1, 2009, and assigned the leasehold for the underdeveloped site to a developer for the purpose of, and subject to, restoration and redevelopment in accordance with the objectives of the City in stabilizing Tax Increment Financing Zone Number Eleven, City of Dallas, Texas, and as provided in the Act.

The Atmos Complex, which was donated to the City of Dallas and transferred to Forest City for redevelopment in accordance with the Downtown Connection TIF District Project Plan and is located within the boundaries of the Downtown Connection TIF District. The Atmos Complex was to be redeveloped by Forest City pursuant to the

development agreement (“Development Agreement”) executed on October 5, 2005. On October 22, 2008, Dallas City Council directed the transfer of the Atmos Complex to Hamilton Atmos LP for redevelopment in accordance with the Downtown Connection TIF District Plan. Should Hamilton Atmos LP fail to obtain a building permit by October 20, 2010, ownership will revert back to Forest City pursuant to the provisions of the City’s Development Agreement.

The City of Dallas owned 3.5 acres of land in the district designated as the future Pacific Plaza Park in the updated Downtown Parks Master Plan. Adjacent to the assembled land is the One Dallas Center building, addressed as 350 N. St. Paul and owned by St. Paul Holdings, L.P. The City has expanded the District’s boundary to add approximately 4,950 square feet of the One Dallas Center property. The boundary expansion facilitates the direct sale of City-owned land by way of a land swap of approximately 4,950 square feet of the land assembled for the proposed park, for approximately 4,950 square feet of land owned by St. Paul Holdings, LP. This land swap does not affect the size or development or future Pacific Plaza Park. The land exchange has been coordinated with the City’s Park and Recreation Department.

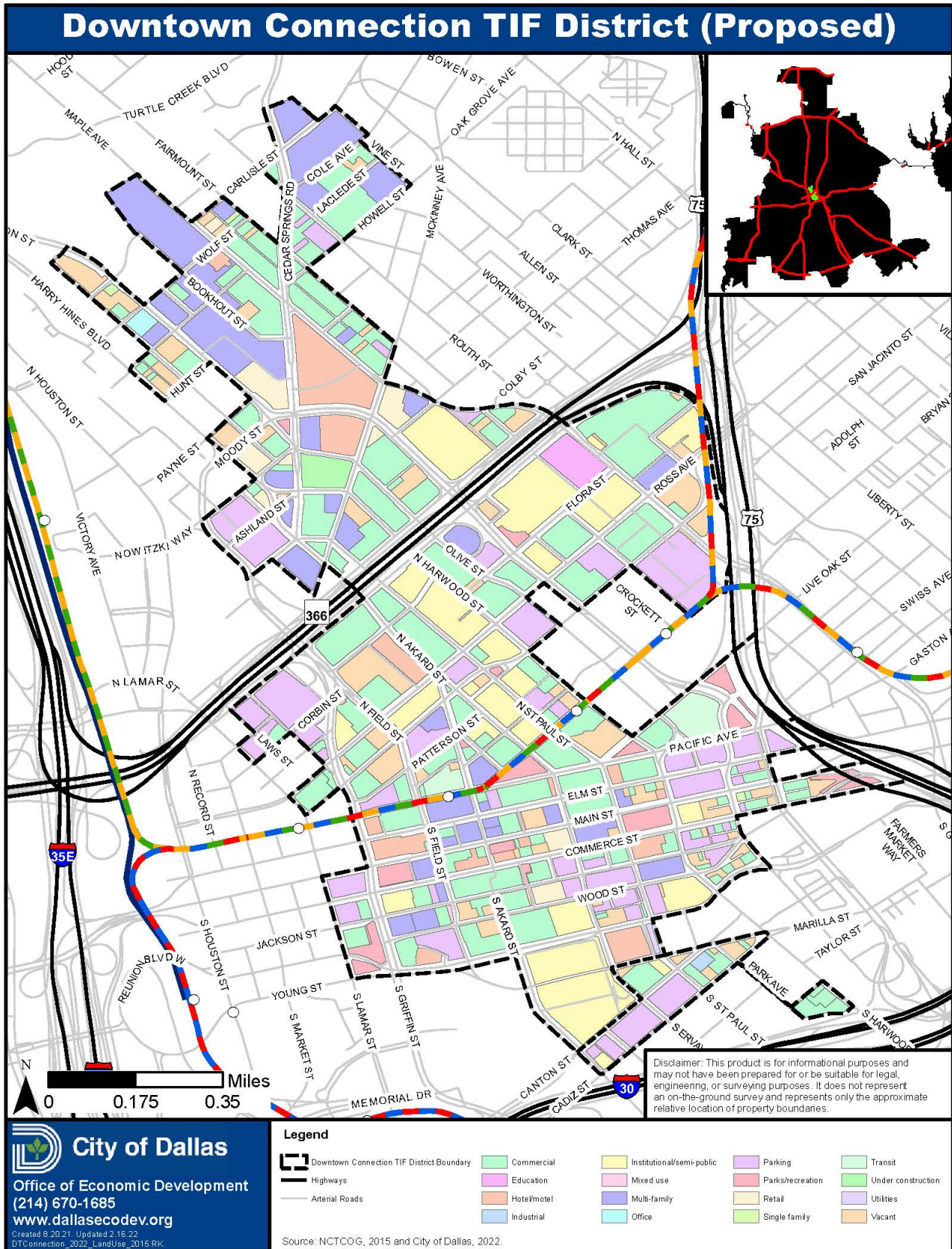
The City of Dallas owns a tract of land addressed as 210 S. Harwood Street and it is located at the northeast corner of S. Harwood Street and Jackson Street in the Downtown Connection TIF District. The City-owned property is adjacent to two vacant, historic buildings, the old Statler Hotel and Library Buildings (Statler/Library) that were identified as anticipated redevelopment projects in **Exhibit G** of this Plan.

Centurion Acquisitions, LP, has purchased both buildings and plans to renovate and activate the buildings with hotel, residential, office, entertainment and retail uses. The redevelopment plan for the project includes the construction of a parking garage adjacent to the vacant buildings. In order to complete the land assemblage for the proposed parking garage and complete the Statler/Library redevelopment project, the City desires to have the City owned property at 210 S. Harwood Street developed as part of the Statler/Library redevelopment project. As such, the City desires to enter into a directed sale of the City-owned property to Centurion Acquisitions, LP, without an auction or bidding process. The City finds the direct sale of the City-owned tract of land to Centurion Acquisitions, LP for the purpose of redevelopment and constructing a parking garage for the Statler/Library project is in accordance with the objectives of the Tax Increment Financing Zone Number Eleven, City of Dallas, Texas, and as provided in the Act.

Existing Uses

The Downtown Connection TIF District is a mixed-use area, primarily composed of existing office or vacant office structures, surface parking lots, and undeveloped property. **Exhibit C** shows the existing land use for the area within the Downtown Connection TIF Boundary (for specific parcels included in the TIF District refer to **Exhibit B** the TIF Boundary Map).

Exhibit C Downtown Connection TIF District Land Use



Downtown Connection Area Zoning

The Downtown Dallas area has the highest zoning district classification in the City. Revisions to the central area zoning districts were made at the request of the CDA Housing Committee in 2002 to eliminate some of the less desirable uses and to reduce the parking requirement for residential uses. The encouragement of mixed uses permitted by the zoning district could be a positive force in the creation of an urban neighborhood.

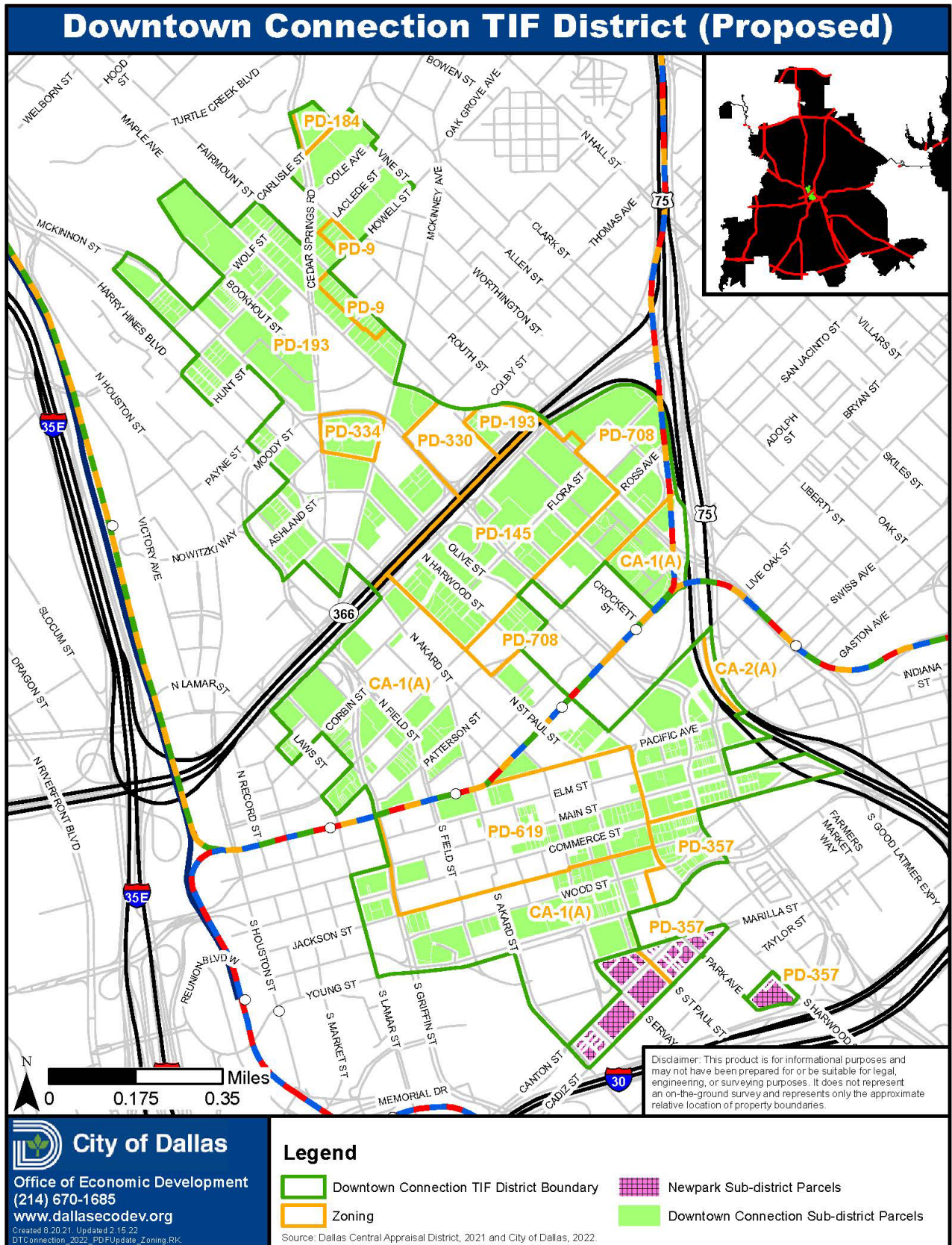
On June 12, 2002, City Council approved Planned Development (PD) District No. 619, establishing use regulations and development standards for the core downtown area bounded by the centerlines of Pacific Avenue, Harwood Street, Jackson Street, and Griffin Street. Other zoning districts in downtown include CA-1(A) Central Area, a portion of PD 357 near the Farmers Market, PD 145 in the Arts District, and PD 708 in the northeast corner.

Zoning districts in the Uptown portion of the TIF District include PD 193 (Oak Lawn), and smaller PDs 9,184, 330, and 334.

Exhibit D shows existing zoning and the Planned Development Districts in Downtown and Uptown.

The only zoning change contemplated at this time is an amendment for a special provision sign district.

Exhibit D Downtown Connection TIF District Zoning



Market Feasibility

The predominant land use in the planned 30-year term of each sub-district's development program is for mixed-use development. If built as planned, the residential and commercial development will create a market for the planned retail component. In addition, the residential development should also drive the demand for new commercial office investment. Therefore, the original market feasibility evaluation conducted by the City Center Advisory Committee in January of 1996 was correct and remains accurate in its conclusion that the Dallas Intown/CBD residential development market is still relevant, and is intended, in connection with the preparation of this Plan, to be used as part of the economic feasibility study for the Downtown Connection TIF District in accordance with the provisions of Section 311.011, Texas Tax Code.

The past two decades of Downtown-related urban development activity in the larger U.S. cities has indicated that there is a "pent-up" demand for mixed rate housing development, but that other land uses more often "outbid" residential projects for prime locations. In addition, the most successful downtown-oriented market rate housing projects have required large enough sites to implement multi-stage developments after an "urban village" atmosphere and residential locational identity are established.

While the appeal of being in downtown has been a key feature of these other projects, both within Dallas and in other cities, the greatest increases in the number of downtown residential units has occurred where a true sense of neighborhood has been created. In addition, there has been a demonstrated need to provide a multi-faceted and self-sustaining destination neighborhood where shopping, professional services, recreation, and suitable entertainment are readily available and accessible in the context of a pedestrian environment.

The type of high-density urban development contemplated in the plan will most certainly lead to a need for conveniently located parking facilities. Experience in other downtown districts indicates that high density urban residential development requires convenient, secured parking facilities.

Exhibit E shows a 2005 forecast for downtown housing construction comparing the North Central Texas Council of Governments (NCTCOG) Household Forecast for downtown and the residential Pro Forma Downtown Housing Construction Schedule. By 2030, it is estimated that downtown will reach capacity of over 10,600 residential units.

Exhibit E

2005 Comparison of NCTCOG Household Forecast for Downtown and Pro Forma Downtown Housing Construction Schedule

Conclusion:

The pro forma's pace of Downtown housing additions tracks the forecast by the North Central Texas Council of Governments.
NCTCOG

| | | Compare | | | | | | | |
|--|---|---------------------------------------|---------------------|--|--|--------------------|--------------------|--|--|
| (a) | (b) | (c) | (d) | (e) | (f) | (g) | | | |
| NCTCOG Forecast of Downtown Households | Residences Needed to Meet NCTCOG Forecast @ 92% Occupancy | Cumulative Downtown Residential Units | After Completion of | Estimated Building Floor Area (SF) (excl. parking) | Approximate Residential Units Added @ 1,000 SF per Unit If Unknown | Status | | | |
| 2000 | 1,654 | 1,798 | 1,798 ** | | | | | | |
| 2001 | 2,090 * | 2,272 | 1,806 | 1611 Main Street Lofts*** | 8 | Complete | | | |
| 2002 | 2,526 * | 2,746 | 2,426 | Camden Farmers Market, Ph. 1*** | 620 | Complete | | | |
| 2002 | 2,526 * | 2,746 | 2,443 | Camden Farmers Market Townhouses*** | 17 | Complete | | | |
| 2003 | 2,962 * | 3,220 | 2,451 | Residences at Jackson*** | 8 | Complete | | | |
| 2004 | 3,398 * | 3,694 | 2,634 | Davis Building*** | 183 | Complete | | | |
| 2004 | 3,398 * | 3,694 | 2,701 | 1505 Elm Street Condominiums*** | 67 | Complete | | | |
| 2005 | 3,835 * | 4,168 | 2,859 | Dallas Power and Light*** | 158 | Complete | | | |
| 2005 | 3,835 * | 4,168 | 3,063 | West End Complex (1001 Ross) | 204 | Complete | | | |
| 2005 | 3,835 * | 4,168 | 3,197 | Interurban Building*** | 134 | Under Construction | | | |
| 2006 | 4,271 * | 4,642 | 3,482 | Camden Farmers Market, Ph. 2*** | 285 | Under Construction | | | |
| 2007 | 4,707 * | 5,116 | 3,572 | 1407 Main*** | 90 | Under Construction | | | |
| 2007 | 4,707 * | 5,116 | 3,640 | 1415 Main (Gulf States Building)*** | 68 | Under Construction | | | |
| 2007 | 4,707 * | 5,116 | 3,800 | Santa Fe #4 | 159,791 | Planned | | | |
| 2007 | 4,707 * | 5,116 | 3,891 | The Lofts at Thanksgiving Square*** | 91 | Planned | | | |
| 2007 | 4,707 * | 5,116 | 3,995 | Merryvale*** | 104 | Planned | | | |
| 2007 | 4,707 * | 5,116 | 4,222 | Gables at Republic Center*** | 227 | Under Construction | | | |
| 2007 | 4,707 * | 5,116 | 4,505 | 1200 Main (Metropolitan)*** | 283 | Under Construction | | | |
| 2008 | 5,143 | 5,590 | 4,937 | Fidelity Union*** | 432 | Planned | | | |
| 2008 | 5,143 * | 5,590 | 4,962 | 1414 Elm | 35,000 | 25 | Planned | | |
| 2008 | 5,143 * | 5,590 | 5,337 | Mercantile block | 500,000 | 375 | Planned | | |
| 2009 | 5,579 * | 6,064 | 5,397 | One Arts Plaza*** | | 60 | Planned | | |
| 2009 | 5,579 * | 6,064 | 5,557 | Continental Building | 304,860 | 160 | Planned | | |
| 2009 | 5,579 * | 6,064 | 5,737 | 211 N. Ervay*** | 180,000 | 180 | Developer Interest | | |
| 2009 | 5,849 * | 6,357 | 6,137 | Tower Petroleum/1900 Pacific | 400,328 | 400 | Planned | | |
| 2009 | 5,849 * | 6,357 | 6,156 | 1600 Elm | 19,210 | 19 | Planned | | |
| 2009 | 5,849 * | 6,357 | 6,654 | 1600 Pacific | 498,270 | 498 | Planned | | |
| 2009 | 5,849 * | 6,357 | 6,702 | 1604 Main | 47,720 | 48 | Developer Interest | | |
| 2009 | 5,849 * | 6,357 | 6,860 | Praetorian Building | 157,991 | 158 | Developer Interest | | |
| 2010 | 6,015 * | 6,538 | 6,860 | | | | | | |
| 2010 | 6,015 * | 6,538 | 7,062 | Atmos block | 86,586 | 202 | Planned | | |
| 2010 | 6,015 * | 6,538 | 7,642 | 511 Akard | 580,000 | 580 | Developer Interest | | |
| 2011 | 6,181 * | 6,719 | 7,880 | Federal Reserve Building | 237,643 | 238 | Developer Interest | | |
| 2015 | 6,846 * | 7,442 | 8,070 | Mercantile Commerce Building | 190,221 | 190 | Developer Interest | | |
| 2020 | 7,678 * | 8,345 | 8,152 | 1954 Commerce | 81,800 | 82 | Developer Interest | | |
| 2022 | 8,010 * | 8,707 | 8,389 | 500 South Ervay | 614,176 | 237 | Developer Interest | | |
| 2023 | 8,176 * | 8,887 | 8,514 | Crozier Tech | 125,058 | 125 | Developer Interest | | |
| 2026 | 8,675 * | 9,429 | 8,836 | Jackson Building | 322,596 | 323 | Developer Interest | | |
| 2027 | 8,841 * | 9,610 | 9,348 | Dallas Grand | 511,584 | 512 | Developer Interest | | |
| 2027 | 8,841 * | 9,610 | 10,685 | Elm Place | 1,336,894 | 1,337 | Developer Interest | | |
| 2030 | 9,340 * | 10,152 | 10,685 | | | | | | |
| | | | | | | 8,887 | | | |

*Straight-line interpolation between NCTCOG estimates

**Assumes NCTCOG household count and 92% occupancy

***Outside Downtown Connection TIF Zone

Section 2

Project Plan Improvements

This amended project plan provides for various TIF eligible public improvements. Each sub-district may include all or some of the eligible improvements described below. See Exhibits J and K for the budget of TIF eligible Project Plan Improvements (“Project Costs”) for each sub-district of the Zone.

I. Catalyst Project – The Zone’s only catalyst project included the Mercantile block, Continental Building, and Atmos Energy Buildings (including, but not limited to, environmental remediation, demolition, historic façade restoration, street and utility improvements, streetscape improvements, machinery, equipment, materials, and supplies). The Mercantile Block was completed 2009, the Phase I of the Atmos Complex project and the Continental Building were completed in 2013. Phase II of the Atmos Complex project will be completed 2016. This category is specific to the Downtown Connection Sub-district.

II. Redevelopment of Vacant/Underutilized Downtown Buildings, Undeveloped/Underdeveloped Parcels, and Surface Parking Lots – This category includes TIF eligible expenditures for design, engineering and construction costs for environmental remediation, interior and exterior demolition, façade improvements, historic façade restoration and Economic Development TIF Grants for TIF projects in the Zone and is further described below.

I and II:

A. Environmental Remediation, Interior/Exterior Demolition, Historic Facade Restoration Improvements/ Easements and Fire Safety Improvements/Grants. Downtown Dallas has several buildings that have been financially unfeasible to redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants, interior and exterior demolition costs, façade improvement costs and fire accessibility issues. Interior and external demolition expenses are tied directly to the remediation expenses. These costs are TIF eligible expenditures. Remediation of environmentally hazardous materials and associated improvements, using TIF funds, greatly improves the marketability of these buildings. This budget category is necessary for attracting a high impact mixed use project to the TIF District and to attract new retail activity in the ground floor of buildings in the downtown area.

Historic facade restoration improvements and new construction under this program will be reviewed for compliance with design guidelines to ensure compatibility with other improved structures and investment in the area.

B. Acquisition and restoration of historic sites. The vacancy rate of historic buildings in the downtown area is high. Acquisition and restoration of historic buildings by public entities will be supported as an eligible Project Cost to enable

the redevelopment of these structures. Only buildings that are designated as a local historic landmark or listed on the National Register of Historic Places will be eligible for assistance under this program. The intent of this program is to support and preserve these recognized historic landmarks within the Downtown Connection TIF District.

Acquisition of a conservation or beautification easement may preserve the architectural (i.e., aesthetic) effects of these buildings enhancing the facade of new or redeveloped structures downtown. The City of Dallas, using TIF funds, can acquire such an interest in these architecturally or aesthetically significant structures in the District, leaving the maintenance to the property owner. Facade easements may include funding for projects where additional facade expenditures are needed to ensure that new construction is compatible with historic buildings, particularly with regards to building quality.

State law has been amended to permit the Downtown Connection TIF District to consider making direct grants to accomplish these purposes.

As part of the Catalyst Project, TIF funds may be used to purchase or re-purchase a vacant property or building and costs related to purchasing the building and developing a redevelopment plan for the building, consistent with the economic development objectives of the Downtown Connection TIF District.

- C. Street and utility improvements.** This category includes TIF eligible expenditures for street paving and related items, infrastructure upgrades/relocation (water, wastewater, storm sewer), and burial of overhead utilities.

- D. Streetscape Improvements.** The category includes lighting, sidewalk and infrastructure improvements, expanding linkages between the downtown core, the DART light rail system, the Farmers Market, the Arts District, the Convention Center, Deep Ellum, Dallas County offices and Uptown Districts to enhance pedestrian and vehicle continuity and other streetscape improvements related to specific projects.

- E. Land Acquisition.** The City may consider acquiring property by using eminent domain, if necessary and to the extent permitted by law, to implement the TIF Plan. Potential land acquisitions may include: Properties needed for pedestrian safety and accessibility;
 - Park sites described in the Downtown Park Master Plan, that supports the Downtown Connection TIF District, in accordance with Downtown Dallas 360 Area Plan;
 - Key development sites, which may be:
 - a) Locations adjacent to park sites in the Downtown core, or
 - b) Locations identified in the City Center TIF District Parking Strategy study as priority locations for public parking, or

- c) Land or rights to land obtained for a redevelopment project in accordance with a development agreement.

F. Mixed Income Housing. This category supports the Zone's mixed income housing requirements for residential projects. Funds may be used to offset the costs of providing affordable housing within the boundaries of this Zone and the greater downtown area only.

G. Economic Development TIF Grants. Direct TIF grants for vacant/underutilized buildings, undeveloped/underdeveloped parcels and existing surface parking lots may be provided if TIF funds necessary to make a project feasible exceed TIF eligible costs. The project must support the Zone's goals and objectives.

II. Uptown/Downtown Connection Improvements. This category is specific to the Downtown Connection Sub-district and includes projects that enhance pedestrian accessibility and provide public activity areas, as well as other enhancements for the Uptown and Downtown areas. Development of the Woodall Rodgers Deck/Park was a priority project for the Downtown Connection TIF District and funds dedicated to this line item were to be used to fund the City portion of the project's cost. Alternatively, the City used 2006 General Obligation Bond proceeds to fund the City's portion of the Klyde Warren Deck Park and Cedar Springs Median improvements because TIF funds were not available. The Klyde Warren Deck Park opened in 2012. As a result of the completion of the deck park and median improvements, funds originally allocated to this line item were reprogrammed to the Redevelopment of Vacant/Underutilized Downtown Buildings, Undeveloped/Underdeveloped Parcels, and Existing Surface Parking Lots budget line item.

III. Park and plaza design and acquisition. Public open space is an important amenity in a Downtown area. Several projects can help accomplish this objective using the Downtown Dallas 360 Area Plan as a primary guide. Funding would be provided for design and land acquisition as necessary for implementation. This category is specific to the Downtown Connection Sub-district.

IV. Mixed Income Housing. This category supports the Zone's mixed income housing requirement for residential projects: (1) a minimum of ten percent 10% of all units constructed as part of redevelopment of an existing building; (2) a minimum of 20% of all units constructed as part of a new ground-up development project; and (3) a minimum of 30% of residential units constructed on City owned land purchased by a private developer for residential development. The funds in this line item may be used to offset the costs of providing affordable housing within the boundaries of this Zone and the greater downtown area only, in the form of a TIF Grant.

For the Downtown Connection Sub-district, this Mixed Income Housing category was funded by a portion of the proceeds from the TIF Bonds issued for the Zone.

V. Ground Floor Activation/Streetscape Improvements. This category is specific to the Downtown Connection Sub-district and supports ground floor activation and/or occupancy that is contiguous by filling vacant gaps at the ground floor plane and will be

in the form of a TIF Grant. The use of funds in this category will be guided by the Downtown 360 Plan's Main Street Activation Strategy which provides recommendations for street level vibrancy, including retail activation, tenant mix, branding and design as well as storefront improvements, façade renovation, blank wall activations, outdoor/patio dining, cafes in public open spaces and glass box retail. Funds from this line item will be used in the Zone and the greater downtown area, if it benefits the Zone, in accordance with a Ground Floor Activation Program.

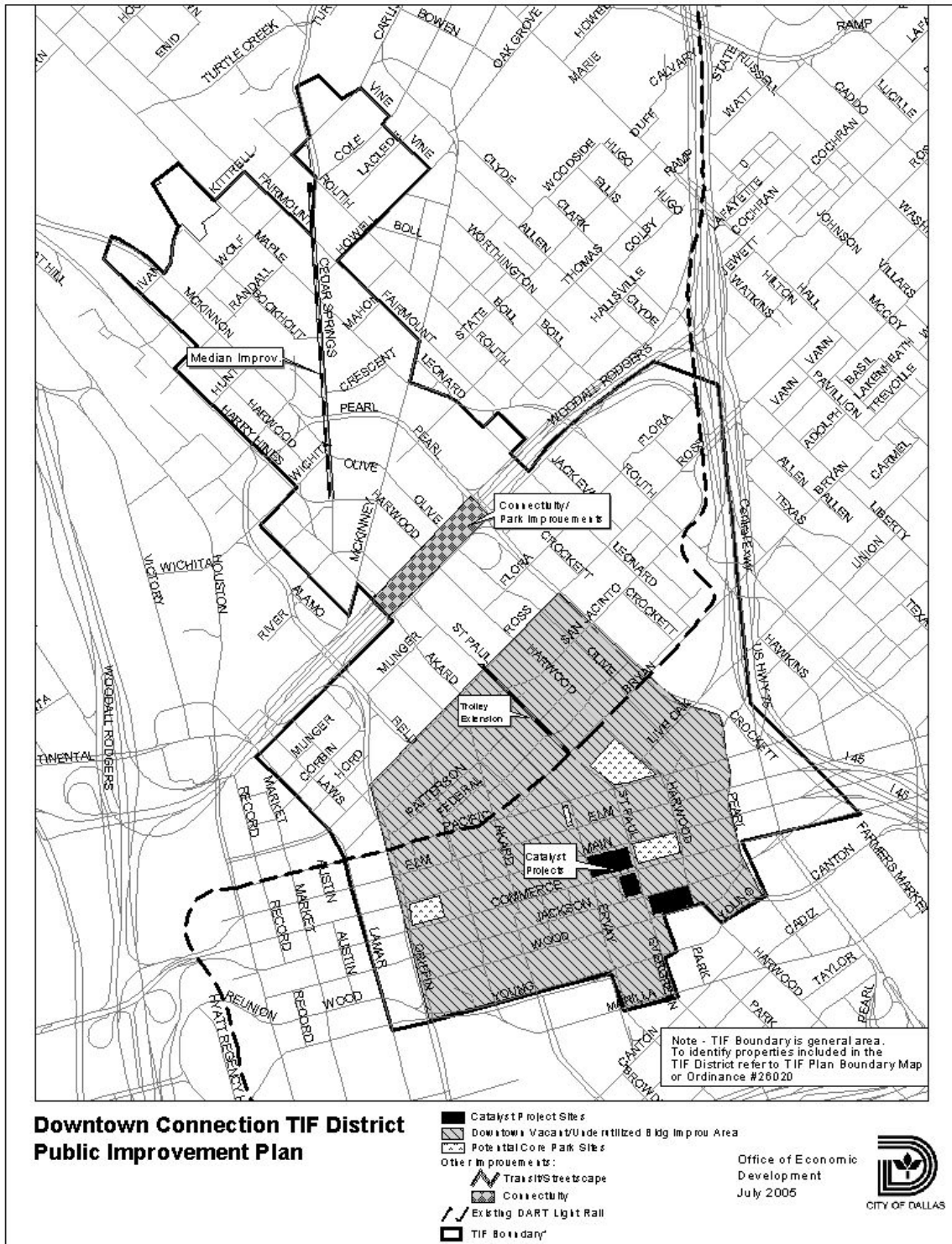
This category funded streetscape improvement projects, including decorative screening of surface parking lots within the District. A fencing program was completed in 2007 installing enhanced fencing along commercial surface parking lots located within the City Center TIF District. Remaining funds in this line item will be dedicated solely to funding a Ground Floor Activation Program.

VI. Administration and Implementation. Administrative costs, including reasonable charges for the time spent by employees of the municipality and/or employees associated with any non-profit groups established to assist with implementation within the TIF District will be eligible for reimbursement as project costs, upon approval by the TIF Board of Directors and in connection with the implementation of the Downtown Connection TIF Project Plan and Reinvestment Zone Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

VII. Non-project Costs. It is anticipated that the City may make economic development loans or grants either to the Downtown Connection TIF District or to the DDDA, in furtherance of implementing this Plan. Should such loans or grants be made, consistent with the financing documents authorizing the issuance of bonds or other obligations issued by the DDDA to finance project costs, tax increments may be transferred to the City, in an amount not to exceed \$15,000,000, to reimburse the City for the funds made available by any such Chapter 380 economic development loans or grants in furtherance of the implementation of this Plan, and fulfilling the public purposes of developing and diversifying the economy of the District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District. All bonds issued by the DDDA are subject to City Council approval and to minimize the exposure to the City's general funds revenues, the DDDA shall maintain sufficient debt reserve accounts and coverage ratios.

VIII. Public Safety Building. This category supports the relocation and/or reconstruction of two antiquated Dallas Fire Rescue stations in in the Zone – Fire Station #18 in the Downtown Connection Sub-district and Fire Station #4 in the Newpark Sub-district.

Exhibit F Downtown Connection Sub-District Original Public Improvement Plan



Planned Private Development – Downtown Connection Sub-district

The private development anticipated to occur within the Downtown Connection Sub-district includes:

- 5,600 residential units in Downtown
- 3,200 additional units in Uptown
- Absorption of 3,000,000 square feet of vacant office space in the Zone
- Absorption of 125,000 square feet of retail space in Downtown
- Absorption of 250,000 square feet of retail space in Uptown
- Absorption of 800,000 square feet of new office space in Downtown
- Absorption of 800,000 square feet of new office space in Uptown
- Creation of 20 acres of park and open space
- Leverage funding for improved connectivity between Downtown and Uptown.
- Restore property value “inside the Loop” to levels above the 1990 value

Exhibit G 2005 Anticipated Redevelopment Projects in Downtown Connection Sub-district

Assumptions:

Sites, uses, floor areas and development timing are estimates by consultant and clients. Some listed developments will not happen; substitution by other development is possible. Some listed sites require public participation through TIF or other sources.

* Fifteen year tax abatement on Mercantile Tower delays addition to tax roll until 2025 (60% of added value). Ten year tax abatement on Mercantile new construction delays addition to tax roll until 2018 (40% of added value).
 ** Hunt HQ appraisal is estimated at 21% of added real property taxable value for 2008 through 2017 with the remainder added in 2018.
 *** Ashton development reduced by 2/3 because DCAD has added much of the value to the 2005 tax roll.
 **** Gables Uptown Development reduced by 15% because DCAD has added value on preliminary construction to the 2005 tax roll.

| (a) Site Number/Name | (b) Approximate Land Area (SF) | (c) Primary Use | (d) Floor Area Ratio | (e) Estimated Building Floor Area (SF) (excl. parking) | (f) Estimated DCAD Improvement Appraisals in 2005 Dollars | | | (g) per SF | (h) All New | (i) Less Existing | (j) Net New | (k) Assumed Complete Before Jan. 1 | (l) TIF Increment Arrives on Tax Roll | (m) Net New Improvement Appraisal on Jan. 1 After Completion, If Inflation | (n) Net New Appraisal at Completion, Less Condo Exemptions @ 20% in 50% of Units |
|---|-----------------------------------|--------------------|-------------------------|---|---|------------------------|-------------|---------------------|------------------------|----------------------|----------------|---------------------------------------|--|---|---|
| | | | | | per SF | Improvements | Existing | | | | | | | | |
| North of Woodall Rodgers Freeway | | | | | | | | | | | | | | | |
| Wells Fargo Bank - Cedar Springs | 17,237 | bank | 0.23 | 3,919 | \$100 | \$391,900 | \$0 | \$391,900 | 2006 | 2006 | \$403,657 | | \$403,657 | | |
| Ashton** | 90,000 | apartments | 7.37 | 663,000 | \$85 | \$18,785,000 | \$0 | \$18,785,000 | 2006 | 2006 | \$19,348,550 | | \$19,348,550 | | |
| Gables Uptown, Phase 1**** | 140,000 | residential | 2.33 | 326,550 | \$75 | \$20,817,563 | \$0 | \$20,817,563 | 2006 | 2006 | \$21,442,089 | | \$21,442,089 | | |
| Uptown Plaza shopping, 1 | 58,000 | retail | 0.63 | 35,000 | \$85 | \$2,975,000 | \$0 | \$2,975,000 | 2006 | 2006 | \$3,064,250 | | \$3,064,250 | | |
| ZOM Rosewood | 181,724 | apartments | 1.87 | 340,538 | \$95 | \$36,981,760 | \$0 | \$36,981,760 | 2007 | 2007 | \$39,233,949 | | \$39,233,949 | | |
| Azure | 57,000 | condos | 5.09 | 290,000 | \$160 | \$46,400,000 | \$0 | \$46,400,000 | 2009 | 2009 | \$48,400,000 | | \$41,760,000 | | |
| Ritz Carlton w 70 condos | 207,000 | hotel/condos | 1.50 | 352,800 | \$175 | \$61,740,000 | \$55,000 | \$61,685,000 | 2008 | 2008 | \$61,685,000 | | \$61,685,000 | | |
| Gables Uptown, Phase 2 | 127,000 | res./retail | 2.00 | 296,700 | \$75 | \$22,252,500 | \$0 | \$22,252,500 | 2009 | 2009 | \$22,252,500 | | \$22,252,500 | | |
| Stoneleigh Hotel renovations | 65,000 | condos/hotel | 5.30 | 344,200 | \$125 | \$20,000,000 | \$3,789,000 | \$16,211,000 | 2009 | 2009 | \$16,211,000 | | \$16,211,000 | | |
| AML Quadrangle | 110,000 | residential | 1.75 | 192,500 | \$85 | \$22,750,000 | \$0 | \$22,750,000 | 2011 | 2011 | \$22,750,000 | | \$22,750,000 | | |
| Accor site | 101,000 | condos/hotel | 2.73 | 275,730 | \$90 | \$24,815,700 | \$0 | \$24,815,700 | 2019 | 2019 | \$24,815,700 | | \$24,815,700 | | |
| Metropolitan site (Centurion) | 19,000 | condos | 3.50 | 66,500 | \$95 | \$6,317,500 | \$169,000 | \$6,148,500 | 2021 | 2021 | \$6,148,500 | | \$5,533,850 | | |
| Lincoln/Corrigan site | 126,000 | office | 0.00 | | \$95 | \$72,000,000 | \$19,000 | \$71,981,000 | 2012 | 2012 | \$71,981,000 | | \$71,981,000 | | |
| Stoneleigh Tower condos | | condos | | | | \$70,000,000 | \$800,000 | \$69,200,000 | 2009 | 2009 | \$69,200,000 | | \$62,280,000 | | |
| Maple Terrace renovation | 63,226 | condos | 4.98 | 315,000 | \$85 | \$26,775,000 | \$820,000 | \$25,955,000 | 2010 | 2010 | \$25,955,000 | | \$23,359,500 | | |
| Uptown Plaza shopping, 2 | 84,000 | retail | 1.00 | 84,000 | \$85 | \$7,140,000 | \$0 | \$7,140,000 | 2015 | 2015 | \$7,140,000 | | \$7,140,000 | | |
| Greenway site | 29,000 | mixed | 2.00 | 58,000 | \$90 | \$5,220,000 | \$0 | \$5,220,000 | 2019 | 2019 | \$5,220,000 | | \$5,220,000 | | |
| Granite/Gables | 93,426 | mixed | - | | \$100 | \$120,000,000 | \$0 | \$120,000,000 | 2014 | 2014 | \$120,000,000 | | \$108,000,000 | | |
| St. Ann's Court | 60,000 | office | 0.00 | | \$100 | \$60,000,000 | \$0 | \$60,000,000 | 2011 | 2011 | \$60,000,000 | | \$60,000,000 | | |
| Ritz Carlton Tower 2 | 100,482 | condos | | | | \$250,000 | \$170 | \$105,000,000 | 2010 | 2010 | \$105,000,000 | | \$94,500,000 | | |
| unspecified site | 50,000 | condos | 2.50 | 125,000 | \$65 | \$8,125,000 | \$250,000 | \$7,875,000 | 2028 | 2028 | \$7,875,000 | | \$7,087,500 | | |
| 1900 McKinney (Hanover) | | office | | | | \$95 | \$0 | \$0 | \$42,000,000 | 2013 | 2013 | \$42,000,000 | | \$42,000,000 | |
| unspecified sites (infill) | 50,000 | condos | 2.50 | 125,000 | \$65 | \$8,125,000 | \$250,000 | \$7,875,000 | 2030 | 2030 | \$7,875,000 | | \$7,087,500 | | |
| unspecified sites (infill) | 50,000 | mixed | 2.50 | 125,000 | \$65 | \$8,125,000 | \$250,000 | \$7,875,000 | 2030 | 2030 | \$7,875,000 | | \$7,087,500 | | |
| unspecified sites (infill) | 60,000 | condos | 2.50 | 150,000 | \$65 | \$9,750,000 | \$250,000 | \$9,500,000 | 2030 | 2030 | \$9,500,000 | | \$8,500,000 | | |
| Subtotal | 1,937,095 | | | \$4,419,437 | | \$784,486,923 | | \$6,652,000 | \$819,834,923 | | | | \$823,376,196 | \$781,099,276 | |
| South of Woodall Rodgers Freeway | | | | | | | | | | | | | | | |
| Aristocrat Hotel renovation | 8,477 | hotel | 11.47 | 97,241 | \$40 | \$3,889,640 | \$0 | \$3,889,640 | 2007 | 2007 | \$4,126,519 | | \$4,126,519 | | |
| 1414 Elm | - | apartments | - | | \$75 | \$3,625,000 | \$300,000 | \$2,325,000 | 2008 | 2008 | \$2,540,590 | | \$2,540,590 | | |
| Hunt Headquarters** | 61,289 | office | 6.42 | 393,553 | \$125 | \$55,954,280 | \$1,554,880 | \$54,399,400 | 2008 | 2008, 2018 | \$59,443,693 | | \$12,483,176 | | |
| | | | | | | | | | | | | | \$46,960,518 | | |
| Mercantile block* | 80,000 | apartments | 6.25 | 500,000 | \$80 | \$40,000,000 | \$77,550 | \$39,922,450 | 2010 | 2020, 2025 | \$39,922,450 | | \$15,968,980 | | |
| | | | | | | | | | | | | | \$23,953,470 | | |
| 1600 Elm | 7,300 | apartments | 2.63 | 19,210 | \$65 | \$1,248,650 | \$183,940 | \$1,064,710 | 2016 | 2016 | \$1,064,710 | | \$1,064,710 | | |
| Museum Tower | | condos | | | \$125 | \$143,800,000 | \$200,000 | \$144,000,000 | 2012 | 2012 | \$144,000,000 | | \$144,000,000 | | |
| 1900 Pacific | 10,836 | condos | | | | \$78,615,888 | \$0 | \$78,632,000 | 2012 | 2027 | \$78,632,000 | | \$70,948,800 | | |
| Tower Petroleum | 10,836 | hotel | | | | \$17,544,112 | \$112,000 | \$17,304,000 | 2012 | 2027 | \$17,304,000 | | \$17,304,000 | | |
| Praetorian Building | 9,820 | apartments | 16.09 | 157,991 | \$90 | \$14,219,190 | \$311,810 | \$13,907,380 | 2021 | 2021 | \$13,907,380 | | \$13,907,380 | | |
| 1600 Pacific | 30,000 | apartments | 16.61 | 498,270 | \$50 | \$24,913,500 | \$3,212,990 | \$21,700,510 | 2015 | 2015 | \$21,700,510 | | \$21,700,510 | | |
| 500 South Ervay | 110,653 | apartments | 5.54 | 614,176 | \$65 | \$39,921,440 | \$1,391,470 | \$38,529,970 | 2011 | 2011 | \$38,529,970 | | \$38,529,970 | | |
| Almos block | 75,000 | apartments | 3.33 | 250,000 | \$75 | \$18,750,000 | \$581,890 | \$18,168,110 | 2015 | 2015 | \$18,168,110 | | \$18,168,110 | | |
| Wood building | | | | | | | | \$15,000,000 | 2014 | 2014 | \$15,000,000 | | \$15,000,000 | | |
| Dallas Grand | 56,738 | apartments | 9.02 | 511,584 | \$75 | \$38,368,800 | \$5,720 | \$38,363,080 | 2021 | 2021 | \$38,363,080 | | \$38,363,080 | | |
| Federal Reserve Building | 125,860 | apartments | 1.89 | 237,643 | \$50 | \$11,882,150 | \$3,524,200 | \$8,357,950 | 2021 | 2021 | \$8,357,950 | | \$8,357,950 | | |
| 1712 Commerce | 10,000 | apartments | 19.02 | 190,221 | \$50 | \$9,511,050 | \$1,294,900 | \$8,216,150 | 2015 | 2015 | \$8,216,150 | | \$8,216,150 | | |
| 1954 Commerce | 25,000 | apartments | 3.27 | 81,800 | \$50 | \$4,090,000 | \$6,790 | \$4,083,210 | 2020 | 2020 | \$4,083,210 | | \$4,083,210 | | |
| Santa Fe #4 | 35,632 | hotel | 4.48 | 159,791 | \$90 | \$14,381,190 | \$719,820 | \$13,661,370 | 2011 | 2011 | \$13,661,370 | | \$13,661,370 | | |
| 1604 Main | 7,650 | apartments | 6.24 | 47,720 | \$50 | \$2,386,000 | \$5,050 | \$2,380,950 | 2022 | 2022 | \$2,380,950 | | \$2,380,950 | | |
| 1613-1615 Main/1614 Elm | | retail/office | | | | \$8,598,575 | \$2,894,850 | \$325,000 | \$2,569,850 | 2025 | 2025 | \$2,569,850 | | \$2,569,850 | |
| Elm Place | 80,933 | apartments | 16.52 | 1,336,894 | \$50 | \$66,844,700 | \$4,810,299 | \$62,034,401 | 2025 | 2025 | \$62,034,401 | | \$62,034,401 | | |
| Subtotal | 746,224 | | | \$5,169,692 | | \$91,840,440 | | \$18,618,309 | \$88,710,131 | | | | \$594,206,894 | \$585,258,984 | |
| Total | 2,683,319 | | | 9,589,129 | | \$1,376,327,363 | | \$25,270,309 | \$1,408,545,054 | | | | \$1,417,583,089 | \$1,366,358,259 | |

Planned Private Development – Newpark Sub-district

The private development anticipated to occur within the Newpark Sub-district includes:

- 800 residential units
- Approximately 1 million square feet of office space
- Approximately 100,00 square feet of retail space
- Approximately 200,000 square feet of hotel/hospitality space

The Newpark Sub-district encompasses the planned Newpark Dallas development, a multi-phased, high-density, mixed-use project. At full build-out, Newpark Dallas will include over 1 million square feet of Class A office space, 200,000 square feet of retail space, a few thousand residential units, and 4-star hotel. The estimated total private investment associated with full build-out of the Newpark Dallas development exceeds \$1.5 billion.

Exhibit H provides a conceptual rendering of the planned development in the Newpark Sub-district.

Exhibit H Conceptual Rendering of Development in Newpark Sub-district



Exhibit I Anticipated Redevelopment Projects in Newark Sub-district

| Project | Use | Estimated Private Investment | Estimated DCAD Value | Year Complete |
|---------------|-----------|------------------------------|----------------------|---------------|
| One Newark | Mixed Use | \$385,054,481 | \$206,435,058 | 2024 |
| Two Newark | Mixed Use | \$406,635,421 | \$238,955,050 | 2027 |
| Three Newark | Mixed Use | \$312,941,821 | \$187,617,550 | 2029 |
| Four Newark | Mixed Use | \$406,635,421 | \$239,183,950 | 2032 |
| Totals | | \$1,511,267,145 | \$872,191,608 | |

TIF District Policy Considerations

City policy requires TIF District plans to include public objectives such as a provision for mixed-income housing; development of design guidelines that promote the high-quality design of structures and infrastructure within the TIF District; utilization of minority and women-owned businesses in new construction; promotion of jobs for neighborhood residents; and resolution of issues related to the relocation of area residents displaced by new development. These issues are addressed specifically below.

Catalyst Project Economic Development TIF Grant Program. Certain costs of improvements of Mercantile Block, Atmos Complex, and Continental Building catalyst project, as further discussed herein, have become eligible for funding with tax increment revenues under legislative actions taken in 2005. These improvements enumerated in the Project Plan provide for approximately \$39 million in grants of TIF revenues, subject to final construction plans, for costs associated with redevelopment of vacant structures and costs of new development including, but not limited to, equipment, machinery, supplies and materials, to be purchased for the benefit of the catalyst project. The City implemented controls per contract documents sufficient to ensure that all funds provided for the catalyst project are used to fulfill the public purposes of developing and diversifying the economy of the District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

Excluding only the Catalyst Project approved prior to the issuance of any debt obligations, no other projects receiving TIF funds may be categorized as a catalyst project or shall receive tax abatements within the Zone.

Economic Development TIF Grant Program. TIF grants may be provided to projects that meet Downtown Connection TIF District development goals and specific development objectives. Grants may be provided to facilitate redevelopment of vacant/underutilized buildings, undeveloped/underdevelopment parcels, existing surface parking lots and ground floor activation and occupancy, as well as mixed income housing. An economic development TIF Grant may be used to fund a project in excess of non-grant TIF eligible expenditures, if the project is not feasible but for a TIF Grant.

Mixed Income Housing. The following affordable housing units are required for projects with a residential component that are using TIF funds: (1) a minimum of 10% of all units constructed as part of redevelopment of an existing building; (2) a minimum of 20% of all units constructed as part of a new ground-up development project to meet affordable housing guidelines; and (3) a minimum of 30% of residential units constructed on City owned land purchased by a private developer for residential development and must meet City and County established criteria for mixed-income housing.

Affordable housing units are those which are affordable to a household earning eighty percent (80%) or below of the Area Median Family Income for the Dallas metropolitan area. A developer may, subject to City and County approval, and subject to the Downtown Connection TIF District Mixed Income Housing Guidelines, propose an alternative means of fulfilling the City's and County's affordable housing requirement. If the Guidelines allow affordable housing outside the City Center TIF District, and those units are placed within the boundaries of another TIF district, the developer must also secure approval for the affordable housing units within the respective district's boundaries from the respective TIF district's board of directors unless that board formally declines to review the project.

Business Inclusion and Development (BID) Plan. All TIF-funded projects must follow the City's adopted Business Inclusion and Development Plan. This policy outlines goals for certified Minority and Women-Owned Business (M/WBE) participation in publicly funded infrastructure projects. The BID Plan goal when the Zone was created was 25 percent (25%) for construction of public improvements. On September 23, 2020 the City Council increased the construction goal to thirty-two percent (32%). Any project approved for TIF funds after September 23, 2020 will be required to make a good faith effort to meeting the increased M/WBE participation goal.

The goal for private improvements is negotiated in the development agreement. The process for BID compliance and City oversight will be negotiated with City staff and included in the development agreement for each individual project.

Creating Permanent Jobs for Area Residents. TIF applicants must agree to sponsor job fairs or other programs to attract neighborhood residents to any permanent jobs created in the development.

Design Review/Peer Review Process. The City's TIF program has a set of master design guidelines that development projects seeking direct site-specific TIF funding assistance will be required to comply with. Additionally, the design of each TIF supported project will be reviewed by the Urban Design Peer Review Panel (UDPRP),

Exhibit A

an independent group of design, engineering, and/or planning professionals selected by the Dallas City Manager. UDPRP will review and provide recommendations on the Project's design to the TIF Board for consideration. Conformance to design standards for non-TIF funded projects is voluntary but strongly encouraged to maintain the design focus of the implementation of the Downtown Connection TIF Plan. TIF District Design Guidelines for new development and redevelopment in the Zone maybe modified to add design goals for the Newpark Sub-district and subsequently adopted by the Downtown Connection TIF District board.

Existing Resident Displacement. The Act requires that existing resident displacement be minimized. No persons are expected to be displaced by redevelopment activity within the Downtown Connection TIF District.

Eminent Domain. The City may consider the use of eminent domain as necessary and convenient to implement the Downtown Connection TIF project and financing plan. Potential land acquisitions with eminent domain may include:

- Properties needed for pedestrian safety and accessibility;
- Park sites described in the CBD Park Master Plan;
- Key development sites, which may be:
 - a) Locations adjacent to park sites in the Downtown core; or
 - b) Locations identified in the City Center TIF District Parking Strategy study as priority locations for public parking, or
 - c) Catalyst Project.
 - d) Land or rights to land obtained for a redevelopment project in accordance with a development agreement.

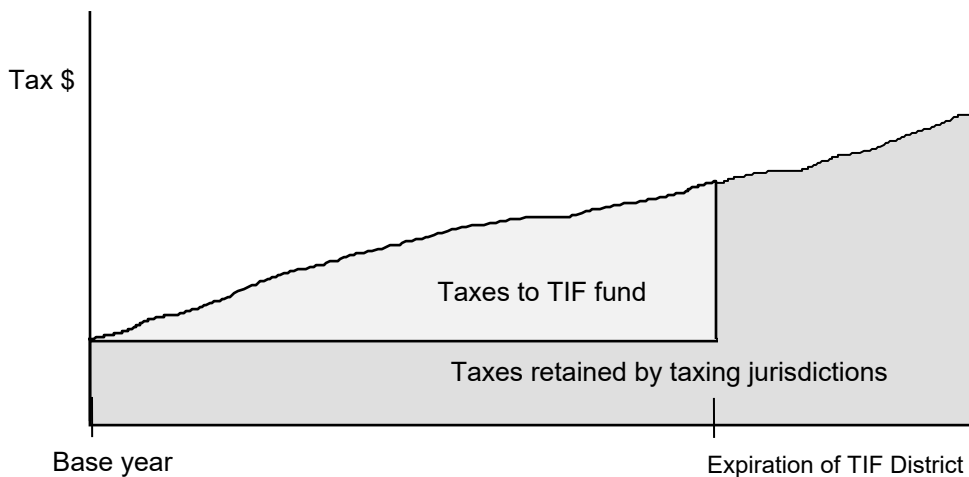
Section 3: Financing Plan

Tax increment financing (“TIF”) is a tool local governments of Texas have used since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for economic development. The improvements strengthen existing communities and attract investment. Statutes governing TIF are in Chapter 311 of the Texas Tax Code.

A municipality makes an area eligible for tax increment financing by designating a reinvestment zone. The additional tax dollars generated by growth of real property value flow to a “tax increment financing fund” (“TIF fund”) for a specified term of years. Money flowing to the TIF fund each year is disbursed according to a plan approved by a TIF board and the City Council, as prescribed by statutes and the ordinance designating the reinvestment zone. The Fund may be used to make grants in furtherance of the development for the District and for public improvements within the reinvestment zone. TIF funds may also to be used for public improvements at places of public assembly, such as a park, or for affordable housing, even though outside the zone.

The illustration below shows how tax from real properties in a TIF zone flows to a taxing jurisdiction and to a TIF fund. This assumes real property values in the TIF zone rise soon after the zone’s designation.

Real Property Tax Flow with Tax Increment Financing



Inclusion of property in a TIF zone does not change any tax rate for the property. Tax rates in a TIF zone are the same as tax rates outside the zone and within the same set of taxing jurisdictions.

Once the public improvements are completed and paid for, the TIF is dissolved and the full amount of the taxes collected in area are kept by the taxing jurisdictions. In effect, the taxing jurisdictions are “investing” future earnings to receive the benefit of higher tax

Exhibit A

revenues from new development. Also, taxing jurisdictions are not restricted from raising their tax rates during the life of the zone.

Financing Plan

The Reinvestment Zone Financing Plan provides for incremental financing and predicts revenues for the Downtown Connection TIF District. **Exhibit P** compares the 2013 amended budget to the original budget adopted for the Zone. **Exhibit Q** compares the 2022 amended budget shown below to the budget adopted in 2013.

Exhibit J

Downtown Connection Sub-district Amended Improvements Budget

*Project costs are public improvements and grants paid or reimbursed by the District.
Projects cost may be changed in subsequent project and financing plan amendments.*

| Category | Amended NPV Budget (2005) ¹ | Estimated Total Dollars TIF Budget ² |
|---|---|---|
| Catalyst Projects: - Environmental remediation, demolition, historic façade, restoration, street/utility improvements & streetscape improvements, land acquisition, and non project costs, including, but not limited to machinery, equipment, materials and supplies | \$68,000,000 | \$68,000,000 |
| Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots - <i>Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing</i> | \$239,255,247 | \$629,007,549 |
| Uptown/Downtown connection improvements³ | \$0 | \$0 |
| Park and plaza design and acquisition | \$1,500,000 | \$3,943,535 |
| Affordable Housing⁴ | \$3,000,000 | \$3,000,000 |
| Ground Floor Activation/Streetscape Improvements⁴ | \$1,985,000 | \$1,985,000 |
| Downtown Area Plan⁴ | \$515,000 | \$515,000 |
| Public Safety Building (replace Fire Station #18) | \$5,146,398 | \$13,530,000 |
| Administration and Implementation | \$3,940,386 | \$10,359,365 |
| Debt Service (Principal and Interest) | \$79,555,857 | \$206,972,265 |
| Total | \$402,897,888 | \$937,312,714 |

¹Amended NPV Budget values discounted to 2005 dollars at 5% discount rate.

²Amended Total Dollar values reflect estimated total collections over the life of the District. These values will fluctuate annually.

³Funds allocated to the Uptown/Downtown connection improvements line item have been reprogrammed to the Redevelopment line item.

⁴Funds for the Affordable Housing, Ground Floor Activation/Streetscape Improvements, and Downtown Connection projects are in cash.

Exhibit K

Newpark Sub-district Amended Improvements Budget

*Project costs are public improvements and grants paid or reimbursed by the District.
Projects cost may be changed in subsequent project and financing plan amendments*

| Category | NPV Budget ¹ (2022) | Estimated Total Dollar TIF Budget ² |
|--|-----------------------------------|--|
| Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots - <i>Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, streetscape</i> | \$19,778,349 | \$49,000,000 |
| Public Safety Building <i>(replace Fire Station #4)</i> | \$5,461,246 | \$13,530,000 |
| Economic Development TIF Grant - High density mixed-use <i>development projects, mixed-income housing</i> | \$63,273,208 | \$156,756,626 |
| Administration and Implementation | \$1,816,379 | \$4,500,000 |
| Total Project Costs | \$90,329,182 | \$223,786,626 |

¹ NPV Budget values discounted to 2022 dollars at 5% discount rate.

² Estimated Total Dollar values reflect estimated total collections over the life of the sub-district. These values will fluctuate annually.

Financing Method. The City's current policy for financing TIF projects is for private groups to advance funds for public improvements in the reinvestment zone or to have funds paid directly from the Downtown Connection TIF District Fund as funds become available. The City has financed all its prior TIF District projects on a pay-as-you-go basis. Advances may be repaid by the future cash flows to the Downtown Connection TIF District fund. Taxing jurisdictions need not guarantee these loan repayments with any other source. The City of Dallas, using TIF funds, may purchase facade easements for specific buildings. In addition, other public improvements included in the Project Plan may be funded directly from the Downtown Connection TIF District funds, as incremental revenue is available.

In connection with the shift in approach from funding seed project to focusing resources into a large catalyst project, the City may consider using the TIF fund to reimburse project cost principal and interest and other financing costs. The City may negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of two categories of projects within the TIF zone, using any financial instrument, subject to City Council approval of the note or credit line or issue bonds or other obligations for:

- Catalyst Project: These were public improvements related to the Mercantile Block, Atmos Complex and Continental Building for which total project investment from all sources will exceed \$100,000,000;
- Accessibility/safety projects: These are public improvements to achieve greater safety or accessibility and to foster redevelopment of small commercial structures.
- Other projects so determined by the Downtown Connection TIF District Board of Directors and the City Council.

The City of Dallas created a local government corporation called the Dallas Downtown Development Authority ("DDDA") to assist with the development of TIF improvements in the zone. The City, in its name or through the DDDA, may issue bonds or other obligations ("Bonds") in an aggregate principal amount estimated to be \$66 million to aid in the funding of project costs within the Downtown Connection TIF District, secured in whole or in part with City general fund annual appropriation of Chapter 380 grants and/or tax increment revenues, subject to City Council approval of the issuance of such Bonds. Bonds may be issued to fund capitalized interest and reserve funds for the Bonds. In addition, the DDDA may seek to obtain a line or letter of credit to support activities consistent with the objectives of this Plan.

Financing Policy and Long-Term Financing. The goal of the Downtown Connection TIF District is to leverage increment accrued to maximize development in the District. It is the intention of the Board of Directors that the increment received initially goes to catalyst projects such as the Mercantile block, Continental Building, and Atmos Energy Buildings.

It is anticipated that the City, the Downtown Connection TIF District Board of Directors and the will DDDA enter into an agreement pursuant to which:

- TIF revenues would be transferred from the TIF fund to the DDDA.
- The City delegates to the DDDA certain duties and responsibilities concerning implementation of the project plan
- The DDDA agrees to use the funds received to secure bonds and agrees to assume the duties and responsibilities delegated to it by the City, subject to the conditions of the agreement.

Expected Revenues. **Exhibit G** is a list of development anticipated in the Downtown Connection Sub-district through 2027. **Exhibit I** is a list of development anticipated in the Newpark Sub-district through 2032. Some of the identified developments will probably not occur, while other development projects likely will replace them. This schedule represents the best estimate of anticipated development in the area. Actual timing, floor area, uses and other attributes of the identified developments may differ from the schedule.

Unit values supporting appraisal estimates in **Exhibits G and I** are based on observations of values assigned to comparable developments by the Dallas Central Appraisal District (DCAD). Actual construction costs or trading prices may differ. Because tax increments are measured by DCAD values, these are the relevant measures of value for a TIF financing plan. To show the reasonableness of appraisal estimates in this plan, **Exhibit L** presents 2004 appraisals by DCAD of several properties in the TIF zone and nearby that are believed similar to the forecasted development in **Exhibit G**.

Within the next twenty years, the anticipated pace of development will likely consume much of the vacant land in the Downtown Connection Sub-district north of Woodall Rodgers Freeway. There is also strong probability that some land with existing structures in 2005 will redevelop within that time horizon.

The sites anticipated for redevelopment with the Downtown Connection Sub-district may constitute most of the redevelopment in the zone through 2027, although some unnamed sites will inevitably substitute for listed sites. Further redevelopment on both sides of Woodall Rodgers Freeway after 2027 is likely, but not forecast in this analysis for two reasons: (1) Tax increments are estimated to flow to the TIF zone for only twenty-two years (the legal life of the TIF is thirty years); (2) Forecasts further into the future become marginally reliable.

Based on the development projects identified in **Exhibit G** and other stated assumptions, **Exhibit M** and **Exhibit N** estimates annual City/County real property taxes from the TIF zone and annual percentages and amounts of the real property tax growth increment reinvested each year in the Downtown Connection TIF fund from each sub-district. Cumulative increased property value is expected to be approximately \$11 billion during the 30-year term of the Downtown Connection Sub-district and approximately \$1.7 billion for the Newpark Sub-district. The Downtown Connection Sub-district projections assume a 90% reinvestment rate for the City during the 30-year life of the sub-district and 55% from the County with a term of 20 years or until the Project Cost Budget is collected. The County's contribution to the Downtown

Connection Sub-district is capped at a net present value of \$18.5 million. The final terms of the County's contribution of its tax increment to the Downtown Connection Sub-district was set forth in an inter-local participation agreement between the City and the County.

The Newpark Sub-district projections assume a 90% reinvestment rate for the City during the 30-year life of the sub-district and 55% from the County with a term of 20 years or until the Project Cost Budget is collected. The County's contribution to the Newpark Sub-district will ultimately be negotiated and set forth in an inter-local participation agreement between the City and the County.

Financial Assumptions

The key factors influencing the financial feasibility study and its conclusions are the financial assumptions that have been adopted.

Inflation. The generally accepted inflation for construction costs and the value of improvements is three percent (3.0%) per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of five percent (5%) per annum.

Appreciation. Property appreciation is assumed to be 2.5% per annum on average.

Tax Rate Changes. Although tax rates will certainly increase during the 30-year development period of both sub-districts, the financial plan conservatively assumes that the tax rate will remain constant for the life of the Downtown Connection TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The City of Dallas will participate at a rate equal to approximately 90% of incremental value during the 30-year term of the TIF or until the budget of \$402.9 million (net present value) is reached and Dallas County will participate at a rate of 55% of incremental value during the first 20 years of the term of the Downtown Connection Sub-district. Dallas County's participation is capped at a net present value of \$18.5 million in this sub-district.

The City of Dallas will participate at a rate equal to approximately 90% of incremental value during the 30-year term of the Newpark Sub-district or until the budget of \$90.3 million (net present value) is reached, and Dallas County is anticipated to participate at a rate of 55% of incremental value for a term of 20 years beginning in year 5 (2027) of the term of the Newpark Sub-district.

Financial Feasibility

The private development plans, public improvement program, general financing strategy and financial assumptions were all included in an economic feasibility study prepared by

Stein Planning and Management. The study is intended to be used as part of the economic feasibility study for the District in accordance with the provisions of Section 311.011, Texas Tax Code, and is available upon request.

At the time of creation of the original District, the now Downtown Connection Sub-district, cumulative increased property value was expected to be approximately \$4 billion during the 30-year term of the TIF District.

The TIF District projections provide for increment collections over the entire 30-year life of the Downtown Connection Sub-district.

On a strict “pay-as-you-go” basis, the progress of the public improvements portion of the development program is a direct result of the revenues received (and matched by the City’s contributions). Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. If revenues do not meet expectations, then the pace of public improvements will be slowed or discontinued altogether based upon the advice of the Board of Directors and the approval of the City Council.

Based upon a set of TIF District assumptions and analysis of the project and financing plan, the Downtown Connection Board of Directors has concluded that the plan is feasible.

Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program that was first approved by the City Council on March 13, 1996. This program provides a framework for development incentives in a variety of areas. Within this framework the Downtown Connection Board of Directors has adopted specific policies for the Downtown Connection TIF District:

- The Catalyst Project (Mercantile Block, Atmos Complex, and Continental Building) in the Downtown Connection Sub-district was recognized as a major component of the Downtown Connection TIF District Public Improvement Plan, therefore, the majority of increment accrued will be set aside for such projects.
- Public improvements will be phased at a pace that coincides with private development.
- Private developers desiring City participation in cost-sharing for infrastructure improvement needs for their projects must sign a Development Agreement with the City.
- Each Development Agreement is mutually exclusive - that is, the nature and extent of support with public funds may change over time as the District becomes more developed.

- The City may negotiate with financial institutions to secure notes or lines of credit to aid in the funding of two categories of projects within the TIF zone, using any financial instrument, subject to City Council approval of the note or credit line, or issue certificates of obligation or TIF bonds for catalyst projects and accessibility/safety projects as described earlier in the Project Plan.
- If a developer needs infrastructure improvements constructed at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:
 - ~ deferred until funds are available
 - ~ constructed at the sole expense of the developer
 - ~ constructed at developer expense, with the City reimbursing the developer as funds become available
- Private development must substantially conform to "private development design guidelines" adopted by the Downtown Connection Board of Directors in order to receive cost participation benefits for infrastructure improvements.

The Downtown Connection TIF Board may from time-to-time recommend amendments to these financial policies which will affect the operations of the TIF District.

Should project costs be paid that directly benefit the developer of a catalyst project, such as the acquisition of machinery, equipment, materials and supplies, or grants made to a developer as permitted by Chapter 311, Texas Tax Code, the City will establish sufficient controls to ensure that the expenditure does result in the public purpose being carried out and that the public is protected in the use of public funds, such as the tax increment revenues, for the intended result.

The DDDA may undertake such activities as determined by the City Council to be necessary or convenient to implement the Plan, including the issuance of bonds or other obligations to finance the payment of project costs. No such bonds or other obligations shall be issued by the local government corporation without prior City Council approval.

The City reserves the right to amend this plan to provide for the establishment of a "sales tax increment" collection process, as permitted by Chapter 311, Texas Tax Code.

Other Financial Benefits

New residents of Downtown will spend for goods and services subject to sales tax. Because the City has a one-cent sales tax, this generates municipal revenue. **Exhibit O** estimates City sales tax attributed to new Downtown residences. The schedule makes no allowance for a share of purchases by Downtown residents outside Downtown, but it assumes these external purchases will be offset by purchases from

tourists, convention attendees and visitors from outside Downtown who will be drawn to spend more time Downtown. Many of the buildings that will be adapted for residential use with help from the TIF program are expected to use ground level space for retail tenants or restaurants.

The Dallas Independent School District is not expected to participate in the Zone. State law governing school funding since September 1999 makes TIF participation generally unattractive for a school district. Nevertheless, the DISD will receive a windfall from the Downtown Connection Sub-district estimated at roughly \$1.8 billion over forty years. All DISD tax projections bear risk that new Texas law may cap the rate of local property tax a school district may levy.

Conclusions

Based upon a set of assumptions and analysis of the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan, the Downtown Connection TIF District Board of Directors has concluded that the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan is feasible.

The success of development in the Zone will allow downtown Dallas to become more of an activity center. The new residential population base will support downtown Dallas' expanding retail and entertainment activities and enhance the area's overall market image. The success of this program will protect and build on the region's greatest real estate asset.

The Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan was developed with these specific needs in mind.

Exhibit L

Comparable Developments based on DCAD 2004 Appraisals

| (a) | (b) | (c) | 9d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) |
|-------------------------------------|----------------------|---|--------------|---------------|-----------|------------|---------|--------------|---------------|-------|
| Development Name | Address | Improvements | Land | Total Value | Bldg. SF | IV per BSF | Land SF | Land per LSF | Total per BSF | FAR |
| Mixed use centers | | | | | | | | | | |
| The Crescent | 500 Crescent | \$242,570,000 | \$25,984,920 | \$268,554,920 | 1,722,192 | \$141 | 433,082 | \$60 | \$156 | 3.98 |
| | 3699 McKinney | \$33,269,340 | \$6,745,320 | \$40,014,660 | 315,535 | | 224,844 | | | |
| | 3699 McKinney | \$4,255,070 | \$1,730,070 | \$5,985,140 | 34,336 | | 57,669 | | | |
| West Village | | \$37,524,410 | \$8,475,390 | \$45,999,800 | 349,871 | \$107 | 282,513 | \$30 | \$131 | 1.24 |
| Mockingbird Station | 5307 Mockingbird | \$51,224,220 | \$10,627,060 | \$61,851,280 | 565,675 | \$91 | 379,538 | \$28 | \$109 | 1.49 |
| Retail centers | | | | | | | | | | |
| One-Stop Mini-Mart | 2324 McKinney | \$576,860 | \$1,423,080 | \$1,999,940 | 3,509 | \$164 | 23,718 | \$60 | \$570 | 0.15 |
| Knox Park Village | 3001 Knox | \$12,182,090 | \$2,798,910 | \$14,981,000 | 81,893 | \$149 | 87,172 | \$32 | \$183 | 0.94 |
| Lincoln Park (retail with. grocery) | 7700 W. Northwest | \$20,260,770 | \$11,299,680 | \$31,560,450 | 153,642 | \$132 | 502,208 | \$23 | \$205 | 0.31 |
| Highland Park Village | 4201 Mockingbird | \$28,648,860 | \$15,918,560 | \$44,567,420 | 230,948 | \$124 | 397,964 | \$40 | \$193 | 0.58 |
| HPV parking north of M'bird | 4200 Mockingbird | \$0 | \$4,108,360 | \$4,108,360 | 0 | N.A. | 102,709 | \$40 | N.A. | 0.00 |
| Highland Park Village total | | \$28,648,860 | \$20,026,920 | \$48,675,780 | 230,948 | \$124 | 500,673 | \$40 | \$211 | 0.46 |
| Best Buy, CompUSA, Office Max | 9358 N. Central | \$21,310,230 | \$9,544,770 | \$30,855,000 | 184,996 | \$115 | 636,318 | \$15 | \$167 | 0.29 |
| Office buildings | | | | | | | | | | |
| Chase Tower | 2200 Ross | \$151,599,640 | \$2,799,830 | \$154,399,470 | 1,250,000 | \$121 | 111,993 | \$25 | \$124 | 11.16 |
| Trammell Crow Center | 2001 Ross | \$140,591,200 | \$2,851,440 | \$143,442,640 | 1,245,324 | \$113 | 95,048 | \$30 | \$115 | 13.10 |
| 2100 McKinney | 2100 McKinney | \$39,810,540 | \$8,189,460 | \$48,000,000 | 374,654 | \$106 | 136,491 | \$60 | \$128 | 2.74 |
| Fountain Place | 1445 Ross | \$121,795,310 | \$2,204,690 | \$124,000,000 | 1,297,418 | \$94 | 78,739 | \$28 | \$96 | 16.48 |
| 1845 Woodall Rodgers | 1845 Woodall Rodgers | \$10,278,510 | \$1,266,650 | \$11,545,160 | 185,007 | \$56 | 36,190 | \$35 | \$62 | 5.11 |
| Residences | | | | | | | | | | |
| 1999 McKinney condos (62) | 1999 McKinney | \$32,925,450 | \$1,309,414 | \$34,234,864 | 175,482 | \$188 | 29,098 | \$45 | \$195 | 6.03 |
| | | (Improvement figures are estimates based on 100% of three middle floors.) | | | | | | | | |
| Portobello townhouse condo unit | 33xx Blackburn | \$415,870 | \$59,130 | \$475,000 | 2,606 | \$160 | N.A. | N.A. | N.A. | N.A. |
| Travis Terrace townhouse condo | 39xx Travis | \$400,610 | \$42,420 | \$443,030 | 2,782 | \$144 | 2,121 | \$20 | \$159 | 1.31 |
| Lincoln Park | 5445 Caruth Haven | \$35,455,780 | \$9,544,220 | \$45,000,000 | 395,377 | \$90 | 636,281 | \$15 | \$114 | 0.62 |
| The Abbey | 2521 Worthington | \$4,155,550 | \$944,450 | \$5,100,000 | 48,082 | \$86 | 29,514 | \$32 | \$106 | 1.63 |
| Heights of State Thomas | 3015 State | \$14,778,910 | \$3,921,090 | \$18,700,000 | 173,545 | \$85 | 122,534 | \$32 | \$108 | 1.42 |
| Knox Travis Park | 4611 Travis | \$10,962,040 | \$537,960 | \$11,500,000 | 137,331 | \$80 | 26,898 | \$20 | \$84 | 5.11 |
| | 2816 Guillot | \$10,364,586 | \$3,185,490 | \$13,550,076 | 171,403 | | 91,014 | | | |
| | 2518 Colby | \$14,849,970 | \$5,889,960 | \$20,739,930 | 275,636 | | 175,982 | | | |
| | 2427 Allen | \$8,687,790 | \$1,962,210 | \$10,650,000 | 123,754 | | 61,319 | | | |

| | | | | | | | | | | |
|---|---------------------|--------------|--------------|--------------|---------|-------|---------|------|-------|-------|
| Uptown Village | | \$33,902,346 | \$11,037,660 | \$44,940,006 | 570,793 | \$59 | 328,315 | \$34 | \$79 | 1.74 |
| Gables at Routh | 2600 Cole | \$9,033,540 | \$2,128,460 | \$11,162,000 | 142,507 | \$63 | 60,813 | \$35 | \$78 | 2.34 |
| Mirabella | 2600 Cole | \$9,033,540 | \$2,128,460 | \$11,162,000 | 142,507 | \$63 | 60,813 | \$35 | \$78 | 2.34 |
| Jefferson at Gaston | 2752 Gaston | \$26,158,960 | \$4,665,280 | \$30,824,240 | 417,815 | \$63 | 548,856 | \$9 | \$74 | 0.76 |
| Block 588 Condos | 3110 Thomas | \$13,603,550 | \$1,636,450 | \$15,240,000 | 229,074 | \$59 | 51,139 | \$32 | \$67 | 4.48 |
| Heights of State Thomas | 3110 Thomas | \$16,111,970 | \$3,688,030 | \$19,800,000 | 299,362 | \$54 | 115,251 | \$32 | \$66 | 2.60 |
| Davis Building | 1309 Main | \$12,876,320 | \$873,000 | \$13,749,320 | 241,481 | \$53 | 14,550 | \$60 | \$57 | 16.60 |
| Majestic Lofts Residences | 1900 Elm | \$6,553,000 | \$1,200,000 | \$7,753,000 | 126,000 | \$52 | 20,000 | \$60 | \$62 | 6.30 |
| Kirby Building | 1501 Main | \$9,849,880 | \$900,120 | \$10,750,000 | 203,824 | \$48 | 15,002 | \$60 | \$53 | 13.59 |
| Gables Concord | 3003 Bookhout | \$6,044,580 | \$4,755,420 | \$10,800,000 | 138,390 | \$44 | 158,514 | \$30 | \$78 | 0.87 |
| Jefferson at the North End | 2323 N. Field | \$25,754,460 | \$16,395,540 | \$42,150,000 | 623,997 | \$41 | 468,444 | \$35 | \$68 | 1.33 |
| Camden Farmers Market | 2210 Canton | \$15,823,610 | \$5,676,390 | \$21,500,000 | 381,441 | \$41 | 306,832 | \$18 | \$56 | 1.24 |
| Wilson Building | 1623 Main | \$8,985,000 | \$1,740,000 | \$10,725,000 | 250,778 | \$36 | 29,000 | \$60 | \$43 | 8.65 |
| Rovello | 2610 Allen | \$13,960,180 | \$4,727,740 | \$18,687,920 | 397,294 | \$35 | 132,117 | \$36 | \$47 | 3.01 |
| Hotels | | | | | | | | | | |
| The Mansion on Turtle Creek | 2821 Turtle Creek | \$16,504,480 | \$5,495,420 | \$21,999,900 | 82,976 | \$199 | 157,012 | \$35 | \$265 | 0.53 |
| Hotel Zaza | 2332 Leonard | \$11,782,940 | \$2,918,340 | \$14,701,280 | 102,010 | \$116 | 48,639 | \$60 | \$144 | 2.10 |
| | 2007 Live Oak | \$3,898,390 | \$1,521,000 | \$5,419,390 | 0 | | 43,457 | | | |
| | 2117 Live Oak | \$68,759,606 | \$3,484,460 | \$72,244,066 | 535,478 | | 99,556 | | | |
| | 443 Olive | \$5,722,150 | \$2,777,810 | \$8,499,960 | 292,056 | | 79,366 | | | |
| | 400 Olive | \$0 | \$94,550 | \$94,550 | 0 | | 7,879 | | | |
| Adam's Mark Hotel | | \$78,380,146 | \$7,877,820 | \$86,257,966 | 827,534 | \$95 | 230,258 | \$34 | \$104 | 3.59 |
| | 300 Reunion | \$62,744,660 | \$3,287,340 | \$66,032,000 | 657,212 | | 205,549 | | | |
| | 500 S. Stemmons | \$0 | \$2,491,750 | \$2,491,750 | 0 | | 177,982 | | | |
| | 201 Reunion | \$0 | \$916,180 | \$916,180 | 0 | | 76,348 | | | |
| | 400 S. Stemmons | \$0 | \$811,640 | \$811,640 | 0 | | 57,974 | | | |
| | 311 Reunion | \$0 | \$237,240 | \$237,240 | 0 | | 16,946 | | | |
| | 300 Hyatt Regency | \$0 | \$41,060 | \$41,060 | 0 | | 9,165 | | | |
| Hyatt Regency Hotel | | \$62,744,660 | \$7,785,210 | \$70,529,870 | 657,212 | \$95 | 543,964 | \$14 | \$107 | 1.21 |
| Hotel St. Germain | 2516 Maple | \$500,790 | \$540,400 | \$1,041,190 | 8,273 | \$61 | 15,440 | \$35 | \$126 | 0.54 |
| | 1717 N. Akard | \$24,721,980 | \$2,462,520 | \$27,184,500 | 579,037 | | 87,947 | | | |
| | 1717 N. Akard | \$0 | \$315,500 | \$315,500 | 0 | | 11,268 | | | |
| Fairmont Hotel | | \$24,721,980 | \$2,778,020 | \$27,500,000 | 579,037 | \$43 | 99,215 | \$28 | \$47 | 5.84 |
| Building floor area measurements exclude parking garages. Improvement appraisals include garages. | | | | | | | | | | |
| Grocery stores | | | | | | | | | | |
| Whole Foods Market | 4100 Lomo Alto | \$3,382,000 | \$1,775,900 | \$5,157,900 | 35,600 | \$95 | 70,236 | \$25 | \$145 | 0.51 |
| Kroger Signature | 5665 E. Mockingbird | \$2,623,330 | \$4,188,550 | \$6,811,880 | 79,228 | \$33 | 349,046 | \$12 | \$86 | 0.23 |

Exhibit M

Downtown Connection Sub-district Increment Projections

| Downtown Connection Sub-district Projected TIF Increment Schedule | | | | | | | | | | |
|--|--|-------------------------|--------------------|-------------------|---------------------------------------|---|---|-------------------------------|-----------------------------------|--|
| Tax Year | Total Property Value Estimate ¹ | Property Value Growth | Comp. Value Growth | Anticipated Value | Anticipated Accumulated Revenue (NPV) | Tax Increment Revenue into TIF CITY @ 90% | Tax Increment Revenue into TIF COUNTY @ 55% | Anticipated Increment Revenue | NPV Anticipated Increment Revenue | |
| Base | 2005 | \$561,696,137 | | | | | | | | |
| Adj. Base | 2009 | \$564,917,317 | | | | | | | | |
| 1 | 2006 | \$759,033,448 | 35.13% | 35.13% | \$197,337,311 | \$1,370,108 | \$1,208,059 | \$1,438,614 | \$1,370,108 | |
| County | | \$759,016,948 | | | \$197,320,811 | | \$230,555 | | | |
| 2 | 2007 | \$989,078,707 | 30.31% | 76.09% | \$427,382,570 | \$4,450,867 | \$2,844,731 | \$3,396,536 | \$4,450,867 | |
| County | | \$988,341,787 | | | \$426,645,650 | | \$551,805 | | | |
| 3 | 2008 | \$1,515,616,786 | 53.24% | 169.83% | \$953,920,649 | \$10,691,983 | \$6,065,898 | \$7,224,872 | \$10,691,983 | |
| County | | \$1,595,047,713 | | | \$1,033,501,376 | | \$1,158,974 | | | |
| 4 | 2009 | \$1,512,292,589 | -0.22% | 169.24% | \$947,375,272 | \$17,179,939 | \$6,768,369 | \$7,886,151 | \$17,179,939 | |
| County | | \$1,559,199,640 | | | \$994,432,123 | | \$1,117,782 | | | |
| 5 | 2010 | \$1,539,047,900 | 1.77% | 174.00% | \$974,130,583 | \$23,590,942 | \$6,849,382 | \$8,182,245 | \$23,590,942 | |
| County | | \$1,583,755,734 | | | \$1,018,988,217 | | \$1,332,864 | | | |
| 6 | 2011 | \$1,546,807,101 | 0.50% | 175.38% | \$981,889,784 | \$29,976,530 | \$7,235,640 | \$8,557,298 | \$29,976,530 | |
| County | | \$1,589,222,014 | | | \$1,024,304,697 | | \$1,321,658 | | | |
| 7 | 2012 | \$1,747,004,927 | 12.94% | 211.02% | \$1,182,087,610 | \$37,100,585 | \$8,408,406 | \$10,024,261 | \$37,100,585 | |
| County | | \$1,791,557,491 | | | \$1,226,640,174 | | \$1,615,855 | | | |
| 8 | 2013 | \$2,151,461,278 | 23.15% | 283.03% | \$1,586,543,961 | \$46,190,348 | \$11,306,531 | \$13,429,720 | \$46,190,348 | |
| County | | \$2,194,764,321 | | | \$1,629,847,004 | | \$2,123,189 | | | |
| 9 | 2014 | \$2,336,630,090 | 8.61% | 316.00% | \$1,771,712,773 | \$55,832,170 | \$12,654,259 | \$14,957,631 | \$55,832,170 | |
| County | | \$2,384,374,137 | | | \$1,819,456,820 | | \$2,303,372 | | | |
| 10 | 2015 | \$2,532,268,642 | 8.37% | 350.83% | \$1,967,351,325 | \$66,143,943 | \$14,209,948 | \$16,796,791 | \$66,143,943 | |
| County | | \$2,591,240,060 | | | \$2,026,322,743 | | \$2,586,843 | | | |
| 11 | 2016 | \$3,009,289,603 | 18.84% | 435.75% | \$2,444,372,286 | \$78,059,128 | \$17,038,233 | \$20,379,009 | \$78,059,128 | |
| County | | \$3,065,147,196 | | | \$2,500,379,679 | | \$3,340,776 | | | |
| 12 | 2017 | \$3,562,648,652 | 18.39% | 534.27% | \$2,997,731,335 | \$92,058,318 | \$21,054,866 | \$25,140,534 | \$92,058,318 | |
| County | | \$3,620,500,763 | | | \$3,055,583,446 | | \$4,085,668 | | | |
| 13 | 2018 | \$4,305,186,757 | 20.84% | 666.46% | \$3,740,269,440 | \$108,512,523 | \$25,946,284 | \$31,026,859 | \$108,512,523 | |
| County | | \$4,316,648,978 | | | \$3,557,632,030 | | \$5,080,574 | | | |
| 14 | 2019 | \$4,877,367,675 | 13.29% | 768.33% | \$4,312,450,358 | \$125,227,588 | \$30,201,792 | \$33,094,684 | \$125,227,588 | |
| County | | \$4,924,721,005 | | | \$3,936,379,218 | | \$2,892,892 | | | |
| 15 | 2020 | \$5,444,301,395 | 11.62% | 869.26% | \$4,879,384,078 | \$141,171,071 | \$33,145,357 | \$33,145,357 | \$141,171,071 | |
| 16 | 2021 | \$5,883,074,613 | 8.06% | 947.38% | \$5,318,157,296 | \$158,127,051 | \$37,012,779 | \$37,012,779 | \$158,127,051 | |
| 17 | 2022 | \$6,177,228,344 | 5.00% | 999.75% | \$5,612,311,027 | \$175,168,801 | \$39,060,001 | \$39,060,001 | \$175,168,801 | |
| 18 | 2023 | \$6,486,089,761 | 5.00% | 1054.73% | \$5,921,172,444 | \$192,292,234 | \$41,209,584 | \$41,209,584 | \$192,292,234 | |
| 19 | 2024 | \$6,810,394,249 | 5.00% | 1112.47% | \$6,245,476,932 | \$209,493,462 | \$43,466,646 | \$43,466,646 | \$209,493,462 | |
| 20 | 2025 | \$7,150,913,961 | 5.00% | 1173.09% | \$6,585,996,644 | \$226,768,779 | \$45,836,561 | \$45,836,561 | \$226,768,779 | |
| 21 | 2026 | \$7,508,459,659 | 5.00% | 1236.75% | \$6,943,542,342 | \$244,114,659 | \$48,324,972 | \$48,324,972 | \$244,114,659 | |
| 22 | 2027 | \$7,883,882,642 | 5.00% | 1303.58% | \$7,318,965,325 | \$261,527,740 | \$50,937,803 | \$50,937,803 | \$261,527,740 | |
| 23 | 2028 | \$8,278,076,774 | 5.00% | 1373.76% | \$7,713,159,457 | \$279,004,823 | \$53,681,276 | \$53,681,276 | \$279,004,823 | |
| 24 | 2029 | \$8,691,980,613 | 5.00% | 1447.45% | \$8,127,063,296 | \$296,542,860 | \$56,561,922 | \$56,561,922 | \$296,542,860 | |
| 25 | 2030 | \$9,126,579,644 | 5.00% | 1524.83% | \$8,561,662,327 | \$314,138,949 | \$59,586,601 | \$59,586,601 | \$314,138,949 | |
| 26 | 2031 | \$9,582,908,626 | 5.00% | 1606.07% | \$9,017,991,309 | \$331,790,325 | \$62,762,514 | \$62,762,514 | \$331,790,325 | |
| 27 | 2032 | \$10,062,054,057 | 5.00% | 1691.37% | \$9,497,136,740 | \$349,494,354 | \$66,097,223 | \$66,097,223 | \$349,494,354 | |
| 28 | 2033 | \$10,565,156,760 | 5.00% | 1780.94% | \$10,000,239,443 | \$367,248,531 | \$69,598,666 | \$69,598,666 | \$367,248,531 | |
| 29 | 2034 | \$11,093,414,598 | 5.00% | 1874.99% | \$10,528,497,281 | \$385,050,467 | \$73,275,183 | \$73,275,183 | \$385,050,467 | |
| 30 | 2035 | \$11,648,085,328 | 5.00% | 1973.73% | \$11,083,168,011 | \$402,897,888 | \$77,135,524 | \$77,135,524 | \$402,897,888 | |
| Total | | | | | | \$1,029,485,010 | \$29,742,807 | \$1,059,227,817 | \$402,897,888 | |
| 2006 NPV @ 5% | | | | | | \$384,184,399 | \$18,713,489 | \$402,897,888 | | |

Assumptions:

- a. City of Dallas expected to participate in the Downtown Connection TIF District for 30 years at a rate of 90%.
- b. Dallas County participation rate is 55% and is capped at \$18.5M NPV.
- c. Stream of annual investments in TIF reflects intent to retire TIF obligations after 30 years.
- d. Property value estimates assume 1% to 2% annual property appreciation and 3% annual inflation.
- e. The base year was adjusted to \$561,696,137 to accommodate boundary additions and deletions made prior to 2006 bonds sale and to accommodate account consolidations/duplications.
- f. The base year was adjusted in 2009 to \$564,917,317 to accommodate boundary additions and deletions made in 2008 and to accommodate account consolidations/duplications.
- g. The projections in this chart are estimated and may fluctuate as a result of any of the following occurrences:
 - (1) Changes in date in which the TIF District may begin releasing TIF funds;
 - (2) Changes in the real property tax rates of participating taxing jurisdictions (City of Dallas and Dallas County);
 - (3) Changes in the participation rate of participating taxing jurisdictions; and/or
 - (4) Completion dates of projects listed in the district's reimbursement queue

Notes:

¹District values in bold print are actual collection amounts for the district; Remaining values are projections.

Exhibit N

Newpark Sub-district Increment Projections

Newpark Sub-district Project TIF Increment Schedule

| Tax Year | Increment Collected | Property Value Estimate | Property Value Growth (Annual) | Cumulative Value Growth | Anticipated Captured Value | Tax Increment Revenue City (90%) | Tax Increment Revenue County (55%) | Anticipated Total Tax Increment Revenue | Anticipated Total Tax Increment Revenue NPV | |
|----------------------|---------------------|-------------------------|--------------------------------|-------------------------|----------------------------|----------------------------------|------------------------------------|---|---|--------------|
| Base Year* | 2022 | \$22,270,550 | | | | | | | | |
| 1 | 2023 | 2024 | \$22,938,667 | 3.00% | 3.00% | \$668,117 | \$4,650 | \$0 | \$4,650 | \$4,428 |
| 2 | 2024 | 2025 | \$44,040,555 | 91.99% | 97.75% | \$21,770,005 | \$151,513 | \$0 | \$151,513 | \$141,855 |
| 3 | 2025 | 2026 | \$65,775,501 | 49.35% | 195.35% | \$43,504,951 | \$302,781 | \$0 | \$302,781 | \$403,409 |
| 4 | 2026 | 2027 | \$231,058,598 | 251.28% | 937.51% | \$208,788,048 | \$1,453,102 | \$0 | \$1,453,102 | \$1,598,880 |
| 5 | 2027 | 2028 | \$240,473,011 | 4.07% | 979.78% | \$218,202,461 | \$1,518,624 | \$273,566 | \$1,792,190 | \$3,003,107 |
| 6 | 2028 | 2029 | \$247,687,201 | 3.00% | 1012.17% | \$225,416,651 | \$1,568,832 | \$282,610 | \$1,851,443 | \$4,384,682 |
| 7 | 2029 | 2030 | \$492,080,317 | 98.67% | 2109.56% | \$469,809,767 | \$3,269,735 | \$589,012 | \$3,858,747 | \$7,127,022 |
| 8 | 2030 | 2031 | \$506,842,726 | 3.00% | 2175.84% | \$484,572,176 | \$3,372,477 | \$607,520 | \$3,979,997 | \$9,820,841 |
| 9 | 2031 | 2032 | \$707,673,008 | 39.62% | 3077.62% | \$685,402,458 | \$4,770,195 | \$859,306 | \$5,629,502 | \$13,449,668 |
| 10 | 2032 | 2033 | \$728,903,199 | 3.00% | 3172.95% | \$706,632,649 | \$4,917,951 | \$885,923 | \$5,803,874 | \$17,012,743 |
| 11 | 2033 | 2034 | \$750,770,294 | 3.00% | 3271.13% | \$728,499,744 | \$5,070,140 | \$913,338 | \$5,983,478 | \$20,511,159 |
| 12 | 2034 | 2035 | \$1,010,255,903 | 34.56% | 4436.29% | \$987,985,353 | \$6,876,082 | \$1,238,662 | \$8,114,744 | \$25,029,751 |
| 13 | 2035 | 2036 | \$1,040,563,580 | 3.00% | 4572.37% | \$1,018,293,030 | \$7,087,014 | \$1,276,659 | \$8,363,673 | \$29,465,186 |
| 14 | 2036 | 2037 | \$1,071,780,488 | 3.00% | 4712.55% | \$1,049,509,938 | \$7,304,274 | \$1,315,797 | \$8,620,071 | \$33,818,908 |
| 15 | 2037 | 2038 | \$1,103,933,902 | 3.00% | 4856.92% | \$1,081,663,352 | \$7,528,052 | \$1,356,108 | \$8,884,161 | \$38,092,341 |
| 16 | 2038 | 2039 | \$1,137,051,920 | 3.00% | 5005.63% | \$1,114,781,370 | \$7,758,544 | \$1,397,629 | \$9,156,173 | \$42,286,889 |
| 17 | 2039 | 2040 | \$1,171,163,477 | 3.00% | 5158.80% | \$1,148,892,927 | \$7,995,950 | \$1,440,396 | \$9,436,346 | \$46,403,936 |
| 18 | 2040 | 2041 | \$1,206,298,381 | 3.00% | 5316.56% | \$1,184,027,831 | \$8,240,478 | \$1,484,445 | \$9,724,924 | \$50,444,843 |
| 19 | 2041 | 2042 | \$1,242,487,333 | 3.00% | 5479.06% | \$1,220,216,783 | \$8,492,343 | \$1,529,816 | \$10,022,159 | \$54,410,951 |
| 20 | 2042 | 2043 | \$1,279,761,953 | 3.00% | 5646.43% | \$1,257,491,403 | \$8,751,763 | \$1,576,548 | \$10,328,311 | \$58,303,583 |
| 21 | 2043 | 2044 | \$1,318,154,811 | 3.00% | 5818.82% | \$1,295,884,261 | \$9,018,966 | \$1,624,682 | \$10,643,648 | \$62,124,039 |
| 22 | 2044 | 2045 | \$1,357,699,456 | 3.00% | 5996.39% | \$1,335,428,906 | \$9,294,185 | \$1,674,261 | \$10,968,445 | \$65,873,601 |
| 23 | 2045 | 2046 | \$1,398,430,439 | 3.00% | 6179.28% | \$1,376,159,889 | \$9,577,660 | \$1,725,326 | \$11,302,986 | \$69,553,529 |
| 24 | 2046 | 2047 | \$1,440,383,353 | 3.00% | 6367.66% | \$1,418,112,803 | \$9,869,640 | \$1,777,923 | \$11,647,563 | \$73,165,064 |
| 25 | 2047 | 2048 | \$1,483,594,853 | 3.00% | 6561.69% | \$1,461,324,303 | \$10,170,379 | | \$10,170,379 | \$76,168,406 |
| 26 | 2048 | 2049 | \$1,528,102,699 | 3.00% | 6761.54% | \$1,505,832,149 | \$10,480,140 | | \$10,480,140 | \$79,115,848 |
| 27 | 2049 | 2050 | \$1,573,945,780 | 3.00% | 6967.39% | \$1,551,675,230 | \$10,799,194 | | \$10,799,194 | \$82,008,394 |
| 28 | 2050 | 2051 | \$1,621,164,153 | 3.00% | 7179.41% | \$1,598,893,603 | \$11,127,820 | | \$11,127,820 | \$84,847,030 |
| 29 | 2051 | 2052 | \$1,669,799,078 | 3.00% | 7397.79% | \$1,647,528,528 | \$11,466,304 | | \$11,466,304 | \$87,632,726 |
| 30 | 2052 | 2053 | \$1,719,893,050 | 3.00% | 7622.72% | \$1,697,622,500 | \$11,653,928 | | \$11,653,928 | \$90,329,182 |
| Totals | | | | | | \$199,892,716 | \$23,829,531 | \$223,722,247 | | |
| 2022 NPV @ 5% | | | | | | \$79,405,078 | \$10,924,105 | \$90,329,182 | | |

Assumptions:

- a. City of Dallas expected to participate in the New park Sub-district for 30 years at a rate of 90%.
- b. Dallas County is projected to participate in the New park Sub-district for 20 years at a rate of 55%.
- c. The projections in this chart are estimated and may fluctuate as a result of any of the following occurrences:
 - (1) Changes in the real property tax rates of participating taxing jurisdictions (City of Dallas and Dallas County);
 - (2) Changes in the participation rate of participating taxing jurisdictions; and/or
 - (3) Timing and value of new development in the New park Sub-district

Notes:

*Estimated 2022 base year value for sub-district. Base year value may be adjusted when final 2022 property values for the sub-district are available.

Exhibit O

Additional City Sales Tax Attributed to New Downtown Residences in the TIF District – 2005

Assumptions:

- Average household has AGI of \$60,000 to \$70,000.
- Average household has 1.3 people (1.3 exemptions).
- Sales tax is based on 2004 IRS tables for Texas.
- City sales tax rate remains at 1% of taxable sales.
- Sales tax paid by Downtown residents outside Downtown equals tax on additional Downtown purchases by non-residents.
- No increase of households after 2028.
- No sales tax has been added for building construction materials.

| (a) | (b) | (c) | (d) | (e) |
|-------------------|---|----------------------------------|-----------------------------------|---|
| Year | Anticipated Downtown Residential Units | Households @ 92% Occupancy | Households Added After 2005 | New Municipal Sales Tax @ \$131 per Added Household Plus Inflation @ 3.00% |
| 2005 | 2,701 | 2,485 | 0 | \$0 |
| 2006 | 3,482 | 3,203 | 719 | \$96,950 |
| 2007 | 4,222 | 3,884 | 1,399 | \$194,448 |
| 2008 | 5,397 | 4,965 | 2,480 | \$355,023 |
| 2009 | 5,557 | 5,112 | 2,627 | \$387,378 |
| 2010 | 7,062 | 6,497 | 4,012 | \$609,344 |
| 2011 | 7,880 | 7,249 | 4,765 | \$745,289 |
| 2012 | 7,880 | 7,249 | 4,765 | \$767,647 |
| 2013 | 6,137 | 5,646 | 3,161 | \$524,596 |
| 2014 | 6,137 | 5,646 | 3,161 | \$540,334 |
| 2015 | 8,070 | 7,424 | 4,940 | \$869,639 |
| 2016 | 8,070 | 7,424 | 4,940 | \$895,728 |
| 2017 | 6,702 | 6,166 | 3,681 | \$687,557 |
| 2018 | 6,702 | 6,166 | 3,681 | \$708,184 |
| 2019 | 6,702 | 6,166 | 3,681 | \$729,430 |
| 2020 | 8,152 | 7,500 | 5,015 | \$1,023,509 |
| 2021 | 8,152 | 7,500 | 5,015 | \$1,054,214 |
| 2022 | 8,389 | 7,718 | 5,233 | \$1,133,051 |
| 2023 | 8,514 | 7,833 | 5,348 | \$1,192,702 |
| 2024 | 6,860 | 6,311 | 3,827 | \$878,998 |
| 2025 | 6,860 | 6,311 | 3,827 | \$905,368 |
| 2026 | 8,836 | 8,130 | 5,645 | \$1,375,624 |
| 2027 | 8,836 | 8,130 | 5,645 | \$1,416,893 |
| 2028 | 10,685 | 9,830 | 7,345 | \$1,899,073 |
| 2029 | 10,685 | 9,830 | 7,345 | \$1,956,045 |
| 2030 | 10,685 | 9,830 | 7,345 | \$2,014,726 |
| 2031 | 10,685 | 9,830 | 7,345 | \$2,075,168 |
| 2032 | 10,685 | 9,830 | 7,345 | \$2,137,423 |
| 2033 | 10,685 | 9,830 | 7,345 | \$2,201,546 |
| 2034 | 10,685 | 9,830 | 7,345 | \$2,267,592 |
| 2035 | 10,685 | 9,830 | 7,345 | \$2,335,620 |
| 2036 | 10,685 | 9,830 | 7,345 | \$2,405,688 |
| 2037 | 10,685 | 9,830 | 7,345 | \$2,477,859 |
| 2038 | 10,685 | 9,830 | 7,345 | \$2,552,195 |
| 2039 | 10,685 | 9,830 | 7,345 | \$2,628,761 |
| 2040 | 10,685 | 9,830 | 7,345 | \$2,707,624 |
| 2041 | 10,685 | 9,830 | 7,345 | \$2,788,852 |
| 2042 | 10,685 | 9,830 | 7,345 | \$2,872,518 |
| 2043 | 10,685 | 9,830 | 7,345 | \$2,958,693 |
| 2044 | 10,685 | 9,830 | 7,345 | \$3,047,454 |
| 2045 | 10,685 | 9,830 | 7,345 | \$3,138,878 |
| Sum for 40 years: | | | | \$61,557,619 |

Exhibit P

Comparison of 2013 Downtown Connection TIF District Budget Amendment

| Downtown Connection TIF District Budget Comparison 2013 Amendment | | | | |
|--|--|---|--|---|
| Category | Current NPV Budget (2005) ¹ | Current Total Dollars TIF Budget ² | Amended NPV Budget (2005) ¹ | Estimated Total Dollars TIF Budget ² |
| Catalyst Projects: - <i>Environmental remediation, demolition, historic façade, restoration, street/utility improvements & streetscape improvements, land acquisition, and non-project costs, including, but not limited to machinery, equipment, materials and supplies</i> | \$68,000,000 | \$68,000,000 | \$68,000,000 | \$68,000,000 |
| Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots - <i>Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing</i> | \$90,367,206 | \$156,652,741 | \$152,653,168 | \$309,043,392 |
| Uptown/Downtown connection improvements³ | \$20,500,000 | \$0 | \$0 | \$0 |
| Park and plaza design and acquisition | \$1,500,000 | \$3,095,852 | \$1,500,000 | \$3,534,594 |
| Affordable Housing⁴ | \$3,000,000 | \$3,000,000 | \$3,000,000 | \$3,000,000 |
| Ground Floor Activation/Streetscape Improvements⁴ | \$1,985,000 | \$1,985,000 | \$1,985,000 | \$1,985,000 |
| Downtown Area Plan⁴ | \$515,000 | \$515,000 | \$515,000 | \$515,000 |
| Administration and Implementation | \$3,940,386 | \$8,132,568 | \$3,940,386 | \$9,285,109 |
| Debt Service (Interest Only) | | \$150,363,000 | | \$150,363,000 |
| Total Project Costs | \$189,807,592 | \$391,744,162 | \$231,593,554 | \$545,726,096 |
| ¹ Current and Amended values discounted to 2005 dollars at 5% discount rate. ² Current and Amended Total Dollar values are estimated based on annual TIF District value, project costs, increment collections and Debt Service schedules. These values will fluctuate annually. ³ Funds allocated to this line item have been reprogrammed to the Redevelopment line item. ⁴ Funds for the Affordable Housing, Ground Floor Activation/Streetscape Improvements, and Downtown Area Plan line items are in cash. | | | | |

Exhibit Q

Comparison of 2022 Downtown Connection TIF District Budget Amendment

| Downtown Connection Sub-district Improvements Budget Comparison 2022 Amendment | | | | |
|--|---|--|------------------------------|---------------------------------------|
| Category | Current NPV Budget (2005) ¹ | Estimated Total Dollars TIF Budget ² | Amended NPV Budget (2005) | Estimated Total Dollars TIF Budget |
| Catalyst Projects: - <i>Environmental remediation, demolition, historic façade, restoration, street/utility improvements & streetscape improvements, land acquisition, and non-project costs, including, but not limited to machinery, equipment, materials and supplies</i> | \$68,000,000 | \$68,000,000 | \$68,000,000 | \$68,000,000 |
| Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots - <i>Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing</i> | \$152,653,168 | \$220,163,192 | \$239,255,247 | \$629,007,549 |
| Uptown/Downtown connection improvements³ | \$0 | \$0 | \$0 | \$0 |
| Park and plaza design and acquisition | \$1,500,000 | \$2,945,081 | \$1,500,000 | \$3,943,535 |
| Affordable Housing⁴ | \$3,000,000 | \$3,000,000 | \$3,000,000 | \$3,000,000 |
| Ground Floor Activation/Streetscape Improvements⁴ | \$1,985,000 | \$1,985,000 | \$1,985,000 | \$1,985,000 |
| Downtown Area Plan⁴ | \$515,000 | \$515,000 | \$515,000 | \$515,000 |
| Public Safety Building <i>(replace Fire Station #18)</i> | \$0 | \$0 | \$5,146,398 | \$13,530,000 |
| Administration and Implementation | \$3,940,386 | \$7,736,503 | \$3,940,386 | \$10,359,365 |
| Debt Service <i>(Principal and Interest)</i> | | \$150,363,000 | \$79,555,857 | \$206,972,265 |
| Total Project Costs | \$231,593,554 | \$454,707,775 | \$402,897,888 | \$937,312,714 |
| ¹ Current and Amended values discounted to 2005 dollars at 5% discount rate. | | | | |
| ² Current and Amended Total Dollar values are estimated based on annual TIF District value, project costs, increment collections and Debt Service schedules. These values will fluctuate annually. | | | | |
| ³ Funds allocated to this line item have been reprogrammed to the Redevelopment line item. | | | | |
| ⁴ Funds for the Affordable Housing, Ground Floor Activation/Streetscape Improvements and Downtown Area Plan line items are in cash. | | | | |

Appendix A

Real Property Accounts in the Downtown Connection TIF District (Base Year, Adjusted)

| ACCOUNT NUMBER | PROPERTY ADDRESS | CITY TAXABLE BASE |
|-------------------|------------------|-------------------|
| 00000100393000000 | 900 MAIN ST | \$2,836,620.00 |
| 00000100405000000 | 909 COMMERCE ST | \$112,500.00 |
| 00000100411000000 | 908 COMMERCE ST | \$500,000.00 |
| 00000100414000000 | 903 JACKSON ST | \$600,000.00 |
| 00000100417000000 | 907 JACKSON ST | \$500,000.00 |
| 00000100441000000 | 1401 ELM ST | \$5,648,680.00 |
| 00000100441000100 | 1403 ELM ST | \$600,060.00 |
| 00000100441000200 | 1405 ELM ST | \$1,199,880.00 |
| 00000100441000300 | 1407 ELM ST | \$300,060.00 |
| 00000100441000400 | 1409 ELM ST | \$600,060.00 |
| 00000100441000500 | 1411 ELM ST | \$150,000.00 |
| 0000010044100D100 | 1401 ELM ST | \$4,261,290.00 |
| 00000100492000000 | 1014 MAIN ST | \$1,964,700.00 |
| 00000100498000000 | 1100 MAIN ST | \$364,410.00 |
| 00000100498000100 | 1100 MAIN ST | \$535,320.00 |
| 00000100555000000 | 1100 JACKSON ST | \$441,000.00 |
| 00000100558000000 | 1016 JACKSON ST | \$421,800.00 |
| 00000100561000000 | 1109 WOOD ST | \$168,750.00 |
| 00000100564000000 | 1104 JACKSON ST | \$125,550.00 |
| 00000100565000000 | 300 S GRIFFIN ST | \$0.00 |
| 00000100565000100 | 1000 WOOD ST | \$157,710.00 |
| 00000100576000000 | 1114 WOOD ST | \$2,522,040.00 |
| 00000100594000000 | 1033 YOUNG ST | \$1,788,780.00 |
| 00000100801009700 | 403 S AKARD ST | \$270.00 |
| 00000100801009900 | 403 S AKARD ST | \$7,310.00 |
| 00000100876000000 | 1600 PACIFIC AVE | \$6,337,990.00 |
| 00000100876000100 | 1600 PACIFIC AVE | \$440,000.00 |
| 00000100882000000 | 1511 ELM ST | \$912,010.00 |
| 00000100966000000 | 1604 ELM ST | \$600,000.00 |
| 00000100969000000 | 1606 ELM ST | \$191,450.00 |
| 00000100972000000 | 1600 ELM ST | \$347,730.00 |
| 00000100975000000 | 1607 MAIN ST | \$1,326,170.00 |
| 00000100984009900 | 1614 ELM ST | \$113,530.00 |
| 00000100987000000 | 1612 ELM ST | \$189,930.00 |
| 00000100990000000 | 1610 ELM ST | \$326,000.00 |
| 00000100996000000 | 1615 MAIN ST | \$623,650.00 |
| 00000101005009900 | 1603 COMMERCE ST | \$4,828,340.00 |
| 00000101008000000 | 1622 MAIN ST | \$600,000.00 |
| 00000101011000000 | 1618 MAIN ST | \$150,000.00 |
| 00000101017000000 | 1604 MAIN ST | \$464,050.00 |
| 00000101050000000 | 1417 COMMERCE ST | \$305,630.00 |
| 00000101053000000 | 1503 COMMERCE ST | \$225,970.00 |
| 00000101056000000 | 1505 COMMERCE ST | \$226,950.00 |
| 00000101062000000 | 1513 COMMERCE ST | \$300,000.00 |
| 00000101065000000 | 1517 COMMERCE ST | \$300,000.00 |
| 00000101068000000 | 1523 COMMERCE ST | \$300,000.00 |
| 00000101071000000 | 1525 COMMERCE ST | \$272,080.00 |
| 00000101074000000 | 1603 COMMERCE ST | \$300,000.00 |
| 00000101077000000 | 1607 COMMERCE ST | \$150,000.00 |

| | | |
|-------------------|------------------|----------------|
| 00000101080000000 | 1609 COMMERCE ST | \$600,000.00 |
| 00000101083000000 | 1616 MAIN ST | \$300,000.00 |
| 00000101119000000 | 1610 JACKSON ST | \$294,940.00 |
| 00000101125000000 | 315 S ERVAY ST | \$472,500.00 |
| 00000101128000000 | 1600 JACKSON ST | \$89,480.00 |
| 0000010112800D100 | 1600 JACKSON ST | \$89,480.00 |
| 0000010112800D200 | 1600 JACKSON ST | \$44,740.00 |
| 0000010112800D300 | 1600 JACKSON ST | \$44,740.00 |
| 0000010112800D400 | 1600 JACKSON ST | \$22,370.00 |
| 0000010112800D500 | 1600 JACKSON ST | \$22,370.00 |
| 0000010112800D600 | 1600 JACKSON ST | \$22,370.00 |
| 0000010112800D700 | 1600 JACKSON ST | \$22,370.00 |
| 00000101136000000 | 400 S AKARD ST | \$8,272,000.00 |
| 00000101257000000 | 1515 YOUNG ST | \$0.00 |
| 00000101530000000 | 1907 ELM ST | \$5,000,000.00 |
| 00000101689100000 | 1808 MAIN ST | \$3,177,550.00 |
| 00000101689500000 | 1807 COMMERCE ST | \$500,000.00 |
| 00000101692000000 | 1954 COMMERCE ST | \$1,131,790.00 |
| 00000101695000000 | 1902 COMMERCE ST | \$2,510,000.00 |
| 00000101698000000 | 1712 COMMERCE ST | \$300,000.00 |
| 00000101698000100 | 1712 COMMERCE ST | \$4,907,100.00 |
| 00000101701000000 | 1810 COMMERCE ST | \$2,208,600.00 |
| 00000101707000000 | 208 S ERVAY ST | \$207,900.00 |
| 00000101710100000 | 1709 JACKSON ST | \$337,500.00 |
| 00000101713000000 | 1810 JACKSON ST | \$1,583,660.00 |
| 00000101734000000 | 1708 JACKSON ST | \$240,450.00 |
| 00000101746000000 | 1710 JACKSON ST | \$333,950.00 |
| 00000101752000000 | 308 S ERVAY ST | \$68,850.00 |
| 00000101755000000 | 302 S ERVAY ST | \$203,850.00 |
| 00000101758000000 | 312 S ERVAY ST | \$155,460.00 |
| 00000101764000000 | 1900 JACKSON ST | \$2,600,000.00 |
| 00000101767000000 | 1915 WOOD ST | \$994,080.00 |
| 00000101770000000 | 1815 WOOD ST | \$1,433,030.00 |
| 00000101779000000 | 1916 JACKSON ST | \$111,720.00 |
| 00000101782000000 | 301 S HARWOOD ST | \$1,298,790.00 |
| 00000101788000000 | 416 S ERVAY ST | \$39,410.00 |
| 00000101791000000 | 420 S ERVAY ST | \$105,000.00 |
| 00000101797000000 | 1707 YOUNG ST | \$91,920.00 |
| 00000101800000000 | 1713 YOUNG ST | \$34,880.00 |
| 00000101803000000 | 1715 YOUNG ST | \$38,750.00 |
| 00000101806000000 | 1705 YOUNG ST | \$80,100.00 |
| 00000101815000000 | 418 S ERVAY ST | \$88,830.00 |
| 00000101818000000 | 400 S ERVAY ST | \$312,000.00 |
| 00000101821000000 | 404 S ERVAY ST | \$50,000.00 |
| 00000101824000000 | 408 S ERVAY ST | \$99,830.00 |
| 00000101827000000 | 1706 WOOD ST | \$113,220.00 |
| 00000101830000000 | 1714 WOOD ST | \$318,600.00 |
| 00000101833009900 | 1721 YOUNG ST | \$116,030.00 |
| 00000101834009900 | 1721 YOUNG ST | \$20,480.00 |
| 00000101836000000 | 1717 YOUNG ST | \$70,530.00 |
| 00000101839000000 | 1727 YOUNG ST | \$77,000.00 |
| 00000101842000000 | 500 S ERVAY ST | \$2,500,000.00 |
| 00000101944000000 | 1933 MAIN ST | \$5,000,000.00 |
| 00000101974009900 | 1928 MAIN ST | \$500,000.00 |
| 00000101977000000 | 1924 MAIN ST | \$301,000.00 |
| 00000101980000000 | 1920 MAIN ST | \$343,330.00 |

Exhibit A

| | | |
|-------------------|------------------|----------------|
| 00000101983000000 | 1916 MAIN ST | \$300,000.00 |
| 00000101986000000 | 1912 MAIN ST | \$300,000.00 |
| 00000101989000000 | 1910 MAIN ST | \$660,000.00 |
| 00000101992000000 | 1906 MAIN ST | \$1,133,400.00 |
| 00000101995000000 | 1913 COMMERCE ST | \$300,000.00 |
| 00000101998000000 | 1917 COMMERCE ST | \$0.00 |
| 00000102004000000 | 1921 COMMERCE ST | \$950,000.00 |
| 00000102007000000 | 1775 YOUNG ST | \$249,380.00 |
| 00000102016000000 | 401 N ST PAUL ST | \$67,500.00 |
| 00000102025000000 | 1801 YOUNG ST | \$316,440.00 |
| 00000102040000000 | 509 S ST PAUL ST | \$26,500.00 |
| 00000102049000000 | 515 S ST PAUL ST | \$92,220.00 |
| 00000102064000000 | 1800 YOUNG ST | \$53,000.00 |
| 00000102389000000 | 2001 ELM ST | \$956,480.00 |
| 00000102391000000 | 2009 ELM ST | \$45,000.00 |
| 00000102394000000 | 2115 ELM ST | \$154,240.00 |
| 00000102397000000 | 2120 PACIFIC AVE | \$228,160.00 |
| 00000102403000000 | 2101 ELM ST | \$112,000.00 |
| 00000102406000000 | 2108 PACIFIC AVE | \$181,200.00 |
| 00000102409000000 | 210 OLIVE ST | \$42,000.00 |
| 00000102412000000 | 2104 PACIFIC AVE | \$126,560.00 |
| 00000102415000000 | 2111 ELM ST | \$140,700.00 |
| 00000102418000000 | 2107 ELM ST | \$80,000.00 |
| 00000102481000000 | 2009 COMMERCE ST | \$0.00 |
| 00000102484000000 | 2033 COMMERCE ST | \$199,800.00 |
| 00000102487000000 | 2019 COMMERCE ST | \$0.00 |
| 00000102490000000 | 2020 MAIN ST | \$0.00 |
| 00000102493000000 | 2030 MAIN ST | \$0.00 |
| 00000102496000000 | 2012 COMMERCE ST | \$326,240.00 |
| 00000102499500000 | 210 S HARWOOD ST | \$0.00 |
| 00000102502000000 | 2002 COMMERCE ST | \$160,200.00 |
| 00000102505000000 | 2007 JACKSON ST | \$108,000.00 |
| 00000102508000000 | 2013 JACKSON ST | \$207,000.00 |
| 00000102514000000 | 2008 COMMERCE ST | \$333,820.00 |
| 00000102517000000 | 2016 COMMERCE ST | \$100,000.00 |
| 00000102520000000 | 2015 JACKSON ST | \$102,960.00 |
| 00000102523000000 | 2037 JACKSON ST | \$120,000.00 |
| 00000102526000000 | 2031 JACKSON ST | \$69,700.00 |
| 00000102529000000 | 2027 JACKSON ST | \$194,280.00 |
| 00000102538000000 | 2020 COMMERCE ST | \$45,000.00 |
| 00000102541000000 | 2022 COMMERCE ST | \$60,460.00 |
| 00000102544000000 | 2024 COMMERCE ST | \$150,000.00 |
| 00000102547000000 | 2026 COMMERCE ST | \$330,340.00 |
| 00000102550000000 | 2030 COMMERCE ST | \$45,000.00 |
| 00000102553000000 | 2032 COMMERCE ST | \$45,000.00 |
| 00000102556000000 | 2036 COMMERCE ST | \$0.00 |
| 00000102559000000 | 2036 COMMERCE ST | \$0.00 |
| 00000102562000000 | 2038 COMMERCE ST | \$0.00 |
| 00000102565009900 | 408 S HARWOOD ST | \$32,530.00 |
| 00000102568009900 | 408 S HARWOOD ST | \$32,530.00 |
| 00000102571009900 | 408 S HARWOOD ST | \$32,530.00 |
| 00000102574000000 | 2012 JACKSON ST | \$576,820.00 |
| 00000102592000000 | 2027 WOOD ST | \$95,580.00 |
| 00000102598000000 | 404 S HARWOOD ST | \$78,540.00 |
| 00000102601000000 | 300 S HARWOOD ST | \$170,560.00 |
| 00000102604000000 | 308 S HARWOOD ST | \$151,360.00 |

Exhibit A

| | | |
|-------------------|------------------|----------------|
| 00000102607000000 | 412 S HARWOOD ST | \$135,000.00 |
| 0000010260700HS00 | 412 S HARWOOD ST | \$84,859.00 |
| 00000102610000000 | 2008 JACKSON ST | \$186,176.00 |
| 00000102613000000 | 312 S HARWOOD ST | \$0.00 |
| 0000010261300HS00 | 312 S HARWOOD ST | \$0.00 |
| 00000102616000000 | 2011 YOUNG ST | \$128,790.00 |
| 00000102619000000 | 2010 JACKSON ST | \$45,000.00 |
| 00000102622000000 | 317 S PEARL EXPY | \$1,000,000.00 |
| 00000102625000000 | 2027 YOUNG ST | \$260,000.00 |
| 00000102629000000 | 2023 YOUNG ST | \$200,000.00 |
| 00000102631000000 | 2017 YOUNG ST | \$243,020.00 |
| 00000102635000000 | 2011 YOUNG ST | \$267,520.00 |
| 00000102637000000 | 307 S PEARL EXPY | \$108,900.00 |
| 00000102766000000 | 2200 PACIFIC AVE | \$99,280.00 |
| 00000102769000000 | 210 S PEARL EXPY | \$37,910.00 |
| 00000102772000000 | 2221 ELM ST | \$73,340.00 |
| 00000102775000000 | 2222 PACIFIC AVE | \$204,000.00 |
| 00000102778000000 | 2219 ELM ST | \$46,660.00 |
| 00000102787000000 | 2217 ELM ST | \$70,000.00 |
| 00000102790000000 | 2210 PACIFIC AVE | \$221,500.00 |
| 00000102796000000 | 2213 ELM ST | \$35,000.00 |
| 00000102799000000 | 2211 ELM ST | \$35,000.00 |
| 00000102802000000 | 2209 ELM ST | \$70,000.00 |
| 00000102805000000 | 2208 PACIFIC AVE | \$55,130.00 |
| 00000102808000000 | 2205 ELM ST | \$40,000.00 |
| 00000102811000000 | 2203 ELM ST | \$27,880.00 |
| 00000102814000000 | 2125 MAIN ST | \$90,000.00 |
| 00000102817000000 | 2121 MAIN ST | \$1,400,640.00 |
| 00000102820000000 | 2107 MAIN ST | \$110,060.00 |
| 00000102823000000 | 2101 MAIN ST | \$182,340.00 |
| 00000102824000000 | 108 N PEARL EXPY | \$127,500.00 |
| 00000102829000000 | 2206 ELM ST | \$95,460.00 |
| 00000102832000000 | 2210 ELM ST | \$45,000.00 |
| 00000102835000000 | 2212 ELM ST | \$45,000.00 |
| 00000102838000000 | 2214 ELM ST | \$45,000.00 |
| 00000102841000000 | 2216 ELM ST | \$90,000.00 |
| 00000102844000000 | 2220 ELM ST | \$45,000.00 |
| 00000102847000000 | 2222 ELM ST | \$255,270.00 |
| 00000102850000000 | 2224 ELM ST | \$51,540.00 |
| 00000102853000000 | 2226 ELM ST | \$126,000.00 |
| 00000102856500000 | 2125 COMMERCE ST | \$0.00 |
| 00000102859000000 | 2121 COMMERCE ST | \$78,750.00 |
| 00000102862000000 | 2117 COMMERCE ST | \$155,070.00 |
| 00000102865000000 | 2113 COMMERCE ST | \$106,200.00 |
| 00000102868000000 | 2109 COMMERCE ST | \$500,900.00 |
| 00000102871000000 | 2105 COMMERCE ST | \$1,400,000.00 |
| 00000102874009900 | 2101 COMMERCE ST | \$39,380.00 |
| 00000102874509900 | 2101 COMMERCE ST | \$39,380.00 |
| 00000102877009900 | 2100 MAIN ST | \$59,060.00 |
| 00000102877509900 | 2100 MAIN ST | \$59,060.00 |
| 00000102880000000 | 2106 MAIN ST | \$241,360.00 |
| 00000102883000000 | 2110 MAIN ST | \$78,750.00 |
| 00000102886000000 | 2114 MAIN ST | \$114,750.00 |
| 00000102889000000 | 2120 MAIN ST | \$78,750.00 |
| 00000102892000000 | 2124 MAIN ST | \$78,750.00 |
| 00000103081000000 | 2306 PACIFIC AVE | \$594,100.00 |

Exhibit A

| | | |
|-------------------|---------------------|----------------|
| 00000103144400000 | 2214 MAIN ST | \$300,000.00 |
| 00000103144800000 | 2210 MAIN ST | \$236,250.00 |
| 00000103145000000 | 2208 MAIN ST | \$590,630.00 |
| 00000103159000000 | 2215 COMMERCE ST | \$207,000.00 |
| 00000103168000000 | 2211 COMMERCE ST | \$675,000.00 |
| 00000103174009900 | 2207 COMMERCE ST | \$450,000.00 |
| 00000103186400000 | 2222 MAIN ST | \$273,440.00 |
| 00000103187000000 | 2201 COMMERCE ST | \$105,080.00 |
| 00000104380000000 | 1910 N LAMAR ST | \$174,920.00 |
| 00000104383000000 | 906 MUNGER AVE | \$157,410.00 |
| 00000104386000000 | 1901 LAWS ST | \$248,580.00 |
| 00000104389000000 | 1902 N LAMAR ST | \$386,820.00 |
| 00000104392000000 | 911 CORBIN ST | \$423,680.00 |
| 00000104395000000 | 1914 N LAMAR ST | \$174,960.00 |
| 00000104419000000 | 1012 MCKINNEY AVE | \$1,916,110.00 |
| 00000104485000000 | 912 ROSS AVE | \$648,830.00 |
| 00000104488000000 | 406 N LAMAR ST | \$89,780.00 |
| 00000104491000000 | 400 N LAMAR ST | \$222,130.00 |
| 00000104500009900 | 913 SAN JACINTO ST | \$25,310.00 |
| 00000104503000000 | 915 SAN JACINTO ST | \$262,500.00 |
| 00000104506000000 | 505 N GRIFFIN ST | \$403,530.00 |
| 00000104509000000 | 911 SAN JACINTO ST | \$83,130.00 |
| 00000104515000000 | 1001 SAN JACINTO ST | \$246,440.00 |
| 00000104518000000 | 902 ROSS AVE | \$160,920.00 |
| 00000104521000000 | 1012 ROSS AVE | \$254,390.00 |
| 00000104527000000 | 1003 SAN JACINTO ST | \$141,990.00 |
| 00000104533000000 | 909 SAN JACINTO ST | \$83,130.00 |
| 00000104536000000 | 907 SAN JACINTO ST | \$128,250.00 |
| 00000104536500000 | 905 SAN JACINTO ST | \$90,010.00 |
| 00000104539009900 | 913 SAN JACINTO ST | \$53,440.00 |
| 00000104578000000 | 1108 CORBIN ST | \$198,170.00 |
| 00000104581000000 | 1110 CORBIN ST | \$143,150.00 |
| 00000104584000000 | 1102 CORBIN ST | \$242,130.00 |
| 00000104590000000 | 1810 N GRIFFIN ST | \$253,540.00 |
| 00000104597000000 | 1210 CORBIN ST | \$0.00 |
| 00000104602000000 | 1206 CORBIN ST | \$362,570.00 |
| 00000104617000000 | 1802 N GRIFFIN ST | \$525,530.00 |
| 00000104645000000 | 660 N GRIFFIN ST | \$0.00 |
| 00000104650000000 | 1102 HORD ST | \$225,610.00 |
| 00000104653000000 | 1708 N GRIFFIN ST | \$391,980.00 |
| 00000104683000000 | 1110 ROSS AVE | \$157,460.00 |
| 00000104686000000 | 1115 SAN JACINTO ST | \$130,000.00 |
| 00000104689000000 | 500 N GRIFFIN ST | \$231,910.00 |
| 00000104707000000 | 1205 PATTERSON AVE | \$722,570.00 |
| 00000104716000000 | 1100 PATTERSON AVE | \$1,294,800.00 |
| 00000104812000000 | 611 N FIELD ST | \$411,940.00 |
| 00000104815000000 | 1300 ROSS AVE | \$624,810.00 |
| 00000104857000000 | 500 N FIELD ST | \$95,810.00 |
| 00000104860000000 | 511 N AKARD ST | \$2,000,000.00 |
| 00000104872000000 | 1414 SAN JACINTO ST | \$150,900.00 |
| 00000104875000000 | 1406 SAN JACINTO ST | \$221,880.00 |
| 00000104878000000 | 1404 SAN JACINTO ST | \$152,050.00 |
| 00000104881000000 | 1402 SAN JACINTO ST | \$178,070.00 |
| 00000104884000000 | 1338 SAN JACINTO ST | \$85,960.00 |
| 00000104887000000 | 1320 SAN JACINTO ST | \$149,500.00 |
| 00000104890000000 | 1217 PATTERSON AVE | \$319,800.00 |

Exhibit A

| | | |
|-------------------|----------------------|----------------|
| 00000104893000000 | 1216 SAN JACINTO ST | \$74,750.00 |
| 00000104896000000 | 1214 SAN JACINTO ST | \$74,750.00 |
| 00000104899000000 | 1212 SAN JACINTO ST | \$282,570.00 |
| 00000104902000000 | 1215 PATTERSON AVE | \$149,500.00 |
| 00000104905000000 | 501 N FIELD ST | \$91,490.00 |
| 00000104908000000 | 512 N FIELD ST | \$84,140.00 |
| 00000104911000000 | 1309 PATTERSON AVE | \$159,900.00 |
| 00000104914000000 | 1407 PATTERSON AVE | \$309,400.00 |
| 00000104917000000 | 1411 PATTERSON AVE | \$154,700.00 |
| 00000104920000000 | 1415 PATTERSON AVE | \$211,460.00 |
| 00000104923000000 | 505 N AKARD ST | \$2,150,160.00 |
| 00000104926000000 | 1310 PATTERSON AVE | \$146,200.00 |
| 00000104929000000 | 409 N AKARD ST | \$164,320.00 |
| 00000104932000000 | 413 N AKARD ST | \$50,910.00 |
| 00000104935000000 | 1411 FEDERAL ST | \$158,260.00 |
| 00000104938000000 | 1405 FEDERAL ST | \$284,750.00 |
| 00000104941000000 | 1414 PATTERSON AVE | \$202,980.00 |
| 00000104944000000 | 1403 FEDERAL ST | \$188,550.00 |
| 00000104947000000 | 1319 FEDERAL ST | \$94,280.00 |
| 00000104950000000 | 1314 PATTERSON AVE | \$94,280.00 |
| 00000104953009900 | 411 N AKARD ST | \$8,208,980.00 |
| 00000104956000000 | 1311 FEDERAL ST | \$30,500.00 |
| 00000104959000000 | 1313 FEDERAL ST | \$98,000.00 |
| 00000104962000000 | 1317 FEDERAL ST | \$90,650.00 |
| 00000104965000000 | 415 N AKARD ST | \$115,700.00 |
| 00000104968000000 | 417 N AKARD ST | \$56,990.00 |
| 00000105196000000 | 504 N ST PAUL ST | \$331,140.00 |
| 00000105198000000 | 400 N ST PAUL ST | \$0.00 |
| 00000105208000000 | 502 N ST PAUL ST | \$355,600.00 |
| 00000105235000000 | 2020 ROSS AVE | \$868,270.00 |
| 00000105241000000 | 2013 SAN JACINTO ST | \$649,920.00 |
| 00000105250000000 | 2016 ROSS AVE | \$191,730.00 |
| 00000105253000000 | 2000 ROSS AVE | \$564,540.00 |
| 00000105256000000 | 2010 ROSS AVE | \$298,800.00 |
| 00000105259000000 | 2014 ROSS AVE | \$192,540.00 |
| 00000105262000000 | 2021 SAN JACINTO ST | \$848,400.00 |
| 00000105265000000 | 820 N HARWOOD ST | \$419,490.00 |
| 00000105397000000 | 1901 PACIFIC AVE | \$0.00 |
| 00000105534000000 | 2318 ROSS AVE | \$2,332,530.00 |
| 00000105592000000 | 2300 LIVE OAK ST | \$0.00 |
| 00000105607000000 | 435 N CENTRAL EXPY | \$0.00 |
| 00000105616000000 | 318 CROCKETT ST | \$0.00 |
| 00000105628000000 | 2201 PACIFIC AVE | \$0.00 |
| 00000105634000000 | 312 N PEARL EXPY | \$0.00 |
| 00000105646000000 | 2211 PACIFIC AVE | \$0.00 |
| 00000105652000000 | 2411 SAN JACINTO ST | \$158,400.00 |
| 00000105655000000 | 2401 SAN JACINTO ST | \$52,500.00 |
| 00000105658000000 | 810 LEONARD ST | \$36,000.00 |
| 00000105661000000 | 812 LEONARD ST | \$86,220.00 |
| 00000105664000000 | 2403 SAN JACINTO ST | \$60,000.00 |
| 00000105667000000 | 2407 SAN JACINTO ST | \$90,000.00 |
| 00000105676000000 | 2415 SAN JACINTO ST | \$48,570.00 |
| 00000105679000000 | 2419 SAN JACINTO ST | \$48,570.00 |
| 00000105682000000 | 2421 SAN JACINTO ST | \$48,570.00 |
| 00000105685000000 | 2425 SAN JACINTO ST | \$110,250.00 |
| 00000105688000000 | 2510 SALINA ALLEY DR | \$69,380.00 |

Exhibit A

| | | |
|-------------------|----------------------|----------------|
| 00000105691000000 | 2516 SALINA ALLEY DR | \$69,380.00 |
| 00000105694000000 | 2520 SALINA ALLEY DR | \$76,320.00 |
| 00000105697000000 | 1109 HAWKINS ST | \$41,630.00 |
| 00000105700000000 | 2425 FEDERAL ST | \$0.00 |
| 00000105703000000 | 2431 FEDERAL ST | \$0.00 |
| 00000105706000000 | 1015 HAWKINS ST | \$1,057,000.00 |
| 00000105718000000 | 1025 HAWKINS ST | \$502,340.00 |
| 00000105727000000 | 732 LEONARD ST | \$458,160.00 |
| 00000105739250000 | 700 LEONARD ST | \$141,280.00 |
| 00000105739500000 | 702 LEONARD ST | \$141,460.00 |
| 00000105739750000 | 722 LEONARD ST | \$178,910.00 |
| 00000105742000000 | 2401 FEDERAL ST | \$196,860.00 |
| 00000105757000000 | 2401 BRYAN ST | \$0.00 |
| 00000105760000000 | 2411 BRYAN ST | \$0.00 |
| 00000105763000000 | 2409 BRYAN ST | \$0.00 |
| 00000105766000000 | 2419 BRYAN ST | \$0.00 |
| 00000105769000000 | 2415 BRYAN ST | \$0.00 |
| 00000105790000000 | 2520 ROSS AVE | \$463,680.00 |
| 00000105799000000 | 2503 SAN JACINTO ST | \$318,470.00 |
| 00000105808000000 | 2508 ROSS AVE | \$98,550.00 |
| 00000105811000000 | 2501 SAN JACINTO ST | \$58,410.00 |
| 00000105814000000 | 2512 ROSS AVE | \$302,950.00 |
| 00000105817000000 | 2504 ROSS AVE | \$103,500.00 |
| 00000105820000000 | 2504 SALINA ALLEY DR | \$83,050.00 |
| 00000105823000000 | 2526 ROSS AVE | \$240,890.00 |
| 0000010582300D100 | 2526 ROSS AVE | \$33,460.00 |
| 0000010582300D200 | 2526 ROSS AVE | \$16,730.00 |
| 00000105826000000 | 2500 ROSS AVE | \$143,780.00 |
| 00000105829000000 | 1018 HAWKINS ST | \$0.00 |
| 00000105835000000 | 2500 SAN JACINTO ST | \$0.00 |
| 00000105838000000 | 2502 SAN JACINTO ST | \$0.00 |
| 00000105841000000 | 1039 ROUTH ST | \$0.00 |
| 00000105844000000 | 1026 HAWKINS ST | \$0.00 |
| 00000105845000000 | 2700 ROUTH ST | \$36,750.00 |
| 00000105853000000 | 1022 HAWKINS ST | \$0.00 |
| 00000105856000000 | 1010 HAWKINS ST | \$145,080.00 |
| 00000105859000000 | 1023 ROUTH ST | \$0.00 |
| 00000105862000000 | 904 HAWKINS ST | \$0.00 |
| 00000105997000000 | 2600 ROSS AVE | \$0.00 |
| 00000106000000000 | 2620 ROSS AVE | \$168,700.00 |
| 00000106003000000 | 2608 ROSS AVE | \$173,020.00 |
| 00000106006000000 | 2625 SAN JACINTO ST | \$192,890.00 |
| 00000106009000000 | 2615 ROSS AVE | \$199,260.00 |
| 00000106012000000 | 2615 SAN JACINTO ST | \$134,600.00 |
| 00000106015000000 | 2632 ROSS AVE | \$243,160.00 |
| 00000106018000000 | 2624 ROSS AVE | \$134,960.00 |
| 00000106021000000 | 2619 SAN JACINTO ST | \$148,650.00 |
| 00000106024000000 | 2616 ROSS AVE | \$168,700.00 |
| 00000106027000000 | 2603 SAN JACINTO ST | \$354,810.00 |
| 00000106030000000 | 2611 SAN JACINTO ST | \$136,760.00 |
| 00000106033500000 | 845 N CENTRAL EXPY | \$0.00 |
| 00000106105000000 | 400 N CENTRAL EXPY | \$0.00 |
| 00000106108000000 | 400 N CENTRAL EXPY | \$0.00 |
| 00000106687000000 | 2421 N AKARD ST | \$174,150.00 |
| 00000106690000000 | 2417 N AKARD ST | \$149,850.00 |
| 00000106693000000 | 2413 N AKARD ST | \$162,000.00 |

Exhibit A

| | | |
|-------------------|--------------------------|----------------|
| 00000106696000000 | 2411 N AKARD ST | \$162,000.00 |
| 00000106699000000 | 2407 N AKARD ST | \$162,000.00 |
| 00000106702000000 | 2403 N AKARD ST | \$161,640.00 |
| 00000106705000000 | 2412 CAROLINE ST | \$324,000.00 |
| 00000106708000000 | 2416 CAROLINE ST | \$1,233,090.00 |
| 00000106711000000 | 2325 N AKARD ST | \$272,090.00 |
| 00000106714000000 | 2301 N AKARD ST | \$1,700,000.00 |
| 00000106726000000 | 1703 CEDAR SPRINGS RD | \$1,958,500.00 |
| 00000106741000000 | 1712 CEDAR SPRINGS RD | \$499,590.00 |
| 00000106744000000 | 2203 N AKARD ST | \$398,550.00 |
| 00000106747000000 | 1709 MCKINNEY AVE | \$224,210.00 |
| 00000106750000000 | 1708 CEDAR SPRINGS RD | \$373,980.00 |
| 00000106753000000 | 1701 MCKINNEY AVE | \$690,130.00 |
| 00000106756000000 | 2210 CAROLINE ST | \$450,630.00 |
| 00000106759000000 | 2222 CAROLINE ST | \$217,000.00 |
| 00000106762000000 | 2216 CAROLINE ST | \$217,000.00 |
| 00000106765000000 | 2215 N AKARD ST | \$208,250.00 |
| 00000106768000000 | 1899 MCKINNEY AVE | \$1,600,000.00 |
| 00000106936009900 | 2503 ROSS AVE | \$0.00 |
| 00000106939000000 | 2526 FLORA ST | \$0.00 |
| 00000106942009900 | 2501 ROSS AVE | \$162,980.00 |
| 00000106945000000 | 2509 ROSS AVE | \$89,480.00 |
| 00000106945000200 | 2511 ROSS AVE | \$0.00 |
| 00000106945000300 | 2507 ROSS AVE | \$0.00 |
| 00000106948000000 | 2513 ROSS AVE | \$0.00 |
| 00000106954000000 | 2515 ROSS AVE | \$0.00 |
| 00000106957000000 | 2525 ROSS AVE | \$0.00 |
| 00000106960000000 | 2500 FLORA ST | \$0.00 |
| 00000106963000000 | 2504 FLORA ST | \$0.00 |
| 00000106966000000 | 2508 FLORA ST | \$0.00 |
| 00000106969000000 | 2510 FLORA ST | \$133,350.00 |
| 00000106972000000 | 2512 FLORA ST | \$0.00 |
| 00000106975000000 | 2514 FLORA ST | \$200,100.00 |
| 00000106978000000 | 2518 FLORA ST | \$200,100.00 |
| 00000106981000000 | 1725 ROUTH ST | \$0.00 |
| 00000106984000000 | 1715 ROUTH ST | \$0.00 |
| 00000106987000000 | 1719 ROUTH ST | \$27,330.00 |
| 00000106990000000 | 1723 ROUTH ST | \$22,380.00 |
| 00000106993000000 | 2524 FLORA ST | \$0.00 |
| 00000106996000000 | 2522 FLORA ST | \$0.00 |
| 00000106999000000 | 2501 FLORA ST | \$0.00 |
| 00000107002000000 | 1901 ROUTH ST | \$0.00 |
| 00000107005000100 | 2706 WOODALL RODGERS FWY | \$80,610.00 |
| 00000107008000000 | 2702 WOODALL ROGERS FWY | \$127,880.00 |
| 00000107011000000 | 1904 ROUTH ST | \$33,330.00 |
| 00000107014000000 | 1902 ROUTH ST | \$26,270.00 |
| 00000107017000000 | 2704 WOODALL ROGERS FWY | \$56,530.00 |
| 00000107020000000 | 2609 WADE RD | \$473,330.00 |
| 00000107068000000 | 2600 MUNGER AVE | \$0.00 |
| 00000107071000000 | 2606 MUNGER AVE | \$0.00 |
| 00000107074000000 | 2605 WADE RD | \$0.00 |
| 00000107086000000 | 2607 WADE RD | \$18,010.00 |
| 00000107089000000 | 2608 MUNGER AVE | \$17,930.00 |
| 00000107110000000 | 2603 ROSS AVE | \$295,230.00 |
| 00000107113000000 | 2613 ROSS AVE | \$162,530.00 |
| 00000107116000000 | 2613 ROSS AVE | \$162,530.00 |

Exhibit A

| | | |
|-------------------|-------------------------|----------------|
| 00000107374000000 | 1909 FAIRMOUNT ST | \$0.00 |
| 00000107374000100 | 1907 FAIRMOUNT ST | \$0.00 |
| 00000107419000000 | 2403 FLORA ST | \$0.00 |
| 00000107431000000 | 2401 FLORA ST | \$0.00 |
| 00000107449000000 | 1725 FAIRMOUNT ST | \$0.00 |
| 00000107452000000 | 2411 ROSS AVE | \$0.00 |
| 00000107455000000 | 1707 FAIRMOUNT ST | \$0.00 |
| 00000107458000000 | 2400 FLORA ST | \$0.00 |
| 00000107784509600 | 1035 YOUNG ST | \$0.00 |
| 00000107795000000 | 400 S GRIFFIN ST | \$0.00 |
| 00000107796000000 | 1002 WOOD ST | \$2,669,180.00 |
| 00000107845000000 | 1900 N AKARD ST | \$3,700,000.00 |
| 00000107908000000 | 2422 AKARD ST | \$0.00 |
| 00000107911000000 | 2402 HARRY HINES BLVD | \$0.00 |
| 00000107986000000 | 2607 N HARWOOD ST | \$150,000.00 |
| 00000107989000000 | 2611 N HARWOOD ST | \$150,000.00 |
| 00000107992000000 | 2617 N HARWOOD ST | \$270,000.00 |
| 00000107995000000 | 2614 HARRY HINES BLVD | \$120,000.00 |
| 00000108001000000 | 2612 HARRY HINES BLVD | \$150,000.00 |
| 00000108002000000 | 2610 HARRY HINES BLVD | \$128,970.00 |
| 00000108004000000 | 2501 N HARWOOD ST | \$2,710,000.00 |
| 00000110720000000 | 1627 PACIFIC AVE | \$0.00 |
| 00000110749000000 | 306 N ST PAUL ST | \$150,160.00 |
| 0000011074900D100 | 306 N ST PAUL ST | \$119,710.00 |
| 0000011074900D200 | 306 N ST PAUL ST | \$95,770.00 |
| 0000011074900D300 | 306 N ST PAUL ST | \$63,850.00 |
| 0000011074900D400 | 306 N ST PAUL ST | \$63,850.00 |
| 0000011074900D500 | 306 N ST PAUL ST | \$63,850.00 |
| 0000011074900D600 | 306 N ST PAUL ST | \$52,330.00 |
| 0000011074900D700 | 306 N ST PAUL ST | \$51,420.00 |
| 0000011074900D800 | 306 N ST PAUL ST | \$41,370.00 |
| 0000011074900D900 | 306 N ST PAUL ST | \$23,940.00 |
| 000001107490D1000 | 306 N ST PAUL ST | \$23,940.00 |
| 000001107490D1100 | 306 N ST PAUL ST | \$23,940.00 |
| 000001107490D1200 | 306 N ST PAUL ST | \$23,940.00 |
| 00000110773000000 | 308 N ST PAUL ST | \$97,786.00 |
| 00000110773000100 | 308 N ST PAUL ST | \$122,194.00 |
| 00000110836000000 | 401 N HARWOOD ST | \$1,124,870.00 |
| 00000110836000100 | 322 N ST PAUL ST | \$77,145.00 |
| 00000110836000300 | 413 N HARWOOD ST | \$462,420.00 |
| 00000110836000400 | 300 N ST PAUL ST | \$123,200.00 |
| 00000110836000500 | 322 N ST PAUL ST | \$208,105.00 |
| 00000110848000000 | 312 N ST PAUL ST | \$374,080.00 |
| 00000110848000100 | 312 N ST PAUL ST | \$41,815.00 |
| 00000112297000100 | 1717 N AKARD ST | \$315,000.00 |
| 00000112324000000 | 1616 WOODALL RODGRS FWY | \$7,500,000.00 |
| 00000112348000000 | 2012 N FIELD ST | \$2,800,000.00 |
| 00000112360000000 | 1820 N ST PAUL ST | \$0.00 |
| 00000112363000000 | 1701 N HARWOOD ST | \$0.00 |
| 00000112366000000 | 1730 N ST PAUL ST | \$0.00 |
| 00000112369000000 | 1811 N HARWOOD ST | \$0.00 |
| 00000112372000000 | 1807 N HARWOOD ST | \$0.00 |
| 00000112375000000 | 1903 ROSS AVE | \$0.00 |
| 00000112378000000 | 1729 N HARWOOD ST | \$0.00 |
| 00000112381000000 | 1717 N HARWOOD ST | \$0.00 |
| 00000112384000000 | 1727 N HARWOOD ST | \$0.00 |

Exhibit A

| | | |
|-------------------|--------------------------|----------------|
| 00000112387000000 | 1735 N HARWOOD ST | \$0.00 |
| 00000112393000000 | 1919 ROSS AVE | \$0.00 |
| 00000112396000000 | 1802 N ST PAUL ST | \$0.00 |
| 00000112399000000 | 1810 N ST PAUL ST | \$0.00 |
| 00000112402000000 | 1901 MUNGER AVE | \$0.00 |
| 00000112405000000 | 1901 N HARWOOD ST | \$0.00 |
| 00000112408000000 | 1915 MUNGER AVE | \$0.00 |
| 00000112411000000 | 1922 N ST PAUL ST | \$0.00 |
| 00000112414000000 | 1915 N HARWOOD ST | \$0.00 |
| 00000112417000000 | 1916 N ST PAUL ST | \$0.00 |
| 00000112420000000 | 1912 N ST PAUL ST | \$0.00 |
| 00000112423000000 | 1936 MCKINNEY AVE | \$1,272,840.00 |
| 00000112456000000 | 1920 MCKINNEY AVE | \$320,200.00 |
| 00000112549000100 | 2001 PEARL ST | \$0.00 |
| 00000112579000100 | 1700 N HARWOOD ST | \$0.00 |
| 00000112636000000 | 1722 PEARL ST | \$0.00 |
| 00000112636000100 | 1726 PEARL ST | \$0.00 |
| 00000112636000200 | 2200 ROSS AVE | \$0.00 |
| 00000112636000300 | 2251 PEARL ST | \$0.00 |
| 00000112636009900 | 2251 PEARL ST | \$0.00 |
| 00000112708000000 | 2212 WOODALL RODGERS FWY | \$0.00 |
| 00000112723000000 | 1901 CROCKETT ST | \$0.00 |
| 00000112750000000 | 2101 PEARL ST | \$4,146,520.00 |
| 00000112753000000 | 2130 OLIVE ST | \$283,680.00 |
| 00000112765000000 | 2110 COLBY ST | \$257,250.00 |
| 00000112771000000 | 2122 OLIVE ST | \$713,760.00 |
| 00000112774000000 | 2121 PEARL ST | \$532,910.00 |
| 00000112777000000 | 2127 PEARL ST | \$195,510.00 |
| 00000112780000000 | 2131 PEARL ST | \$195,510.00 |
| 00000112969000000 | 2125 FAIRMOUNT ST | \$165,900.00 |
| 00000112970000000 | 2124 LEONARD ST | \$242,000.00 |
| 00000112972000000 | 2122 LEONARD ST | \$165,900.00 |
| 00000112975000000 | 2121 FAIRMOUNT ST | \$166,950.00 |
| 00000112978000000 | 2118 LEONARD ST | \$167,030.00 |
| 00000112981000000 | 2113 FAIRMOUNT ST | \$2,145,480.00 |
| 00000113647000000 | 1710 BOLL ST | \$0.00 |
| 00000113650000000 | 2701 ROSS AVE | \$0.00 |
| 00000113674000000 | 2700 FLORA ST | \$0.00 |
| 00000113692000000 | 1800 BOLL ST | \$1,301,590.00 |
| 00000113693000000 | 2802 WOODALL ROGERS FWY | \$320.00 |
| 00000113693000100 | 1802 BOLL ST | \$48,850.00 |
| 00000113785000000 | 2815 FLORA ST | \$56,840.00 |
| 00000113788000000 | 2880 WOODALL RODGERS FWY | \$0.00 |
| 00000113791000000 | 1817 WOODALL RODGERS FWY | \$9,810.00 |
| 00000113792000000 | 1900 BOLL ST | \$6,140.00 |
| 00000134365000000 | 2728 MCKINNON ST | \$6,595,340.00 |
| 00000134395000000 | 2819 MCKINNON ST | \$187,500.00 |
| 00000134398000000 | 2823 MCKINNON ST | \$187,500.00 |
| 00000134401000000 | 2825 MCKINNON ST | \$243,750.00 |
| 00000134404000000 | 2826 N HARWOOD ST | \$213,000.00 |
| 00000134407000000 | 2822 N HARWOOD ST | \$150,000.00 |
| 00000134410000000 | 2818 N HARWOOD ST | \$150,000.00 |
| 00000134413000000 | 2814 N HARWOOD ST | \$125,700.00 |
| 00000134431000000 | 2821 N HARWOOD ST | \$108,120.00 |
| 00000134434000000 | 2818 HARRY HINES BLVD | \$150,360.00 |
| 00000134437000000 | 2825 N HARWOOD ST | \$325,910.00 |

Exhibit A

| | | |
|-------------------|-----------------------|-----------------|
| 0000013444000000 | 2807 N HARWOOD ST | \$126,000.00 |
| 0000013444300000 | 2806 HARRY HINES BLVD | \$148,470.00 |
| 0000013444600000 | 2801 N HARWOOD ST | \$173,250.00 |
| 0000013444900000 | 2810 HARRY HINES BLVD | \$203,010.00 |
| 0000013445200000 | 2805 N HARWOOD ST | \$110,250.00 |
| 0000013445500000 | 2830 HARRY HINES BLVD | \$462,530.00 |
| 0000013445800000 | 2814 HARRY HINES BLVD | \$183,940.00 |
| 0000013446100000 | 2804 HARRY HINES BLVD | \$149,490.00 |
| 0000013446400000 | 2800 HARRY HINES BLVD | \$158,010.00 |
| 0000013446700000 | 2815 N HARWOOD ST | \$128,875.00 |
| 0000013447000000 | 2809 N HARWOOD ST | \$103,950.00 |
| 0000013447300000 | 2819 N HARWOOD ST | \$138,600.00 |
| 0000013447600000 | 2813 N HARWOOD ST | \$150,000.00 |
| 0000013451800000 | 3015 MCKINNON ST | \$170,950.00 |
| 0000013452100000 | 3009 MCKINNON ST | \$173,191.00 |
| 0000013452400000 | 3019 MCKINNON ST | \$195,760.00 |
| 0000013452700000 | 3023 MCKINNON ST | \$184,668.00 |
| 0000013453300000 | 3000 N HARWOOD ST | \$192,950.00 |
| 0000013453600000 | 3004 N HARWOOD ST | \$173,250.00 |
| 0000013453900000 | 3008 N HARWOOD ST | \$172,480.00 |
| 0000013454200000 | 3012 N HARWOOD ST | \$173,670.00 |
| 0000013454500000 | 3016 N HARWOOD ST | \$186,340.00 |
| 0000013454800000 | 3020 N HARWOOD ST | \$177,610.00 |
| 0000013455100000 | 3005 MCKINNON ST | \$175,480.00 |
| 0000013455400000 | 3024 N HARWOOD ST | \$249,180.00 |
| 0000013455700000 | 3003 MCKINNON ST | \$180,040.00 |
| 0000013492300000 | 2817 MAPLE AVE | \$870,000.00 |
| 0000013492700000 | 2905 MAPLE AVE | \$1,303,610.00 |
| 0000013494700000 | 2425 CEDAR SPRINGS RD | \$358,090.00 |
| 0000013494700HS00 | 2425 CEDAR SPRINGS RD | \$236,912.00 |
| 0000013496200000 | 2912 MAPLE AVE | \$545,380.00 |
| 0000013496500000 | 2917 FAIRMOUNT ST | \$308,800.00 |
| 0000013496800000 | 2921 FAIRMOUNT ST | \$400,120.00 |
| 0000013497100000 | 2926 MAPLE AVE | \$623,900.00 |
| 0000013497400000 | 2923 FAIRMOUNT ST | \$314,500.00 |
| 0000013497700000 | 2925 FAIRMOUNT ST | \$303,360.00 |
| 0000013498000000 | 3000 MAPLE AVE | \$900,000.00 |
| 0000013498100000 | 3008 MAPLE AVE | \$1,650,000.00 |
| 0000013498300000 | 3001 FAIRMOUNT ST | \$340,000.00 |
| 0000013498600000 | 3005 FAIRMOUNT ST | \$200,880.00 |
| 0000013499100000 | 3033 FAIRMOUNT ST | \$142,176.00 |
| 00000134991050000 | 3011 FAIRMOUNT ST | \$160,264.00 |
| 00000134991100000 | 3013 FAIRMOUNT ST | \$152,400.00 |
| 00000134991150000 | 3015 FAIRMOUNT ST | \$148,000.00 |
| 00000134991200000 | 3017 FAIRMOUNT ST | \$168,400.00 |
| 00000134991250000 | 3019 FAIRMOUNT ST | \$210,500.00 |
| 00000134991300000 | 3021 FAIRMOUNT ST | \$200,000.00 |
| 00000134991350000 | 3023 FAIRMOUNT ST | \$199,460.00 |
| 00000134991400000 | 3025 FAIRMOUNT ST | \$202,000.00 |
| 00000134991450000 | 3027 FAIRMOUNT ST | \$161,600.00 |
| 00000134991500000 | 3029 FAIRMOUNT ST | \$137,600.00 |
| 00000134991550000 | 3031 FAIRMOUNT ST | \$160,000.00 |
| 00000134995000000 | 3012 MAPLE AVE | \$389,790.00 |
| 00000135001000000 | 2902 MAPLE AVE | \$370,120.00 |
| 00000135106000000 | 3131 MAPLE AVE | \$10,000,000.00 |
| 00000135202000000 | 2222 N HARWOOD ST | \$2,066,140.00 |

Exhibit A

| | | |
|-------------------|-----------------------|----------------|
| 00000135214000000 | 2001 MCKINNEY AVE | \$6,027,720.00 |
| 00000135301000000 | 2521 FAIRMOUNT ST | \$578,430.00 |
| 00000135304000000 | 2507 FAIRMOUNT ST | \$1,745,890.00 |
| 00000135307000000 | 2425 MCKINNEY AVE | \$1,720,260.00 |
| 00000135313000000 | 2515 FAIRMOUNT ST | \$234,300.00 |
| 00000135316000000 | 2519 FAIRMOUNT ST | \$580,000.00 |
| 00000135322000000 | 2421 MCKINNEY AVE | \$494,730.00 |
| 00000135340000000 | 2516 MAPLE AVE | \$900,000.00 |
| 00000135343000000 | 2525 FAIRMOUNT ST | \$700,200.00 |
| 00000135346000000 | 2527 FAIRMOUNT ST | \$440,000.00 |
| 00000135355000000 | 2504 MAPLE AVE | \$315,000.00 |
| 00000135356000000 | 2508 MAPLE AVE | \$746,220.00 |
| 00000135367000000 | 2603 FAIRMOUNT ST | \$1,032,470.00 |
| 00000135370000000 | 2611 FAIRMOUNT ST | \$737,510.00 |
| 00000135376000000 | 2701 FAIRMOUNT ST | \$380,000.00 |
| 00000135382000000 | 2707 FAIRMOUNT ST | \$371,700.00 |
| 00000135385000000 | 2628 MAPLE AVE | \$2,191,620.00 |
| 00000135388000000 | 2711 FAIRMOUNT ST | \$167,300.00 |
| 0000013538800HS00 | 2711 FAIRMOUNT ST | \$111,064.00 |
| 00000135391000000 | 2715 FAIRMOUNT ST | \$331,470.00 |
| 00000135394000000 | 2719 FAIRMOUNT ST | \$430,920.00 |
| 00000135397000000 | 2723 FAIRMOUNT ST | \$726,470.00 |
| 00000135400000000 | 2408 CEDAR SPRINGS RD | \$1,072,620.00 |
| 00000135403000000 | 2812 FAIRMOUNT ST | \$297,000.00 |
| 00000135406000000 | 2816 FAIRMOUNT ST | \$1,931,540.00 |
| 00000135409000000 | 2911 ROUTH ST | \$2,651,020.00 |
| 00000135415000000 | 2907 ROUTH ST | \$487,000.00 |
| 00000135418000000 | 2901 ROUTH ST | \$472,500.00 |
| 00000135421000000 | 2821 ROUTH ST | \$487,000.00 |
| 00000135424000000 | 2808 FAIRMOUNT ST | \$270,000.00 |
| 00000135427000000 | 2808 FAIRMOUNT ST | \$2,844,180.00 |
| 00000135430000000 | 2817 ROUTH ST | \$473,500.00 |
| 00000135433000000 | 2813 ROUTH ST | \$472,500.00 |
| 00000135436000000 | 2811 ROUTH ST | \$866,250.00 |
| 00000135439000000 | 2803 ROUTH ST | \$456,750.00 |
| 000063000A0010000 | 1000 COMMERCE ST | \$1,608,120.00 |
| 000073000A0010100 | 1301 YOUNG ST | \$2,258,890.00 |
| 00007701220210000 | 1511 COMMERCE ST | \$303,180.00 |
| 000114206901A0000 | 1414 ELM ST | \$975,000.00 |
| 00012500000010000 | 2000 ELM ST | \$4,000,010.00 |
| 00012500000019700 | 2000 ELM ST | \$7,070.00 |
| 00012500000019900 | 2000 ELM ST | \$611,360.00 |
| 000125003301A0000 | 2102 ELM ST | \$5,166,890.00 |
| 00012800300000000 | 317 S PEARL ST | \$29,880.00 |
| 00021700000000000 | 406 N LAMAR ST | \$20,510.00 |
| 00021700000030000 | 908 ROSS AVE | \$7,770.00 |
| 00021700000030100 | 908 ROSS AVE | \$129,560.00 |
| 00021700000030200 | 900 SAN JACINTO ST | \$112,910.00 |
| 00021900170010000 | 1100 MCKINNEY AVE | \$6,853,930.00 |
| 0002220B000090000 | 1704 N GRIFFIN ST | \$307,970.00 |
| 00022700000010000 | 704 N GRIFFIN ST | \$2,737,280.00 |
| 000228000A0030000 | 706 N GRIFFIN ST | \$191,720.00 |
| 000229000001A0000 | 1407 SAN JACINTO ST | \$1,602,900.00 |
| 00023500000010200 | 615 N AKARD ST | \$38,110.00 |
| 00024300010000000 | 608 N ST PAUL ST | \$2,208,770.00 |
| 00025500000010000 | 2110 LIVE OAK ST | \$0.00 |

Exhibit A

| | | |
|-------------------|-----------------------|-----------------|
| 00025500000010100 | 300 OLIVE ST | \$0.00 |
| 0002610A000010000 | 2400 ROSS AVE | \$2,052,120.00 |
| 000301000003A0000 | 2521 ROSS AVE | \$0.00 |
| 000301000004A0000 | 2525 ROSS AVE | \$176,900.00 |
| 000306000003A0000 | 2623 ROSS AVE | \$699,600.00 |
| 00036000020010000 | 2414 N AKARD ST | \$3,900,000.00 |
| 0004780A000010000 | 401 N HARWOOD ST | \$743,200.00 |
| 000524000003A0000 | 1900 MCKINNEY AVE | \$4,194,840.00 |
| 000525000A0010000 | 2000 MCKINNEY AVE | \$6,304,950.00 |
| 000527000A01A0000 | 2021 FLORA ST | \$0.00 |
| 00052800000010000 | 901 PEARL ST | \$2,699,820.00 |
| 000529000A0010000 | 2101 ROSS AVE | \$3,752,280.00 |
| 00053000000010000 | 2301 ROSS AVE | \$4,364,500.00 |
| 00053000000019800 | 2301 ROSS AVE | \$0.00 |
| 00053000000019900 | 2301 ROSS AVE | \$899,990.00 |
| 0005310A000010000 | 1800 N PEARL EXPY | \$0.00 |
| 0005340A000010000 | 1825 LEONARD ST | \$0.00 |
| 000541000A01B0000 | 2222 MCKINNEY AVE | \$5,870,800.00 |
| 000541000A02B0000 | 2212 MCKINNEY AVE | \$2,629,180.00 |
| 000566000A03A0000 | 2809 ROSS AVE | \$0.00 |
| 000929000J06A0000 | 2101 CEDAR SPRINGS RD | \$4,174,050.00 |
| 000930000201A0000 | 2828 N HARWOOD ST | \$30,975,560.00 |
| 000930000202A0000 | 2815 MCKINNON ST | \$152,250.00 |
| 00093200020010000 | 3130 N HARWOOD ST | \$2,379,954.00 |
| 000933000201C0000 | 2840 BOOKHOUT ST | \$812,820.00 |
| 00093300030010000 | 2215 CEDAR SPRINGS RD | \$46,750,950.00 |
| 000938000H01A0000 | 2820 MCKINNON ST | \$12,870,730.00 |
| 000939000E02A0000 | 2925 BOOKHOUT ST | \$305,848.00 |
| 000939000E02B0000 | 2923 BOOKHOUT ST | \$392,150.00 |
| 000939000E04A0000 | 2921 BOOKHOUT ST | \$309,696.00 |
| 000939000E04B0000 | 2919 BOOKHOUT ST | \$313,016.00 |
| 000939000E06A0000 | 2917 BOOKHOUT ST | \$313,848.00 |
| 000939000E08A0000 | 2915 BOOKHOUT ST | \$309,784.00 |
| 000939000E08B0000 | 2911 BOOKHOUT ST | \$305,032.00 |
| 000939000E09C0000 | 2912 N PEARL ST | \$284,000.00 |
| 000939000E09D0000 | 2910 N PEARL ST | \$286,368.00 |
| 000939000E10A0000 | 2909 BOOKHOUT ST | \$309,696.00 |
| 000939000E10B0000 | 2907 BOOKHOUT ST | \$309,696.00 |
| 000939000E11C0000 | 2908 N PEARL ST | \$295,296.00 |
| 000939000E11D0000 | 2906 N PEARL ST | \$231,840.00 |
| 000939000E12A0000 | 2905 BOOKHOUT ST | \$392,150.00 |
| 000939000E12B0000 | 2903 BOOKHOUT ST | \$301,536.00 |
| 0009390E0001A0000 | 2920 PEARL ST | \$0.00 |
| 000942000I01A0000 | 2826 BOOKHOUT ST | \$2,112,530.00 |
| 000943000604A0000 | 2811 MAPLE AVE | \$1,734,880.00 |
| 000943000803A0000 | 2927 MAPLE AVE | \$436,530.00 |
| 000944000501A0000 | 2401 CEDAR SPRINGS RD | \$18,440,000.00 |
| 000944000702A0000 | 2905 FAIRMOUNT ST | \$1,429,910.00 |
| 000944000702A0100 | 2913 FAIRMOUNT ST | \$772,920.00 |
| 000944000702A0200 | 2915 FAIRMOUNT ST | \$270,380.00 |
| 000944000703A0000 | 2906 MAPLE AVE | \$423,000.00 |
| 000947001601A0000 | 2605 CEDAR SPRINGS RD | \$1,149,880.00 |
| 00094800030010000 | 2510 CEDAR SPRINGS RD | \$3,686,760.00 |
| 00094800030010100 | 2121 MCKINNEY AVE | \$8,741,160.00 |
| 000949000101A0000 | 2401 MCKINNEY AVE | \$1,921,140.00 |
| 000949000110A0000 | 2512 MAPLE AVE | \$2,333,330.00 |

Exhibit A

| | | |
|-------------------|-----------------------|-----------------|
| 000950000301A0000 | 2610 MAPLE AVE | \$938,520.00 |
| 000950000301A0100 | 2616 MAPLE AVE | \$952,380.00 |
| 000950000309A0000 | 2620 MAPLE AVE | \$441,540.00 |
| 000956000001A0000 | 2800 ROUTH ST | \$16,056,500.00 |
| 000956000001A0300 | 2717 HOWELL ST | \$4,900,500.00 |
| 000956000001A9900 | 2800 ROUTH ST | \$0.00 |
| 000958001301E0000 | 2728 CEDAR SPRINGS RD | \$4,525,250.00 |
| 000959001202D0000 | 2650 CEDAR SPRINGS RD | \$7,797,552.00 |
| 000959001202D0100 | 2707 COLE AVE | \$11,942,590.00 |
| 00C03660000000301 | 2900 MCKINNON ST | \$9,613.48 |
| 00C03660000000302 | 2900 MCKINNON ST | \$4,798.21 |
| 00C03660000000303 | 2900 MCKINNON ST | \$5,245.53 |
| 00C03660000000304 | 2900 MCKINNON ST | \$8,053.57 |
| 00C03660000000305 | 2900 MCKINNON ST | \$8,335.98 |
| 00C03660000000306 | 2900 MCKINNON ST | \$5,245.53 |
| 00C03660000000307 | 2900 MCKINNON ST | \$4,798.21 |
| 00C03660000000308 | 2900 MCKINNON ST | \$9,543.35 |
| 00C03660000000401 | 2900 MCKINNON ST | \$9,613.48 |
| 00C03660000000402 | 2900 MCKINNON ST | \$4,798.21 |
| 00C03660000000403 | 2900 MCKINNON ST | \$5,245.53 |
| 00C03660000000404 | 2900 MCKINNON ST | \$8,053.57 |
| 00C03660000000405 | 2900 MCKINNON ST | \$8,335.98 |
| 00C03660000000406 | 2900 MCKINNON ST | \$5,245.53 |
| 00C03660000000407 | 2900 MCKINNON ST | \$4,798.21 |
| 00C03660000000408 | 2900 MCKINNON ST | \$9,543.35 |
| 00C03660000000501 | 2900 MCKINNON ST | \$9,613.48 |
| 00C03660000000502 | 2900 MCKINNON ST | \$4,798.21 |
| 00C03660000000503 | 2900 MCKINNON ST | \$5,245.53 |
| 00C03660000000504 | 2900 MCKINNON ST | \$8,053.57 |
| 00C03660000000505 | 2900 MCKINNON ST | \$8,335.98 |
| 00C03660000000506 | 2900 MCKINNON ST | \$5,245.53 |
| 00C03660000000507 | 2900 MCKINNON ST | \$4,798.21 |
| 00C03660000000508 | 2900 MCKINNON ST | \$9,543.35 |
| 00C03660000000601 | 2900 MCKINNON ST | \$9,613.48 |
| 00C03660000000602 | 2900 MCKINNON ST | \$4,798.21 |
| 00C03660000000603 | 2900 MCKINNON ST | \$5,245.53 |
| 00C03660000000604 | 2900 MCKINNON ST | \$8,053.57 |
| 00C03660000000605 | 2900 MCKINNON ST | \$8,335.98 |
| 00C03660000000606 | 2900 MCKINNON ST | \$5,245.53 |
| 00C03660000000607 | 2900 MCKINNON ST | \$4,798.21 |
| 00C03660000000608 | 2900 MCKINNON ST | \$9,543.35 |
| 00C03660000000701 | 2900 MCKINNON ST | \$14,529.21 |
| 00C03660000000702 | 2900 MCKINNON ST | \$4,798.21 |
| 00C03660000000703 | 2900 MCKINNON ST | \$5,245.53 |
| 00C03660000000704 | 2900 MCKINNON ST | \$8,053.57 |
| 00C03660000000705 | 2900 MCKINNON ST | \$8,335.98 |
| 00C03660000000706 | 2900 MCKINNON ST | \$5,245.53 |
| 00C03660000000707 | 2900 MCKINNON ST | \$4,798.21 |
| 00C03660000000708 | 2900 MCKINNON ST | \$14,576.59 |
| 00C03660000000801 | 2900 MCKINNON ST | \$9,613.48 |
| 00C03660000000802 | 2900 MCKINNON ST | \$4,798.21 |
| 00C03660000000803 | 2900 MCKINNON ST | \$5,245.53 |
| 00C03660000000804 | 2900 MCKINNON ST | \$8,053.57 |
| 00C03660000000805 | 2900 MCKINNON ST | \$8,335.98 |
| 00C03660000000806 | 2900 MCKINNON ST | \$5,245.53 |
| 00C03660000000807 | 2900 MCKINNON ST | \$4,798.21 |

Exhibit A

| | | |
|------------------|------------------|-------------|
| 00C0366000000808 | 2900 MCKINNON ST | \$19,951.01 |
| 00C0366000000901 | 2900 MCKINNON ST | \$14,529.21 |
| 00C0366000000902 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000000903 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000000904 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000000905 | 2900 MCKINNON ST | \$8,335.98 |
| 00C0366000000906 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000000907 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000000908 | 2900 MCKINNON ST | \$9,543.35 |
| 00C0366000001001 | 2900 MCKINNON ST | \$9,613.48 |
| 00C0366000001002 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001003 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000001004 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000001005 | 2900 MCKINNON ST | \$8,335.98 |
| 00C0366000001006 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000001007 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001008 | 2900 MCKINNON ST | \$9,543.35 |
| 00C0366000001101 | 2900 MCKINNON ST | \$14,635.35 |
| 00C0366000001102 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001103 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000001104 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000001105 | 2900 MCKINNON ST | \$8,335.98 |
| 00C0366000001106 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000001107 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001108 | 2900 MCKINNON ST | \$14,570.91 |
| 00C0366000001201 | 2900 MCKINNON ST | \$14,635.35 |
| 00C0366000001202 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001203 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000001204 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000001205 | 2900 MCKINNON ST | \$8,335.98 |
| 00C0366000001206 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000001207 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001208 | 2900 MCKINNON ST | \$20,004.08 |
| 00C0366000001401 | 2900 MCKINNON ST | \$14,635.35 |
| 00C0366000001402 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001403 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000001404 | 2900 MCKINNON ST | \$13,528.44 |
| 00C0366000001405 | 2900 MCKINNON ST | \$13,970.06 |
| 00C0366000001406 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000001407 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001408 | 2900 MCKINNON ST | \$14,576.59 |
| 00C0366000001501 | 2900 MCKINNON ST | \$14,635.35 |
| 00C0366000001502 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001503 | 2900 MCKINNON ST | \$5,227.52 |
| 00C0366000001504 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000001505 | 2900 MCKINNON ST | \$13,970.06 |
| 00C0366000001506 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000001507 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001508 | 2900 MCKINNON ST | \$9,536.72 |
| 00C0366000001601 | 2900 MCKINNON ST | \$14,635.35 |
| 00C0366000001602 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001603 | 2900 MCKINNON ST | \$5,227.52 |
| 00C0366000001604 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000001605 | 2900 MCKINNON ST | \$8,335.98 |
| 00C0366000001606 | 2900 MCKINNON ST | \$5,345.04 |
| 00C0366000001607 | 2900 MCKINNON ST | \$4,798.21 |

Exhibit A

| | | |
|------------------|------------------|-------------|
| 00C0366000001608 | 2900 MCKINNON ST | \$14,576.59 |
| 00C0366000001701 | 2900 MCKINNON ST | \$14,635.35 |
| 00C0366000001702 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001703 | 2900 MCKINNON ST | \$5,227.52 |
| 00C0366000001704 | 2900 MCKINNON ST | \$13,528.44 |
| 00C0366000001705 | 2900 MCKINNON ST | \$13,964.38 |
| 00C0366000001706 | 2900 MCKINNON ST | \$5,345.04 |
| 00C0366000001707 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001708 | 2900 MCKINNON ST | \$14,576.59 |
| 00C0366000001801 | 2900 MCKINNON ST | \$14,635.35 |
| 00C0366000001802 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001803 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000001804 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000001805 | 2900 MCKINNON ST | \$8,335.98 |
| 00C0366000001806 | 2900 MCKINNON ST | \$5,386.73 |
| 00C0366000001807 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001808 | 2900 MCKINNON ST | \$14,576.59 |
| 00C0366000001901 | 2900 MCKINNON ST | \$11,380.00 |
| 00C0366000001902 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001903 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000001904 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000001905 | 2900 MCKINNON ST | \$8,335.98 |
| 00C0366000001906 | 2900 MCKINNON ST | \$5,386.73 |
| 00C0366000001907 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000001908 | 2900 MCKINNON ST | \$14,576.59 |
| 00C0366000002001 | 2900 MCKINNON ST | \$9,613.48 |
| 00C0366000002002 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002003 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000002004 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000002005 | 2900 MCKINNON ST | \$8,424.12 |
| 00C0366000002006 | 2900 MCKINNON ST | \$5,386.73 |
| 00C0366000002007 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002008 | 2900 MCKINNON ST | \$19,992.71 |
| 00C0366000002101 | 2900 MCKINNON ST | \$9,613.48 |
| 00C0366000002102 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002103 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000002104 | 2900 MCKINNON ST | \$13,528.44 |
| 00C0366000002105 | 2900 MCKINNON ST | \$13,876.24 |
| 00C0366000002106 | 2900 MCKINNON ST | \$5,386.73 |
| 00C0366000002107 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002108 | 2900 MCKINNON ST | \$14,576.59 |
| 00C0366000002201 | 2900 MCKINNON ST | \$9,554.72 |
| 00C0366000002202 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002203 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000002204 | 2900 MCKINNON ST | \$13,587.19 |
| 00C0366000002205 | 2900 MCKINNON ST | \$13,869.61 |
| 00C0366000002206 | 2900 MCKINNON ST | \$5,386.73 |
| 00C0366000002207 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002208 | 2900 MCKINNON ST | \$9,549.04 |
| 00C0366000002301 | 2900 MCKINNON ST | \$14,659.04 |
| 00C0366000002302 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002303 | 2900 MCKINNON ST | \$5,227.52 |
| 00C0366000002304 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000002305 | 2900 MCKINNON ST | \$13,887.61 |
| 00C0366000002306 | 2900 MCKINNON ST | \$5,386.73 |
| 00C0366000002307 | 2900 MCKINNON ST | \$4,798.21 |

Exhibit A

| | | |
|------------------|------------------|-------------|
| 00C0366000002308 | 2900 MCKINNON ST | \$9,549.04 |
| 00C0366000002401 | 2900 MCKINNON ST | \$9,613.48 |
| 00C0366000002402 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002403 | 2900 MCKINNON ST | \$5,227.52 |
| 00C0366000002404 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000002405 | 2900 MCKINNON ST | \$8,324.61 |
| 00C0366000002406 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000002407 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002408 | 2900 MCKINNON ST | \$14,582.28 |
| 00C0366000002501 | 2900 MCKINNON ST | \$14,552.90 |
| 00C0366000002502 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002503 | 2900 MCKINNON ST | \$5,227.52 |
| 00C0366000002504 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000002505 | 2900 MCKINNON ST | \$13,887.61 |
| 00C0366000002506 | 2900 MCKINNON ST | \$5,386.73 |
| 00C0366000002507 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002508 | 2900 MCKINNON ST | \$9,549.04 |
| 00C0366000002601 | 2900 MCKINNON ST | \$9,613.48 |
| 00C0366000002602 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002603 | 2900 MCKINNON ST | \$5,227.52 |
| 00C0366000002604 | 2900 MCKINNON ST | \$8,053.57 |
| 00C0366000002605 | 2900 MCKINNON ST | \$8,335.98 |
| 00C0366000002606 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000002607 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002608 | 2900 MCKINNON ST | \$9,549.04 |
| 00C0366000002701 | 2900 MCKINNON ST | \$14,653.36 |
| 00C0366000002702 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002703 | 2900 MCKINNON ST | \$5,227.52 |
| 00C0366000002704 | 2900 MCKINNON ST | \$13,557.81 |
| 00C0366000002705 | 2900 MCKINNON ST | \$13,899.93 |
| 00C0366000002706 | 2900 MCKINNON ST | \$5,245.53 |
| 00C0366000002707 | 2900 MCKINNON ST | \$4,798.21 |
| 00C0366000002708 | 2900 MCKINNON ST | \$14,641.04 |
| 00C0366000002801 | 2900 MCKINNON ST | \$13,540.76 |
| 00C0366000002802 | 2900 MCKINNON ST | \$10,762.10 |
| 00C0366000002803 | 2900 MCKINNON ST | \$12,863.15 |
| 00C0366000002804 | 2900 MCKINNON ST | \$13,581.51 |
| 00C0366000002901 | 2900 MCKINNON ST | \$13,575.82 |
| 00C0366000002902 | 2900 MCKINNON ST | \$10,655.95 |
| 00C0366000002903 | 2900 MCKINNON ST | \$12,934.23 |
| 00C0366000002904 | 2900 MCKINNON ST | \$13,587.19 |
| 00C0366000003001 | 2900 MCKINNON ST | \$29,518.05 |
| 00C0366000003002 | 2900 MCKINNON ST | \$29,800.47 |
| 00C452800000H101 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H102 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H103 | 3001 MAPLE AVE | \$42,769.16 |
| 00C452800000H104 | 3001 MAPLE AVE | \$52,401.30 |
| 00C452800000H106 | 3001 MAPLE AVE | \$32,778.87 |
| 00C452800000H107 | 3001 MAPLE AVE | \$32,659.48 |
| 00C452800000H109 | 3001 MAPLE AVE | \$57,869.22 |
| 00C452800000H110 | 3001 MAPLE AVE | \$36,150.35 |
| 00C452800000H111 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H112 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H201 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H202 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H203 | 3001 MAPLE AVE | \$52,124.32 |

Exhibit A

| | | |
|------------------|----------------|--------------|
| 00C452800000H204 | 3001 MAPLE AVE | \$38,132.17 |
| 00C452800000H206 | 3001 MAPLE AVE | \$54,383.12 |
| 00C452800000H207 | 3001 MAPLE AVE | \$37,573.44 |
| 00C452800000H209 | 3001 MAPLE AVE | \$60,247.40 |
| 00C452800000H210 | 3001 MAPLE AVE | \$46,771.01 |
| 00C452800000H211 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H212 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H301 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H302 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H303 | 3001 MAPLE AVE | \$52,124.32 |
| 00C452800000H304 | 3001 MAPLE AVE | \$38,132.17 |
| 00C452800000H306 | 3001 MAPLE AVE | \$54,383.12 |
| 00C452800000H307 | 3001 MAPLE AVE | \$37,573.44 |
| 00C452800000H309 | 3001 MAPLE AVE | \$60,247.40 |
| 00C452800000H310 | 3001 MAPLE AVE | \$46,771.01 |
| 00C452800000H311 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H312 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H401 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H402 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H403 | 3001 MAPLE AVE | \$52,124.32 |
| 00C452800000H404 | 3001 MAPLE AVE | \$38,132.17 |
| 00C452800000H406 | 3001 MAPLE AVE | \$54,383.12 |
| 00C452800000H407 | 3001 MAPLE AVE | \$37,573.44 |
| 00C452800000H409 | 3001 MAPLE AVE | \$60,247.40 |
| 00C452800000H410 | 3001 MAPLE AVE | \$46,771.01 |
| 00C452800000H411 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H412 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H501 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H502 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H503 | 3001 MAPLE AVE | \$52,124.32 |
| 00C452800000H504 | 3001 MAPLE AVE | \$38,132.17 |
| 00C452800000H506 | 3001 MAPLE AVE | \$54,383.12 |
| 00C452800000H507 | 3001 MAPLE AVE | \$37,573.44 |
| 00C452800000H509 | 3001 MAPLE AVE | \$60,247.40 |
| 00C452800000H510 | 3001 MAPLE AVE | \$46,771.01 |
| 00C452800000H511 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H512 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H601 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H602 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H603 | 3001 MAPLE AVE | \$52,124.32 |
| 00C452800000H604 | 3001 MAPLE AVE | \$38,132.17 |
| 00C452800000H606 | 3001 MAPLE AVE | \$54,383.12 |
| 00C452800000H607 | 3001 MAPLE AVE | \$37,573.44 |
| 00C452800000H609 | 3001 MAPLE AVE | \$60,247.40 |
| 00C452800000H610 | 3001 MAPLE AVE | \$46,771.01 |
| 00C452800000H611 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H612 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H701 | 3001 MAPLE AVE | \$40,667.95 |
| 00C452800000H702 | 3001 MAPLE AVE | \$28,022.49 |
| 00C452800000H703 | 3001 MAPLE AVE | \$52,124.32 |
| 00C452800000H704 | 3001 MAPLE AVE | \$38,132.17 |
| 00C452800000H706 | 3001 MAPLE AVE | \$54,383.12 |
| 00C452800000H707 | 3001 MAPLE AVE | \$37,573.44 |
| 00C452800000H709 | 3001 MAPLE AVE | \$60,247.40 |
| 00C452800000H712 | 3001 MAPLE AVE | \$103,217.14 |
| 00C452800000T101 | 3001 MAPLE AVE | \$28,094.12 |

Exhibit A

| | | |
|------------------|----------------|-------------|
| 00C452800000T103 | 3001 MAPLE AVE | \$28,094.12 |
| 00C452800000T105 | 3001 MAPLE AVE | \$28,094.12 |
| 00C452800000T107 | 3001 MAPLE AVE | \$28,094.12 |
| 00C452800000T109 | 3001 MAPLE AVE | \$28,094.12 |
| 00C452800000T111 | 3001 MAPLE AVE | \$28,094.12 |
| 00C452800000T113 | 3001 MAPLE AVE | \$28,094.12 |
| 00C452800000T115 | 3001 MAPLE AVE | \$28,094.12 |
| 00C452800000T600 | 3001 MAPLE AVE | \$15,467.77 |
| 00C452800000T601 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T602 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T603 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T604 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T605 | 3001 MAPLE AVE | \$8,839.41 |
| 00C452800000T606 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T607 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T608 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T609 | 3001 MAPLE AVE | \$11,045.68 |
| 00C452800000T610 | 3001 MAPLE AVE | \$14,202.27 |
| 00C452800000T611 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T612 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T614 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T616 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T700 | 3001 MAPLE AVE | \$15,467.77 |
| 00C452800000T701 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T702 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T703 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T704 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T705 | 3001 MAPLE AVE | \$8,839.41 |
| 00C452800000T706 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T707 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T708 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T709 | 3001 MAPLE AVE | \$11,045.68 |
| 00C452800000T710 | 3001 MAPLE AVE | \$14,202.27 |
| 00C452800000T712 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T714 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T716 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T800 | 3001 MAPLE AVE | \$15,467.77 |
| 00C452800000T801 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T802 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T803 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T804 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T805 | 3001 MAPLE AVE | \$8,839.41 |
| 00C452800000T806 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T807 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T808 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T809 | 3001 MAPLE AVE | \$11,045.68 |
| 00C452800000T810 | 3001 MAPLE AVE | \$14,202.27 |
| 00C452800000T811 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T812 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T814 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T816 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T900 | 3001 MAPLE AVE | \$15,467.77 |
| 00C452800000T901 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T902 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T903 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T904 | 3001 MAPLE AVE | \$16,413.31 |

Exhibit A

| | | |
|-------------------|----------------|-------------|
| 00C452800000T905 | 3001 MAPLE AVE | \$8,839.41 |
| 00C452800000T906 | 3001 MAPLE AVE | \$30,634.68 |
| 00C452800000T907 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T908 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T909 | 3001 MAPLE AVE | \$11,045.68 |
| 00C452800000T910 | 3001 MAPLE AVE | \$14,202.27 |
| 00C452800000T911 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T912 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T914 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T916 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1000 | 3001 MAPLE AVE | \$15,467.77 |
| 00C452800000T1001 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1002 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1003 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1004 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1005 | 3001 MAPLE AVE | \$26,169.61 |
| 00C452800000T1006 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1007 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1009 | 3001 MAPLE AVE | \$11,045.68 |
| 00C452800000T1010 | 3001 MAPLE AVE | \$14,202.27 |
| 00C452800000T1012 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T1014 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1016 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1100 | 3001 MAPLE AVE | \$15,467.77 |
| 00C452800000T1101 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1102 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1103 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1104 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1105 | 3001 MAPLE AVE | \$8,839.41 |
| 00C452800000T1106 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1107 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1108 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1109 | 3001 MAPLE AVE | \$11,045.68 |
| 00C452800000T1110 | 3001 MAPLE AVE | \$14,202.27 |
| 00C452800000T1111 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T1112 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T1114 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1116 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1200 | 3001 MAPLE AVE | \$15,467.77 |
| 00C452800000T1201 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1202 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1203 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1204 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1205 | 3001 MAPLE AVE | \$8,839.41 |
| 00C452800000T1206 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1207 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1208 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1209 | 3001 MAPLE AVE | \$11,045.68 |
| 00C452800000T1210 | 3001 MAPLE AVE | \$14,202.27 |
| 00C452800000T1211 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T1212 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T1214 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1216 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1300 | 3001 MAPLE AVE | \$15,467.77 |
| 00C452800000T1301 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1302 | 3001 MAPLE AVE | \$10,415.31 |

Exhibit A

| | | |
|-------------------|----------------|-------------|
| 00C452800000T1303 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1304 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1305 | 3001 MAPLE AVE | \$8,839.41 |
| 00C452800000T1306 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1307 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1308 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1309 | 3001 MAPLE AVE | \$11,045.68 |
| 00C452800000T1310 | 3001 MAPLE AVE | \$14,202.27 |
| 00C452800000T1311 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T1312 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T1314 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1316 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1400 | 3001 MAPLE AVE | \$15,467.77 |
| 00C452800000T1401 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1402 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1403 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1404 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1405 | 3001 MAPLE AVE | \$8,839.41 |
| 00C452800000T1406 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1407 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1408 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1409 | 3001 MAPLE AVE | \$11,045.68 |
| 00C452800000T1410 | 3001 MAPLE AVE | \$14,202.27 |
| 00C452800000T1411 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T1412 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T1414 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1416 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1500 | 3001 MAPLE AVE | \$15,467.77 |
| 00C452800000T1501 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1502 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1503 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1504 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1505 | 3001 MAPLE AVE | \$8,839.41 |
| 00C452800000T1506 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1507 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1508 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1509 | 3001 MAPLE AVE | \$11,045.68 |
| 00C452800000T1510 | 3001 MAPLE AVE | \$14,202.27 |
| 00C452800000T1511 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T1512 | 3001 MAPLE AVE | \$15,782.95 |
| 00C452800000T1514 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1516 | 3001 MAPLE AVE | \$10,730.49 |
| 00C452800000T1600 | 3001 MAPLE AVE | \$20,200.26 |
| 00C452800000T1601 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1603 | 3001 MAPLE AVE | \$16,728.49 |
| 00C452800000T1604 | 3001 MAPLE AVE | \$16,413.31 |
| 00C452800000T1605 | 3001 MAPLE AVE | \$8,839.41 |
| 00C452800000T1606 | 3001 MAPLE AVE | \$8,839.41 |
| 00C452800000T1607 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1608 | 3001 MAPLE AVE | \$10,415.31 |
| 00C452800000T1610 | 3001 MAPLE AVE | \$14,837.40 |
| 00C452800000T1611 | 3001 MAPLE AVE | \$23,987.22 |
| 00C452800000T1612 | 3001 MAPLE AVE | \$15,152.58 |
| 00C452800000T1614 | 3001 MAPLE AVE | \$10,730.49 |
| 00C47770000000301 | 800 OLIVE ST | \$31,770.00 |
| 00C47770000000302 | 800 OLIVE ST | \$31,710.00 |

Exhibit A

| | | |
|-------------------|--------------|-------------|
| 00C47770000000303 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000401 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000402 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000403 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000501 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000502 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000503 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000601 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000602 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000603 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000604 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000701 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000702 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000703 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000704 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000801 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000802 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000803 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000804 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000901 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000902 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000903 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000000904 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001001 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001002 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001003 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001004 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001101 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001102 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001103 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001104 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001201 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001202 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001301 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001302 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001303 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001304 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001401 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001402 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001403 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001404 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001501 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001502 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001503 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001504 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001601 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001602 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001603 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001604 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001701 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001702 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001703 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001801 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001802 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001901 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000001902 | 800 OLIVE ST | \$31,710.00 |

Exhibit A

| | | |
|-------------------|--------------|-------------|
| 00C47770000002001 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002002 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002003 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002004 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002101 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002102 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002103 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002104 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002201 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002202 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002203 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002301 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002302 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002303 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002401 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002402 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002403 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002404 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002501 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002502 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002503 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002504 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002601 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002602 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002603 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002604 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002701 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002702 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002703 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002801 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002802 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002803 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002901 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002902 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002903 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000002904 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003001 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003002 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003003 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003004 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003101 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003102 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003103 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003104 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003201 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003202 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003203 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003204 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003301 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003302 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003303 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003401 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003402 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003403 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003501 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003502 | 800 OLIVE ST | \$31,710.00 |

Exhibit A

| | | |
|-------------------|-----------------|-------------|
| 00C47770000003503 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003601 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003602 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003603 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003701 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003702 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003801 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003802 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003901 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000003902 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000004001 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000004002 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000004101 | 800 OLIVE ST | \$31,710.00 |
| 00C47770000004201 | 800 OLIVE ST | \$31,710.00 |
| 00C61280000000901 | 2525 N PEARL ST | \$0.00 |
| 00C61280000000902 | 2525 N PEARL ST | \$0.00 |
| 00C61280000000903 | 2525 N PEARL ST | \$0.00 |
| 00C61280000000904 | 2525 N PEARL ST | \$0.00 |
| 00C61280000000905 | 2525 N PEARL ST | \$0.00 |
| 00C61280000000906 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001001 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001002 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001003 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001004 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001005 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001006 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001007 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001101 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001102 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001103 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001104 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001105 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001106 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001107 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001201 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001202 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001203 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001204 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001205 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001206 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001207 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001301 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001302 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001303 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001304 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001305 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001306 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001307 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001401 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001402 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001403 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001404 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001405 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001406 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001407 | 2525 N PEARL ST | \$0.00 |
| 00C61280000001501 | 2525 N PEARL ST | \$0.00 |

Exhibit A

| | | |
|-------------------|-----------------|-------------|
| 00C6128000001502 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001503 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001504 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001505 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001506 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001507 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001601 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001602 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001603 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001604 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001605 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001607 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001701 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001702 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001703 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001704 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001801 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001802 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001803 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001804 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001901 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001902 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001903 | 2525 N PEARL ST | \$0.00 |
| 00C6128000001904 | 2525 N PEARL ST | \$0.00 |
| 00C6128000002002 | 2525 N PEARL ST | \$0.00 |
| 00C6128000002003 | 2525 N PEARL ST | \$0.00 |
| 00C6128000002100 | 2525 N PEARL ST | \$0.00 |
| 00C6128000002101 | 2525 N PEARL ST | \$0.00 |
| 00C7268000000003A | 2927 MAPLE AVE | \$55,507.95 |
| 00C7268000000003B | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000003C | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000004A | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000004B | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000004C | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000004F | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000004K | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000004L | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000004M | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000005A | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000005B | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000005C | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000005F | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000005K | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000005L | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000005M | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000006A | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000006B | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000006C | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000006F | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000006K | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000006L | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000006M | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000007A | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000007B | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000007C | 2927 MAPLE AVE | \$55,484.00 |
| 00C7268000000007F | 2927 MAPLE AVE | \$55,484.00 |

Exhibit A

| | | |
|------------------|----------------|-------------|
| 00C726800000007K | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000007L | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000007M | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000008A | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000008B | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000008C | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000008F | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000008K | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000008L | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000008M | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000009A | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000009B | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000009C | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000009F | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000009K | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000009L | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000009M | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000010A | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000010B | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000010C | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000010F | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000010K | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000010L | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000010M | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000011A | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000011B | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000011C | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000011F | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000011K | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000011L | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000011M | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000012A | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000012B | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000012C | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000012F | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000012K | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000012L | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000012M | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000013A | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000013B | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000013C | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000013F | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000013K | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000013L | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000013M | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000014A | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000014B | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000014C | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000014D | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000014F | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000015A | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000015B | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000015C | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000015F | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000015K | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000015L | 2927 MAPLE AVE | \$55,484.00 |

Exhibit A

| | | |
|-------------------|-----------------|-------------|
| 00C726800000015M | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000016A | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000016B | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000016C | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000016F | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000016K | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000016L | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000016M | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000017A | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000017B | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000017C | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000017D | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000017E | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000017K | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000018A | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000018B | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000018C | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000018D | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000018E | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000018K | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000019A | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000019B | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000019C | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000019D | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000019E | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000019K | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000020P4 | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000020P5 | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000020P6 | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000021P1 | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000021P2 | 2927 MAPLE AVE | \$55,484.00 |
| 00C726800000021P3 | 2927 MAPLE AVE | \$55,484.00 |
| 00C72700000000001 | 2400 OLIVE ST | \$0.00 |
| 00C72700000000002 | 2400 OLIVE ST | \$0.00 |
| 00C72700000000003 | 2400 OLIVE ST | \$0.00 |
| 00C72700000000004 | 2400 OLIVE ST | \$0.00 |
| 00C72700000000100 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000201 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000202 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000203 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000204 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000205 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000301 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000302 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000303 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000304 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000305 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000401 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000402 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000403 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000404 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000405 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000501 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000502 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000503 | 2555 N PEARL ST | \$0.00 |
| 00C72700000000504 | 2555 N PEARL ST | \$0.00 |

| | | |
|------------------|-----------------|--------|
| 00C7270000000505 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000601 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000602 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000603 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000604 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000605 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000701 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000702 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000703 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000704 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000705 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000801 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000802 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000803 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000804 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000805 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000901 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000902 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000903 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000904 | 2555 N PEARL ST | \$0.00 |
| 00C7270000000905 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001001 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001002 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001003 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001004 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001005 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001101 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001102 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001103 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001104 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001105 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001201 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001202 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001203 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001204 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001205 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001301 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001302 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001303 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001304 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001305 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001401 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001402 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001403 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001404 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001405 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001501 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001502 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001503 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001504 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001505 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001601 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001602 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001603 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001604 | 2555 N PEARL ST | \$0.00 |
| 00C7270000001605 | 2555 N PEARL ST | \$0.00 |

Exhibit A

| | | |
|-------------------|-----------------|--------|
| 00C72700000001701 | 2555 N PEARL ST | \$0.00 |
| 00C72700000001702 | 2555 N PEARL ST | \$0.00 |
| 00C72700000001703 | 2555 N PEARL ST | \$0.00 |
| 00C72700000001704 | 2555 N PEARL ST | \$0.00 |
| 00C72700000001705 | 2555 N PEARL ST | \$0.00 |
| 00C72700000001801 | 2555 N PEARL ST | \$0.00 |
| 00C72700000001802 | 2555 N PEARL ST | \$0.00 |
| 00C72700000001803 | 2555 N PEARL ST | \$0.00 |
| 00C72700000001804 | 2555 N PEARL ST | \$0.00 |
| 00C72700000001901 | 2555 N PEARL ST | \$0.00 |
| 00C72700000001902 | 2555 N PEARL ST | \$0.00 |
| 00C72700000001903 | 2555 N PEARL ST | \$0.00 |
| 00C72700000001904 | 2555 N PEARL ST | \$0.00 |
| 00C72700000002001 | 2555 N PEARL ST | \$0.00 |
| 00C72700000002002 | 2555 N PEARL ST | \$0.00 |
| 00C72700000002003 | 2555 N PEARL ST | \$0.00 |
| 00C72700000002101 | 2555 N PEARL ST | \$0.00 |
| 00C72700000002102 | 2555 N PEARL ST | \$0.00 |
| 00C72700000002200 | 2555 N PEARL ST | \$0.00 |
| 00C72700000002300 | 2555 N PEARL ST | \$0.00 |

\$561,696,137.00

TO BE ADDED WITH 2009 VALUES

| | | |
|--------------------|------------------------|----------------|
| '00029600030070000 | 1600 ASHLAND ST | \$421,350.00 |
| 00000106810000000 | 2311 CAROLINE ST | \$1,580,250.00 |
| 00000106822000000 | 2307 CAROLINE ST | \$966,080.00 |
| 00000106846000000 | 1601 CEDARS SPRINGS RD | \$253,500.00 |

Appendix B
Real Property Accounts in the Newpark Sub-district
(Estimated 2022 base year value will be adjusted when final 2022 values are available)

| DCAD Account Number | Property Address | Tax Exempt | Taxable Value |
|------------------------|-------------------|---------------|------------------------|
| 00000102352000000 | 1103 S HARWOOD ST | | \$434,130.00 |
| 00000101200000000 | 817 BROWDER ST | | \$336,000.00 |
| 00000102100000000 | 1823 CADIZ ST | | \$874,090.00 |
| 00000101203000000 | 808 S AKARD ST | | \$185,370.00 |
| 00011900000100000 | 1915 CADIZ ST | X | \$0.00 |
| 00000102070000000 | 700 N ST PAUL ST | | \$150,000.00 |
| 00000101347000000 | 1600 CANTON ST | | \$3,188,070.00 |
| 00000101197000000 | 801 BROWDER ST | | \$272,250.00 |
| 00000102073000000 | 1811 CANTON ST | | \$60,000.00 |
| 00000102088000000 | 1820 CANTON ST | | \$547,630.00 |
| 00000101206000000 | 1404 CANTON ST | | \$227,010.00 |
| 00000101212000000 | 816 S AKARD ST | X | \$0.00 |
| 00000102277000000 | 1913 CADIZ ST | | \$220,450.00 |
| 00000102259000000 | 1909 CADIZ ST | | \$973,130.00 |
| 00000102067000000 | 1809 CANTON ST | | \$90,000.00 |
| 00000101869000000 | 1701 CADIZ ST | | \$3,087,960.00 |
| 00000101848000000 | 1701 CANTON ST | | \$3,604,000.00 |
| 00000102106000000 | 1809 CADIZ ST | | \$175,230.00 |
| 00000102079000000 | 806 S ST PAUL ST | | \$384,280.00 |
| 00000102109000000 | 1811 CADIZ ST | | \$199,260.00 |
| 00000101851000000 | 1722 MARILLA ST | X | \$0.00 |
| 00000101845000000 | 702 S ERVAY ST | | \$942,700.00 |
| 00000102082000000 | 1808 CANTON ST | | \$202,900.00 |
| 00000102091000000 | 1824 CANTON ST | | \$660,840.00 |
| 00000101191000000 | 807 BROWDER ST | | \$248,820.00 |
| 00000102361000000 | 1900 ST LOUIS ST | | \$4,600,930.00 |
| 00008350000030000 | 809 BROWDER ST | | \$231,300.00 |
| 00000102112000000 | 810 S ST PAUL ST | | \$374,200.00 |
| | | | \$22,270,550.00 |

Appendix C: As Amended on February 8, 2006

