EXHIBIT B

DEEP ELLUM
TAX INCREMENT FINANCING DISTRICT

AMENDED
PROJECT PLAN
&
REINVESTMENT ZONE FINANCING PLAN

APRIL 12, 2006
AMENDED APRIL 9, 2008
AMENDED JUNE 22, 2011
AMENDED SEPTEMBER 10, 2014
AMENDED FEBRUARY 28, 2024

Acknowledgements

The Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan was originally prepared in 2006. This amended plan was prepared by the City of Dallas, Office of Economic Development, based on a preliminary plan prepared by Stein Planning and Management. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including former and current City management, staff, TIF Board members, Mayor and City Councilmembers, and the Deep Ellum Foundation.

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Section 1:
Project Plan

Background

The Deep Ellum Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping districts to take full advantage of the expanding DART light rail system, promote transit-oriented development, improve the historic core area of Deep Ellum, implement appropriate urban design standards to differentiate and brand the area, and improve the quality of development east of Downtown.

The Deep Ellum TIF District (the "Deep Ellum TIF District" or "District") was established in June 2005 to assist in the transformation of the Deep Ellum area into a more diversified, pedestrian friendly, mixed-use neighborhood in the area and improve the urban fabric and connections between Central Expressway and Fair Park. Strengths of the District include a mix of unique and historic buildings that create an identifiable district, adjacency to three DART light rail stations and proximity to Downtown Dallas, the Arts District, Dallas Farmers Market, Baylor Medical Center, and Fair Park. See **Exhibit A** for a map of the Deep Ellum TIF District. The original boundaries of the District contained approximately 157 acres, not counting public right-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels. Taxable land located within the 2005 boundaries included approximately 123.8 acres.

The boundaries of the Deep Ellum TIF District were amended in April 2008 to include the City of Dallas Latino Cultural Center and the site of the City Lights Project. These two sites comprise 10.2 acres. This boundary amendment was initiated to promote new development and increased urban density near the Latino Cultural Center and nearby the Deep Ellum DART Light Rail station.

The boundaries of the Deep Ellum TIF District were amended again in 2014 to include the core area of Deep Ellum – Main, Commerce and Elm Streets between IH-45 and Hall Street and the Old Dallas High School site. The acreage of the added area is approximately 51.0 acres, not including public right-of-way. Property ownership in this area changed significantly since 2012 and new property owners indicated a willingness to make a sizable financial investment in the area subject to the availability of future TIF funding.

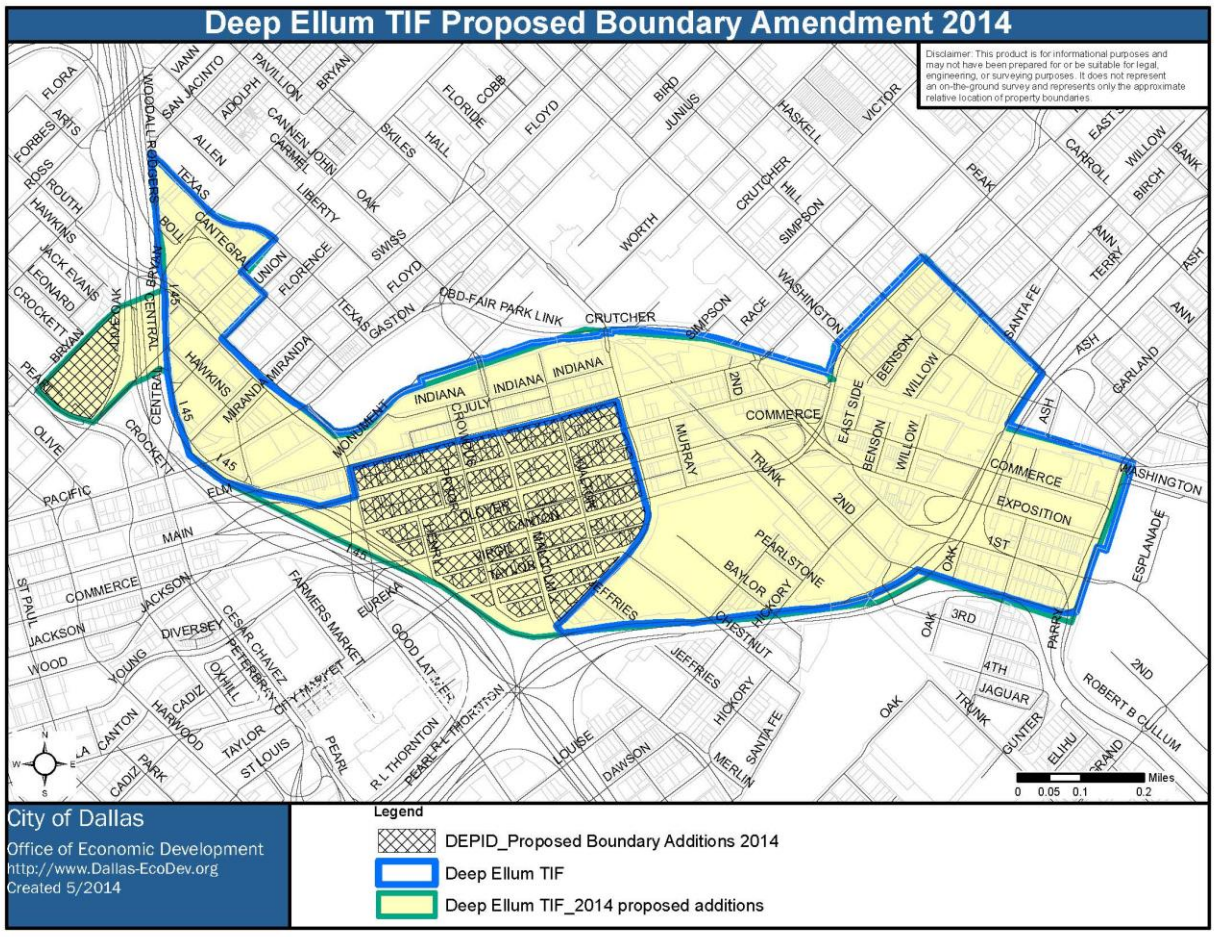
This boundary amendment was initiated to encourage reinvestment in the core buildings and venues that give Deep Ellum and the southeastern section of downtown its identity, encourage redevelopment and increased development density on key sites, such as the Union Bankers parcel, extend private development to the eastern portion of the downtown area, and to encourage development or lease of parking facilities within the core area of Deep Ellum to better serve this entertainment/dining venues in the area. It was anticipated that TIF investment in this area will lead to significant redevelopment and new development – approximately $100,000,000 in new private investment was anticipated.

For purposes of this 2023/2024 amended Project Plan (the "Amended Project Plan"), all previous Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plans shall be referred to collectively as the "Original Project Plan" throughout.

As of 2023, the DCAD value of the property within the District is valued at $1,420,880,416.

This Amended Project Plan is intended to increase the budget capacity of the Deep Ellum TIF District while keeping the December 31, 2027 termination date unchanged. Expanding the net present value budget cap will allow for the Project Plan, as amended, to be implemented. It is anticipated that projects within the Deep Ellum TIF District and its surrounding neighborhood will benefit by additional funding support.

Exhibit A
Deep Ellum TIF District Map



Original Project Plan Background

Photos of property in the District show deteriorated public infrastructure and building stock (see **Exhibit B**). Streets and utilities are over 60 years old and require improvements. TIF funds are anticipated to be used to supplement General Obligation Bond funds in completing these necessary infrastructure upgrades in the area.

Many of the commercial structures in the District were developed prior to World War II. During the 1980's and 1990's, the area experienced revitalization and some warehouse and commercial buildings were renovated as residential and entertainment uses (see **Exhibit C**). Over the past twenty years, private investment in the District has slowed and many industrial and warehousing structures as well as tracts of vacant land remain undeveloped. Previously renovated buildings are also needing additional investment to remain competitive with other downtown area entertainment, dining and residential districts.

The Deep Ellum TIF District exhibits high commercial vacancy rates, deteriorated structures, inadequate sidewalks and streets, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements. These conditions substantially arrest or impair the sound growth of the City and property within the area. Extension of the boundaries of the Deep Ellum TIF District will enable the City of Dallas to address these market concerns and infrastructure needs over time.

DART has made a significant investment in the Deep Ellum TIF District with three light rail stations as part of the Southeast Corridor light rail line. The Deep Ellum Light Rail Station is located at Good Latimer Expressway, between Swiss Avenue and Gaston Avenue. The Baylor Light Rail Station is situated between Malcolm X Boulevard and Walton Street, near the Baylor Medical Center. The Fair Park Light Rail Station is located at the front door of Fair Park on Parry Avenue near 1st Avenue. These stations are projected to carry over 3,000 riders per weekday.

Exhibit B
Deep Ellum TIF District Existing Conditions – Original Project Plan
Underutilized Property

Exhibit C
Deep Ellum TIF District Existing Conditions – Original Project Plan
Redeveloped Property

In 2004, the Deep Ellum Foundation, a non-profit organization that oversees the Deep Ellum Public Improvement District, initiated the request for the City of Dallas to adopt a TIF Reinvestment Zone for the area. In response to these circumstances, the City Council, using the authority of the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code), as amended (the "TIF Act"):

- Created Tax Increment Financing Reinvestment Zone Number Twelve, (the "Deep Ellum TIF District");

- Established the boundaries for the Deep Ellum TIF District;

- Adopted a preliminary project and financing plan; and

- Established a Board of Directors for the Deep Ellum TIF District

The Board of Directors includes six City Council appointees and one representative of another taxing jurisdiction (Dallas County).

The cost of redevelopment in the Deep Ellum area is an obstacle. Deteriorated buildings, hazardous materials, inadequate streets, sidewalks and utilities substantially impair the sound growth of this part of Dallas. Redevelopment of property in the Deep Ellum TIF District will require significant expenditures for environmental remediation, demolition, reconstruction of utility systems, roadways and streetscape improvements, improved pedestrian connections to the three DART light rail stations, façade restoration, and the addition of public open spaces.

The use of TIF funds will make it possible for this strategically located development area to compete with other sites where development is not hampered by environmental issues and deteriorated infrastructure.

The Deep Ellum Foundation initiated the planning process for the conversion of this area to a mixed-use, transit oriented neighborhood. Preliminary discussions with city staff included a broader definition of the Deep Ellum neighborhood. The project area initially excluded the portions of Deep Ellum which were substantially redeveloped in the 1980's and early 1990's. Property ownership in this area was consolidated between 2005 and 2014 making strategic redevelopment of the original core district of Deep Ellum a possibility.

Many of the sites within the District suffer from limited public improvements and require site re-configuration, new infrastructure, including utilities, and a local street and pedestrian accessibility network. The design and redevelopment of these sites and their connection to the three DART light rail stations are important elements for the success of the redevelopment effort.

Design guidelines for the Deep Ellum TIF District were developed as part of the implementation program for the District. These design guidelines are a requirement for TIF funding. Projects requesting TIF funding are required to follow the established design

process including review and recommendations related to design by the City's Peer Review Panel.

The total taxable appraised value of real property within the Deep Ellum TIF District as of September 30, 2005, according to the Dallas Central Appraisal District, was $107,990,540. This is approximately 0.185% of the $58,417,219,956 of taxable real property in the City of Dallas in 2005. The adjusted base value after the 2014 amendment is $187,033,883.

The proposed duration of the Deep Ellum TIF District is 22 years; it is scheduled to terminate December 31, 2027. The City's participation is 0% in 2006 and 2007 and increases to 85% in 2008 and thereafter. TIF collections will terminate once the TIF budget has been collected or December 31, 2027, whichever occurs first.

Development Goals and Objectives

The following development goals meet the specific needs of the Deep Ellum TIF District:

- Goal 1 – To create additional taxable value attributed to new private investment in projects in the Deep Ellum TIF District exceeding $1 billion. A list and map of anticipated development projects is attached (see **Exhibits D-1** and **D-2** for Original Project Plan assumptions).

- Goal 2 – To attract new private development in the Deep Ellum TIF District totaling approximately 650,000 square feet of retail space, 850,000 square feet of office/commercial space, 500 hotel rooms, and at least 3,500 new residential units including lofts, town homes and apartments.

- Goal 3 – To reach ridership at future DART light rail stations in the District averaging over 3,000 riders per weekday by 2025.

- Goal 4 – To improve access and connections to the DART light rail system within the District.

- Goal 5 – To support the conversion of the Deep Ellum area to a mixed-use, transit-oriented neighborhood that complements Baylor Medical Center, Downtown Dallas, Latino Cultural Center and Fair Park.

- Goal 6 – To increase recreational opportunities, public open space and improve connections to the City of Dallas trails and open space system in the District.

- Goal 7 – To generate approximately $46.4 million (net present value) in increment over 20 years of collections.

- Goal 8 – To diversify retail and commercial uses in the District.

- Goal 9 – To encourage the redevelopment of the property located on Live Oak Street north of the Latino Cultural Center including the sale of some City-owned property in the area and some street abandonment to create a more usable site.

Additional Goals and Objectives (2023/2024)

- Goal 10 – To implement mixed-income housing in and surrounding the Deep Ellum TIF District and to promote homeowner stabilization.

- Goal 11 – To implement district-wide improvements including cultural identification initiatives within the Deep Ellum TIF District.

- Goal 12 – To providing funding for areas of public assembly (ie. parks/open space) in and out of the District.

- Goal 13 – To assist neighborhoods adjacent to Deep Ellum TIF District to the south by improvement infrastructure and reconnecting neighborhoods.

The following specific objectives set the framework for the planned public improvements within the Deep Ellum TIF District:

- Improve the pedestrian environment through sidewalk improvements, landscaping, lighting and design standards.

- Provide funding for environmental remediation and interior/exterior demolition assistance to encourage redevelopment of land within the Deep Ellum TIF District.

- Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment in the District.

- Coordinate linkages with the three DART light rail stations located in the District by extending streetscape improvements between stations to create an extended pedestrian area to destinations such as the Latino Cultural Center, the Baylor Hospital Campus, the Old Dallas High School site, and Fair Park.

- Direct overall development of the Deep Ellum TIF District through the application of design guidelines for public improvements and private development.

- Encourage development of new residential and retail uses to complement the District.

- Encourage redevelopment of the commercial core area of Deep Ellum to complement the existing building stock, diversify the retail mix and encourage infill development and structured parking.

- Provide funding source for mixed-income projects, infrastructure improvements, and areas of public assembly in and out of the District.

- Assist in homeowner stabilization efforts in conjunction with the City of Dallas Housing and Neighborhood Revitalization Department efforts.

Exhibit D-1
Deep Ellum TIF District
Map of Anticipated Development Projects (Original Project Plan)

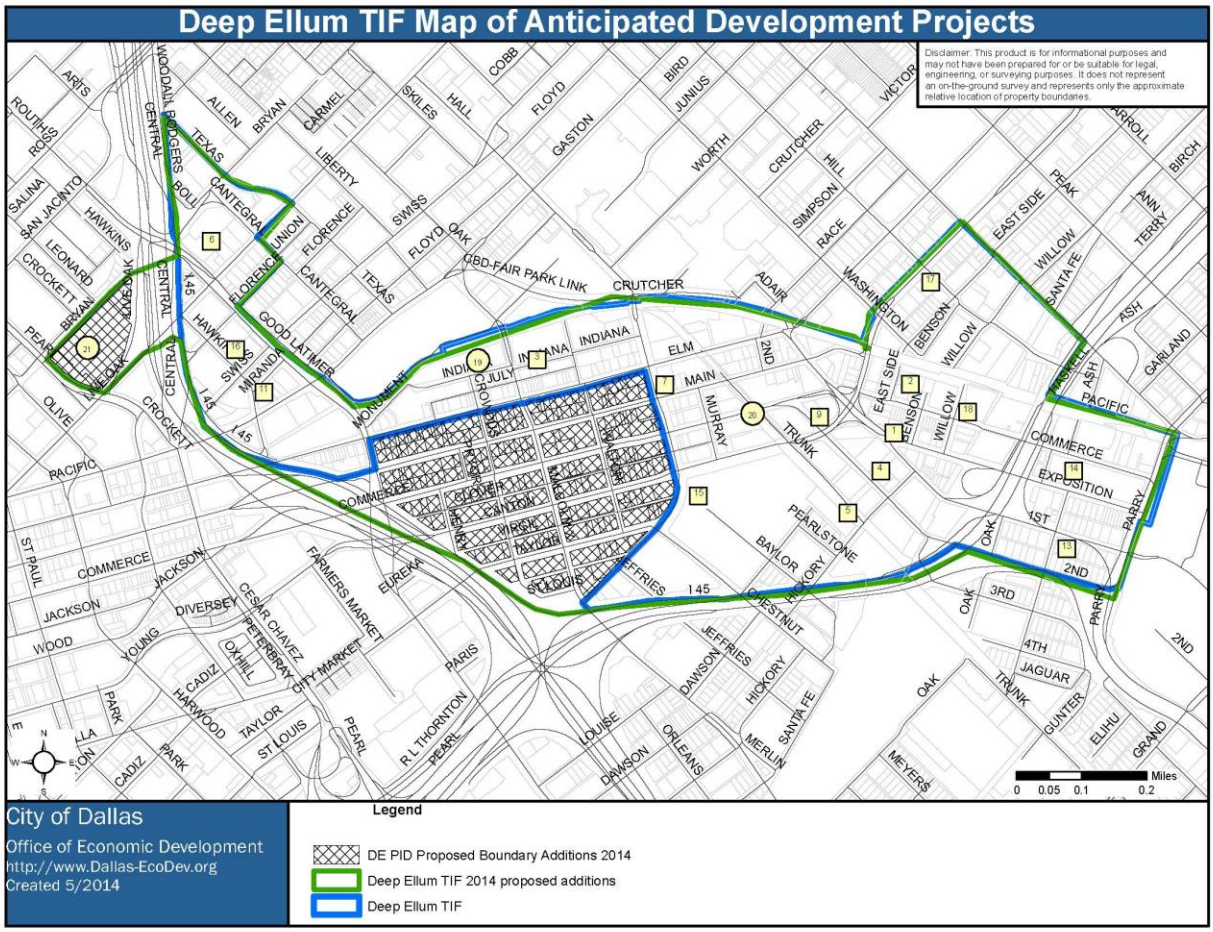


Exhibit D-2
Deep Ellum TIF District
List of Anticipated Development Projects (Original Project Plan)

SITE	ESTIMATED COMPLETION BEFORE JANUARY 1	CONCEPT	APPROXIMATE LOCATION	PROPOSED USE
1	2007	Bill Reed Building (office)	First/Canton/Second	Office
2	2008	Commerce Street Lofts (8 live work homes)	Commerce/Exposition/Benson/ Eastside	Residential
3	2008	The Ambrose (325 lofts and 15,000 s.f. retail)	Indiana Street between Malcolm X and Walton	Residential, retail
4	2008	Eastside Lofts (4 town homes)	First Avenue and Hickory	Residential
5	2008	Olympia Arts Building (18,000 s.f. office)	Eastside/Hill	Office
6	2015	City Lights Phase I - 425 apartments	Live Oak Street and Good Latimer Expressway	Residential
6	2017	City Lights Phase II - 100 condominiums	Live Oak Street and Good Latimer Expressway	Residential
6	2018	City Lights Phase III	Live Oak Street and Good Latimer Expressway	Residential
7	2017	Continental Gin (school)	3309 Elm (Continental Gin historic district)	Residential, retail
9	2019	First Dr. Pepper Building (residential, retail, office)	Second/Hickory/Trunk/Canton	Residential, Office, Retail
11	2019	(Upscale boutique hotel, mixed use new development) Knights of Pythias Building	Knights of Pythias Building Elm @ Good-Latimer	Hotel, retail
12	2021	Small upscale boutique hotel (80 rooms), retail, residential	Elm/Main/Hall/Trunk	Hotel, residential, retail
13	2019	Mixed-use	Parry/First	Residential, retail
15	2016	Service Center Site (mixed use)	Canton/Hall	Mixed Use
14	2018	Loft residences	Exposition/Commerce	Residential, retail
16	2020	Lofts	Good Latimer/Swiss	Residential
17	2021	Residences	Eastside/Hill	Residential
18	2020	Willow Street mixed-use	Willow/Commerce	Residential, office
19	2014	Reel FX Expansion	301 N Crowdus	Office
20	2015-2019	Deep Ellum Core Project - 42 Realty	Deep Ellum Commercial Core	Restaurant/Retail/Office
21	2016	Old Dallas High site	Pearl/Bryan	Mixed Use

The Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan (the Original Project Plan and Amended Project Plan collectively, the "Project Plan") provides a long-term plan to replace and upgrade the infrastructure and encourage redevelopment of underutilized property in the Deep Ellum TIF District. The improvements enumerated in the Amended Project Plan provide for $46.4 million (net present value) worth of streetscape, pedestrian, and streetlight upgrades; environmental remediation; interior and exterior demolition assistance; utility burial; affordable housing; public use improvements, and design and engineering. Funding in the form of a TIF Grant will also be required, especially in the commercial core area of Deep Ellum. Tax increment financing will be used to pay for these improvements.

Certain costs of improvements, as further discussed herein, are eligible for funding with tax increment revenues under legislative actions taken in 2005. These improvements enumerated in the Project Plan may be implemented in the form of loans or grants of TIF revenues, subject to final construction plans, for costs associated with redevelopment, including but not limited to: environmental remediation and demolition of existing structures and facilities; affordable housing; district-wide improvements including open space, public plazas, trails, or other district-wide related improvements such as areas of public assembly which may include public facilities; public infrastructure improvements - sidewalks, lighting, streets, landscaping and utilities; and design and engineering. The City enacted and implemented controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Deep Ellum TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

This Project Plan is intended to encourage private development and public infrastructure improvements thereby improving the economics of redeveloping the Deep Ellum TIF District.

Description of Deep Ellum TIF District

The Deep Ellum TIF District is generally bounded by IH-45, East RL Thornton Freeway, 2nd Avenue, Parry Avenue, South Pacific Avenue, South Haskell Avenue, Main Street, the DART right-of-way north of Indiana Street, Good Latimer Expressway, Florence Street, Cantegral Street, Live Oak Street, Texas Street, IH-45, Bryan Street, Pearl Expressway and Live Oak Street (see **Exhibit A**). Boundaries that follow public streets and highways shall be construed to extend to the far sides of such rights-of-way. Boundaries that approximate property lines shall be construed as following such property lines.

Strengths of the District include a mix of unique and historic buildings that create an identifiable district, adjacency to four DART light rail stations and proximity to Downtown Dallas, the Arts District, Latino Cultural Center, Dallas Farmers Market, Baylor Medical Center, and Fair Park. DART has made a significant investment in the Deep Ellum TIF District with four light rail stations. The District contains approximately 252.0 acres, not

counting rights-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels.

Many of the commercial structures in the District were developed prior to World War II. Streets and utilities are now over 60 years old and require improvements. During the 1980's and early 1990's, many of the warehouse and commercial buildings were renovated and converted to residential, restaurant and entertainment uses. Over the past twenty years, private investment in the District has slowed and many industrial and warehousing structures as well as tracts of vacant land remain undeveloped. The area has begun to exhibit signs of deterioration and neglect.

Appendix A, A-1 and A-2 identify all real property accounts within the Deep Ellum TIF District boundary, according to 2005, 2007 (as amended 2008), and 2013 (as amended 2014) Dallas Central Appraisal District records. The base value of the District will be the total appraised value of all taxable real property in the District as determined by the Dallas Central Appraisal District certified tax roll when property was included in the Deep Ellum Tax Increment Reinvestment Zone.

The 2014 total assessed adjusted base real property tax value of all taxable real property within the Deep Ellum TIF District, according to the Dallas Central Appraisal District, is $187,033,883.

Existing Uses (Original Plan)

The original portion Deep Ellum TIF District is composed primarily of vacant land and underutilized commercial and warehousing structures. The 2014 addition contains a number of older commercial structures and several lots used for surface parking. **Exhibit E** shows the 2014 land use for the area within the Deep Ellum TIF District (for specific parcels included in the TIF District refer to **Exhibit A**, the TIF Boundary Map).

Existing Zoning

Exhibit F shows 2014 zoning and the Planned Development Districts (PD 269) in the Deep Ellum TIF District.

Exhibit E
Deep Ellum TIF District Existing Land Uses (Original Project Plan)

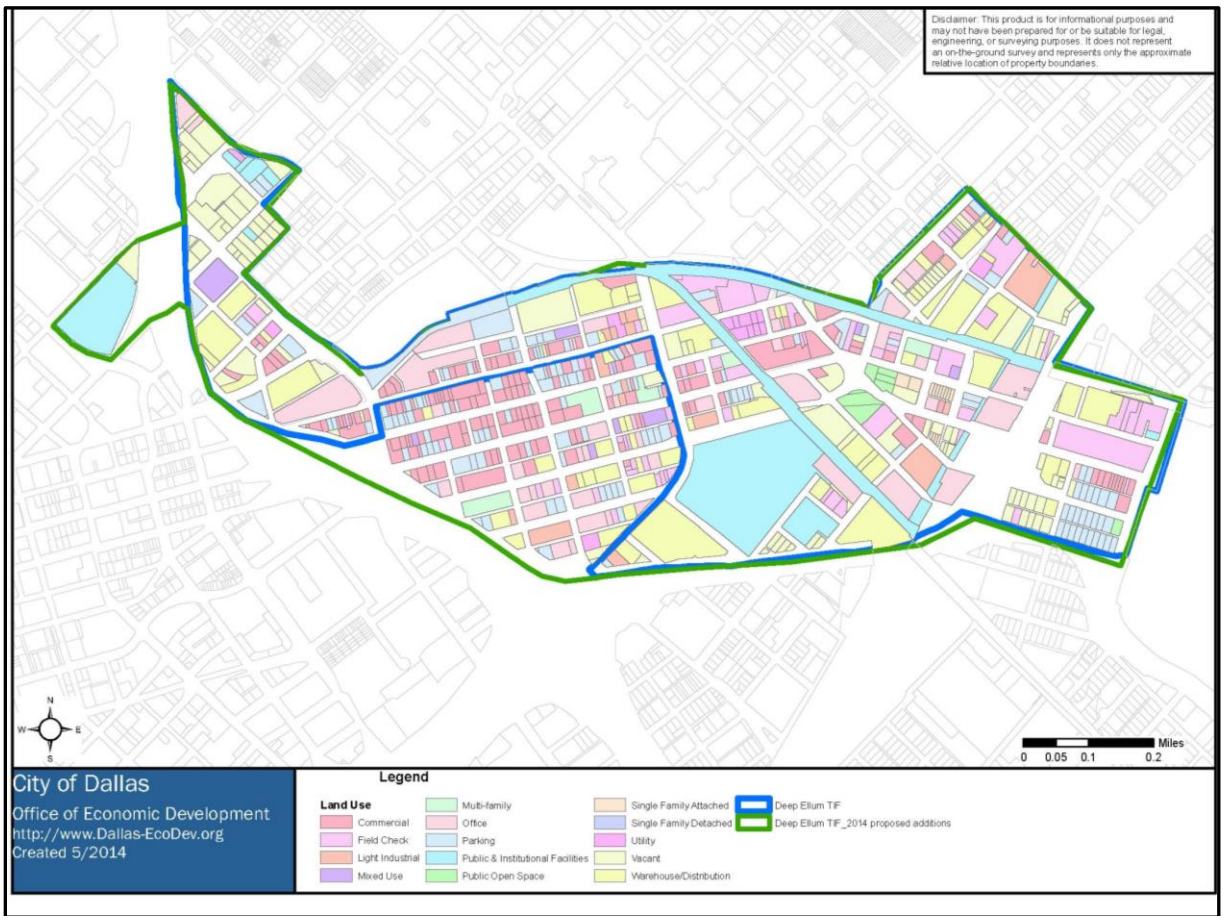
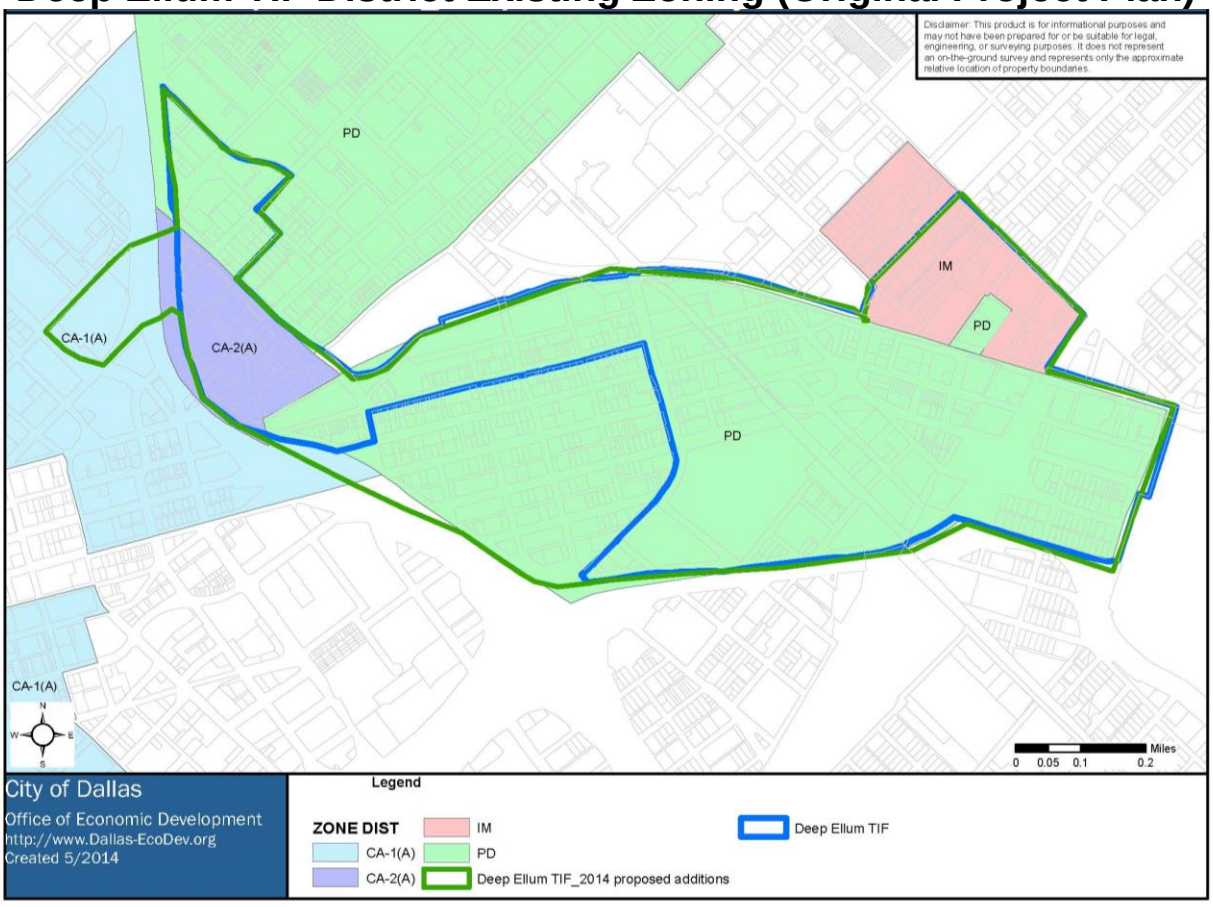


Exhibit F
Deep Ellum TIF District Existing Zoning (Original Project Plan)



Market Feasibility (Original Project Plan)

The predominant land use in the planned 22-year Deep Ellum TIF District development program will be for mixed-use development. This area currently contains a large amount of underutilized commercial structures and large tracts of vacant or undeveloped land. It is anticipated that as additional TIF increment is generated from initial developments, an investment can be made to expand development opportunities in the remainder of the area.

During the last decade the development and initial success of the DART light rail system has not fully been taken advantage of by the development community. Obstacles that are detrimental to project financing for high density projects include higher land costs, need for structured parking and additional infrastructure costs relating to taller, more costly buildings and enhanced pedestrian amenities. Though the Deep Ellum TIF District will include three future light rail stations, it is unlikely that significant transit oriented, quality development would occur without public assistance for the reasons mentioned above.

Market analysis suggests that these developments are feasible but would likely not occur without the creation and implementation of this TIF District to fund needed infrastructure in the TIF District.

TIF District Policy Considerations

The adjusted Deep Ellum TIF District's base assessed real property tax value is $187,033,883.

No persons are expected to be directly displaced by redevelopment activity within the Deep Ellum TIF District. However, in this Amended Project Plan, an Affordable Housing budget line item is added for homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation in anticipation of needed funds to support affordable housing outside the TIF District boundary, as allowed by the TIF Act.

Residential projects receiving TIF District funding will be required to meet Mixed-Income Housing Guidelines. Twenty percent of all housing units in the Deep Ellum TIF District using TIF District funds must meet the City and County established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or below of the median family income for the Dallas metropolitan area.

Other requirements to qualify for TIF funds include compliance with Fair Share Guidelines for private construction and promotion of hiring for neighborhood residents for permanent jobs created. This latter requirement means TIF applicants will agree to sponsor job fairs or other programs to attract residents to jobs. The process for Fair Share Compliance and City oversight will be negotiated by City staff and included in the development agreement for each individual project.

Design guidelines for new development and redevelopment in the Deep Ellum TIF District were adopted by the Deep Ellum TIF Board of Directors. Any future development project requesting TIF funds will be required to comply with these design guidelines and recommendations developed through the Peer Review design review process.

Section 2
Project Plan Improvements

This Project Plan provides for approximately $46.4 million (net present value), or an estimated $93.52 million in actual, current dollars, in TIF-eligible improvements as further described below. Of the estimated total budget (to be adjusted annually based on the discount rate), $66,628,667 is anticipated to be utilized within the TIF District boundary ($51,497,217 of the remaining budget) and $26,890,356 is anticipated to be utilized outside of the TIF District boundary, as allowed by the TIF Act, primarily in the area south of I-30, as described below. See **Exhibits G** and **K** for a detailed map and budget of TIF-funded Project Plan Improvements ("Projects Costs").

The following describes in greater detail eligible TIF Project Costs for the Deep Ellum TIF District:

Water, Wastewater, Storm & Off-site Utility Replacement. This category includes TIF eligible expenditures for infrastructure upgrades and utility relocation (water, wastewater, storm sewer, overhead utilities), in or out of the Deep Ellum TIF District, as allowed by the TIF Act, but funding out of the Deep Ellum TIF District in the category shall only be in the case that the majority of the improvements (by cost and/or scope) are within the District boundary.

Approximately **$1.5 million NPV** has been allocated to the line item in the TIF District's budget.

Paving, Streetscape, & Lighting. This category includes lighting, sidewalk and infrastructure improvements, expanding and enhancing pedestrian and vehicle continuity in the corridor and other streetscape improvements.

Approximately **$3.0 million NPV** has been allocated to the line item in the TIF District's budget.

District-Wide Improvements. Public open space is an important amenity in the Deep Ellum TIF District. Funding will be provided for design, improvements and land acquisition as necessary for the development of open space, public plazas, trails or other related District-Wide Improvements (including areas of public assembly which may include public facilities) in the Deep Ellum TIF District. Deep Ellum is a cultural gem and, as allowed by the Act, funds may be used for improvements to the Latino Cultural Center as a place of public assembly, for cultural markers, and/or a cultural trail (design, construction and/or acquisition) as District-Wide Improvements. District-Wide Improvements may include public parking projects that benefit the District.

Approximately **$15.0 million NPV** has been allocated to the line item in the TIF District's budget.

Façade Restoration/ Environmental Remediation, Interior/Exterior Demolition. Preservation of historic buildings is an important element of the Project Plan. Funding will be provided for façade restoration of historic buildings in the Deep Ellum TIF District. The Deep Ellum TIF District has some buildings and land that have been financially unfeasible to redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants and interior and exterior demolition costs. Interior and exterior demolition expenses are tied directly to the remediation expenses, especially where the location of these buildings is not conducive to the development of a transit oriented mixed-use center. These costs are TIF eligible expenditures. The use of TIF funds to remediate environmentally hazardous materials and make associated improvements greatly improves the marketability of these buildings and may enable redevelopment of a structurally obsolete building.

Approximately **$5.5 million NPV** has been allocated to the line item in the TIF District's budget.

Affordable Housing. This category supports the Deep Ellum TIF District's mixed-income housing requirement for residential projects and may support projects in or out of the District, as allowed by the TIF Act, but priority shall be projects within the District. Funds from the Affordable Housing budget category may be used as gap financing needed to deliver mixed-income development(s), and such funding needs may be determined by a variety of methods including, but not limited to, percent of units reserved as affordable as it relates to total project cost or projected revenue loss/reduction in cash flow as it relates to reasonable rate of return. Affordable Housing fund allocation shall be on a case-by-case basis as determined by underwriting, benefit to the District, and other consideration provided to the City.

Approximately **$5.76 million NPV** has been allocated to the line item in the District's budget.

Transfer to Housing and Neighborhood Revitalization Department. Twenty percent of each year's annual increment (net of administrative costs) beginning with 2023 collections through termination, as further described in the Deep Ellum TIF District Increment Allocation Policy, is anticipated to be transferred to the City's Housing and Neighborhood Revitalization Department to further the City's and the Deep Ellum TIF District's Affordable Housing goals and objectives, to support homeowner stabilization, home repair, homebuyer assistance, and displacement mitigation programs within the Grand Park South area.

Approximately **$6.67 million NPV** has been allocated to the line item in the District's budget.

Infrastructure and Areas of Public Assembly Set-Aside to support Grand Park South area. Twenty percent of each year's annual increment (net of administrative costs) beginning with 2023 collections through termination, as further described in the Deep Ellum TIF District Increment Allocation Policy, is anticipated to be dedicated to the Grand Park

South area to further the City's and the Deep Ellum TIF District's goals and objectives, to support infrastructure improvements and funding for areas of public assembly (i.e. parks/open space), as allowed by the TIF Act, within the Grand Park South area.

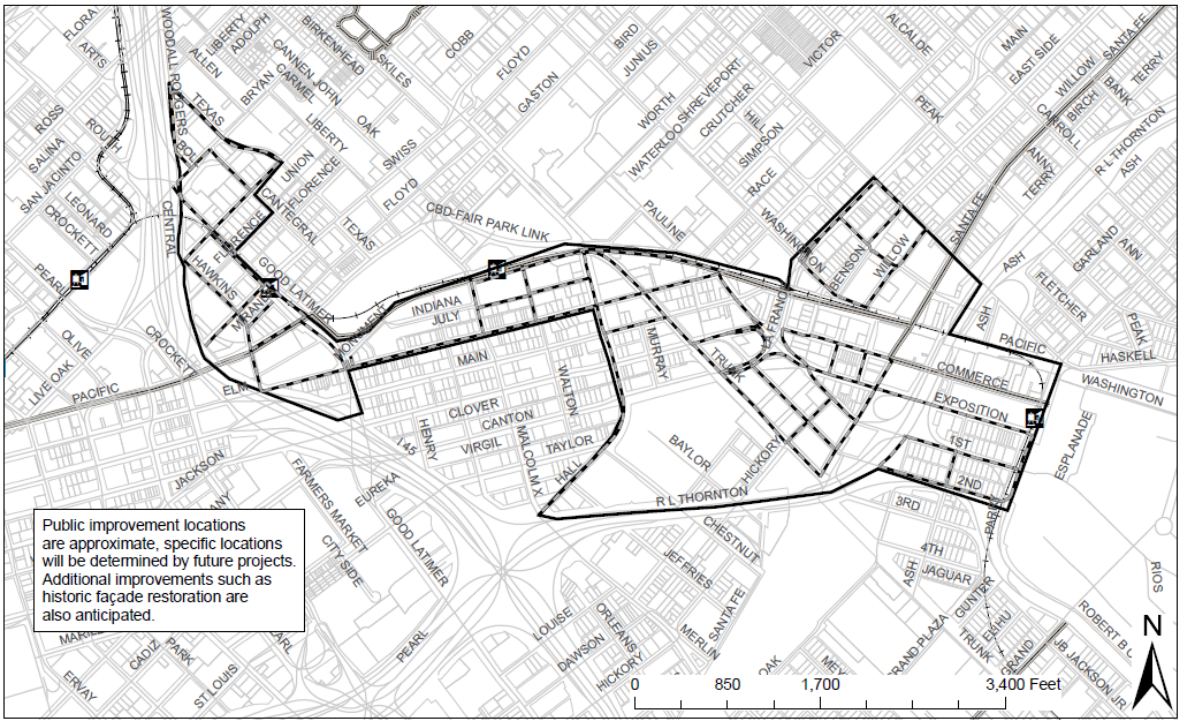
Approximately **$6.67 million NPV** has been allocated to the line item in the District's budget.

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 Project 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. The development of a Deep Ellum Improvement Plan to maximize assets of the surrounding area is also included in this category. This Plan will help guide public and private development and will incorporate the linkage of trails, walks, activity nodes, transit stations and new parking garages in and around the District. The TIF expense for the development of this plan will be leveraged by other sources.

State law has been amended to permit the Deep Ellum TIF District to consider making direct grants to accomplish any of these purposes. The Deep Ellum TIF District Board of Directors may provide for a program to make economic development Loans or Grants from TIF funds in an aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the District as necessary or convenient to implement this Plan. Projects receiving such Loans or Grants must be consistent with the goals and objectives of the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan and would be subject to specific project agreements and City Council approval of the Loan or Grant program and the project agreements.

Approximately **$2.3 million NPV** has been allocated to the line item in the District's budget.

Exhibit G
Deep Ellum TIF District Public Improvement Plan
(Original Project Plan)



Deep Ellum TIF District
Public Improvement Plan
Amended 4/9/08

Legend

- Deep Ellum TIF District Revised Boundary
- Streetscape/Utilities
- DART Light Rail Stations
- Santa Fe Trail
- Rail Line

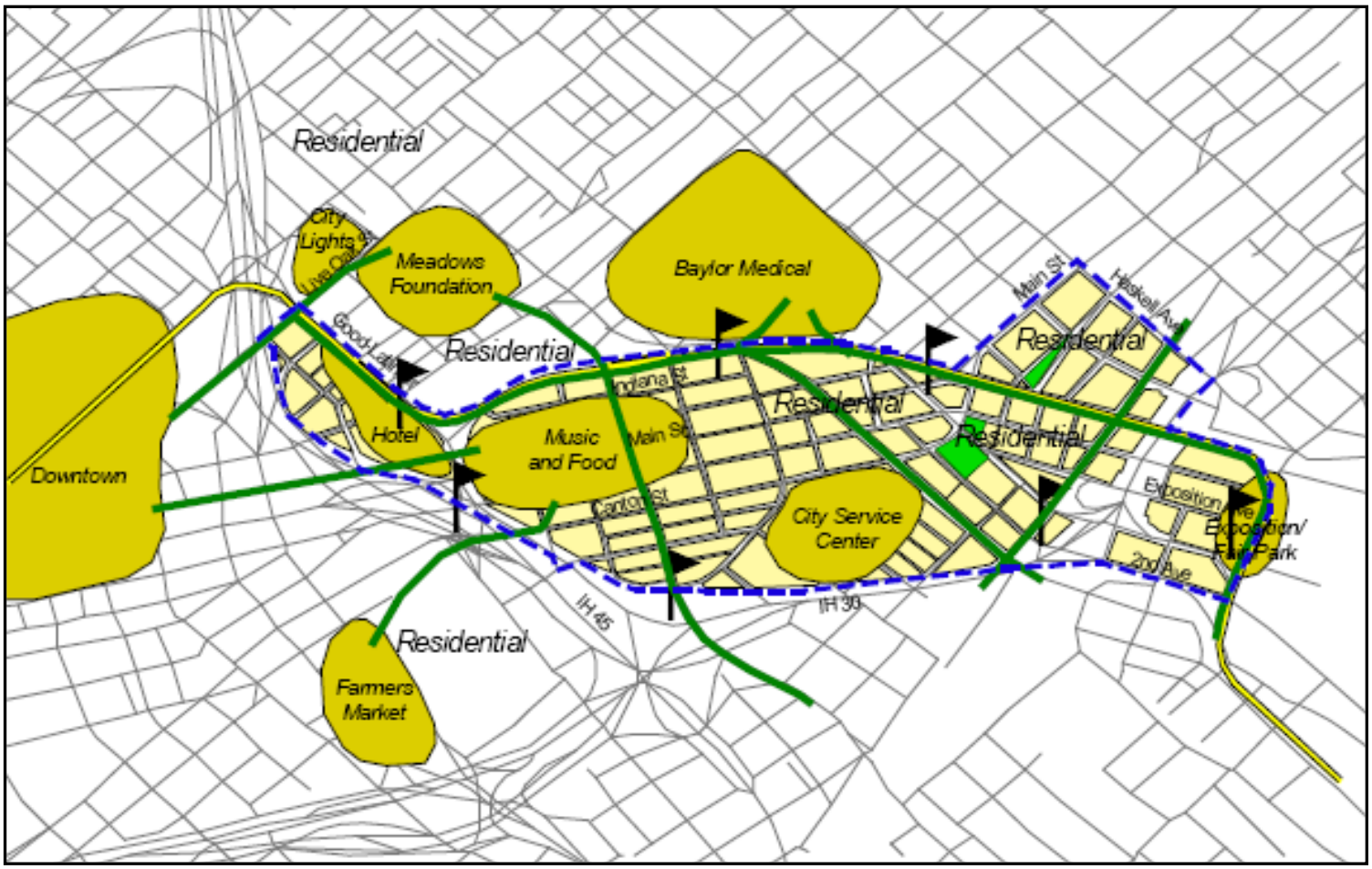
City of Dallas
Office of Economic Development
March 2008

Planned Private Development (Original Project Plan)

- At least 3,500 new residential units including lofts, townhomes, and apartments
- Approximately 650,000 square feet of new or renovated retail, restaurant and event space
- Approximately 850,000 square feet of office/commercial space
- Approximately 500 hotel rooms
- Development of property near four DART light rail stations to create a destination for transit riders

Prospective projects in the Deep Ellum TIF District include the redevelopment of the City Lights Project site, the Continental Gin building, the First Dr. Pepper building, the Knights of Pythias, the old Dallas High School site, and other underutilized commercial and warehousing structures as well as large tracts of vacant land. In addition, unspecified infill development is expected to occur in the District. **Exhibit H** is a conceptual site study of the Deep Ellum TIF District and surrounding area depicting anticipated development nodes, trails, and gateways.

Exhibit H
Conceptual Site Study of
Deep Ellum TIF District



Note: This conceptual site study includes a larger area than the Deep Ellum TIF District. For specific parcels included in the TIF District refer to Exhibit A, the TIF Boundary Map.

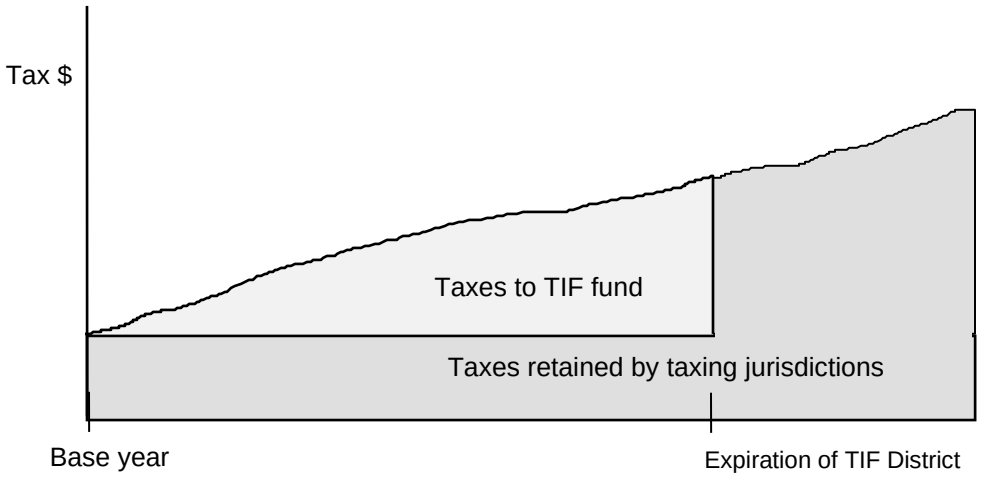
Section 3:
Financing Plan

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. Public improvements strengthen existing communities and attract investment. The Tax Increment Financing Act is found in Chapter 311 of the Texas Tax Code (the "TIF Act").

The governing body of a municipality may designate an area as a reinvestment zone if the City Council finds that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future. 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 then disbursed according to the Project Plan approved by the TIF board and the City Council, as prescribed by the TIF Act and the ordinance designating the reinvestment zone. The TIF 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 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 taxes from real properties in a TIF zone flow 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 district does not change tax rates 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 the area are kept by the taxing jurisdictions. In effect, the taxing jurisdictions are "investing" future earnings to receive the benefit of higher tax 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 Deep Ellum TIF District.

Exhibit K
TIF Project Plan Improvements

Budget Category (2023 Amendment)	TIF Budget, beginning 2023 (NPV)	ESTIMATED TOTAL BUDGET (IN CURRENT $)	ALLOCATED (AS OF 2023)	ESTIMATED REMAINDER BUDGET
Water, Wastewater, Storm & Off-site Utility Replacement	$1,500,000	$3,022,718	$1,813,183	$1,209,535
Paving, Streetscape & Lighting	$3,000,000	$6,045,436	$2,309,759	$3,735,677
District-Wide Improvements (Open Space, Trails & Areas of Public Assembly including Cultural Area or Facility Improvements); Public Parking	$15,000,000	$30,227,179	$122,998	$30,104,181
Façade Restoration/Environmental Remediation & Demolition	$5,500,000	$11,083,299	$10,167,824	$915,475
Affordable Housing	$5,763,952	$11,615,202	$0	$11,615,202
Transfer to Housing Department for Affordable Housing, including Homeowner Stabilization, Home Repair and Displacement Mitigation for Grand Park South area	$6,672,064	$13,445,178	$0	$13,445,178
Set Aside for Infrastructure Improvement and Areas of Public Assembly in Grand Park South area	$6,672,064	$13,445,178	$0	$13,445,178
Administration and Implementation	$2,300,000	$4,634,834	$717,686	$3,917,148
Total Project Costs	$46,408,080	$93,519,023	$15,131,450	$78,387,573

The project principal costs in **Exhibit K** are expressed as if paid in 2006. Cash for most of these expenditures will not be drawn until subsequent years.

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 Deep Ellum TIF District Fund as funds become available. The City has financed the vast majority of its prior TIF District projects on a pay-as-you-go basis. Advances, plus applicable interest, may be repaid by the future cash flows to the Deep Ellum TIF District fund, if and when funds are available. The typical interest rate used to repay developer advances has been the fixed rate for a TIF Bond with a 15-year payout level debt service and a "Baa" credit rating on the date the development agreement is authorized by City Council. This method is subject to City policy with the assistance of its financial advisor. Taxing jurisdictions do not guarantee these reimbursements with funding from any other source.

The City may negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the TIF District, using any financial instrument, subject to City Council approval of the note or credit line or issue bonds or other obligations for eligible TIF expenditures.

The City may establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the District, eliminating unemployment and underemployment in the District, and developing or expanding transportation, business, and commercial activity in the District, including programs to make grants and loans from the tax increment fund of the District in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the District.

Financing Policy and Long Term Financing. The goal of the Deep Ellum TIF District is to leverage increment accrued to maximize development in the District.

Expected Revenues. **Exhibit I** is a list of developments anticipated in the Deep Ellum TIF District through 2027. Some of the identified developments may not occur, while other development projects likely may 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 **Exhibit J** 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 J** presents 2005 appraisals by DCAD of properties near the TIF District that are believed to be similar to the forecasted development.

The sites anticipated for redevelopment with the Deep Ellum TIF District may constitute most of the redevelopment in the District through 2027, although some unnamed sites will inevitably substitute for listed sites. Further redevelopment after 2027 is likely, but is not forecasted in this analysis for two reasons: (1) Tax increments are estimated to flow to the TIF zone for only twenty years; (2) Forecasts further into the future are only marginally reliable.

Based on the development projects identified in **Exhibit I** and other stated assumptions, **Exhibit L** estimates annual City and County real property taxes from the TIF District and annual percentages and amounts of the real property tax growth increment reinvested each year in the Deep Ellum TIF District fund. Based on updated information as part of the Amended Project Plan, it is estimated that cumulative increased property value is expected to reach approximately $2.9 billion during the 22-year term of the TIF District. Because the TIF fund receives revenue only from the taxable value which exceeds the base year, “captured” taxable value accruing to the Deep Ellum TIF District is approximately $2.76 billion.

Projections assume an 85% reinvestment rate for the City and 55% for Dallas County with a maximum term of twenty-two years or until the Project Cost Budget of $46.4 million is reached. The City and County did not participate during the first two years of the TIF District term, allowing the general fund to collect full revenue. The final terms of participating taxing jurisdictions' contributions of tax increment are set forth in interlocal participation agreements between the City and County.

Exhibit I
Anticipated Redevelopment Projects in Deep Ellum TIF District (Original Project Plan)

Assumptions:

Development assumptions, appraisal estimates, and timing are by Stein Planning & Management and City of Dallas, Office of Economic Development.
Site location numbers in column (c) are from Exhibit D-1 the Deep Ellum TIF District Anticipated Development Project Map.
Appraisal estimates are adjusted for inflation at 3% annually.
Construction costs, values and appraised values are not necessarily the same.
Development plans are subject to change.

(a)	(b)	(c)	(i)	(d)	(e)	(f)	(g)	(h)	(j)
Concept	Location	Site Location from Exhibit D-1	Assumed Complete Before Jan. 1,	Estimated Floor Area (SF)	Est. Total Appraised Value per SF of Floor Area	Estimated Total Appraised Value (2005 Dollars)	Less Est. Existing Appraisal of Site (2005 Dollars)	Net Appraised Value Added (2005 Dollars)	Net Addition to Roll at Completion; Pre-completion Inflation = 3.00%
Villas of Commerce (loft townhomes)	Commerce/Exposition/Benson/	1	2007	18,000	$120	$2,160,000	$325,000	$1,835,000	$1,946,752
Bill Reed Building (residential, office)	First/Canton/Second	10	2008	50,000	$70	$3,500,000	$700,000	$2,800,000	$3,059,636
Ambrose (lofts and retail)	Indiana Street between Malcolm X and	2	2008	240,000	$80	$19,200,000	$1,100,000	$18,100,000	$19,778,359
Olympia Arts	Eastside/Hill		2008	18,000	$100	$1,800,000	$100,000	$1,700,000	$1,857,636
Sandbar (restaurant infill)	317 S 2nd Ave		2013	3,000	$167	$975,000	$503,208	$471,792	$485,946
Reel FX Rennovation & Streetscaping	301 N Crowdus at Indiana to Elm		2015	101,720	$85	$8,646,200	$5,358,840	$3,287,360	$3,487,560
Deep Ellum Renovations - Rohrman	Varies		2015	50,000	$100	$5,000,000	$1,000,000	$4,000,000	$4,243,600
City Lights Ph I	Live Oak & Good Latimer	6	2015	425,000	$89	$37,825,000	$2,533,900	$35,291,100	$38,563,538
Crozier Tech site	Live Oak & Pearl		2016	350,000	$120	$42,000,000	$1,000,000	$41,000,000	$44,801,807
Deep Ellum Renovations - Rohrman	Varies		2016	50,000	$100	$5,000,000	$1,000,000	$4,000,000	$4,370,908
City Lights Ph II	Live Oak & Good Latimer	6	2017	332,000	$89	$29,548,000	$2,967,590	$26,580,410	$29,916,486
Deep Ellum Renovations - Rohrman	Varies		2017	50,000	$100	$5,000,000	$1,000,000	$4,000,000	$4,502,035
Continental Gin (school)	3309 Elm (Continental Gin historic district)	3	2017	60,000	$80	$4,800,000	$500,000	$4,300,000	$6,130,772
Lofts, retail	Good Latimer/Swiss/Pacific	11	2017	420,000	$90	$37,800,000	$2,500,000	$35,300,000	$50,329,359
Deep Ellum Renovations - Rohrman	Varies		2018	50,000	$100	$5,000,000	$1,000,000	$4,000,000	$4,637,096
Loft residences	Exposition/Commerce	9	2018	100,000	$80	$8,000,000	$1,500,000	$6,500,000	$9,545,469
Knights of Pythias Building (Upscale boutique hotel 170 rooms + surrounding mixed use)	Knights of Pythias Building Elm @ Good-Latimer	6	2019	500,000	$120	$60,000,000	$3,000,000	$57,000,000	$68,060,981
Deep Ellum Renovations - Rohrman	Varies		2019	50,000	$100	$5,000,000	$1,000,000	$4,000,000	$4,776,209
City Lights Ph III	Live Oak & Good Latimer	6	2019	210,000	$89	$18,690,000	$1,878,240	$16,811,760	$20,074,121
Mixed-Use	Pacific/Hawkins		2019	200,000	$89	$17,800,000	$2,267,320	$15,532,680	$18,546,832
Mixed-use	Unspecified infill	N/A	2019	100,000	$90	$9,000,000	$1,500,000	$7,500,000	$11,344,423
First Dr. Pepper Building (residential, retail, office)	Second/Hickory/Trunk/Canton	5	2019	110,000	$70	$7,700,000	$700,000	$7,000,000	$10,588,128
Residences	Unspecified infill		2020	100,000	$80	$8,000,000	$1,500,000	$6,500,000	$10,126,788
Service Center Site	Varies		2020	125,000	$120	$15,000,000	$0	$15,000,000	$18,448,108
Deep Ellum Renovations - Rohrman	Varies		2020	50,000	$100	$5,000,000	$1,000,000	$4,000,000	$4,919,495
Mixed-use	Parry/First	N/A	2020	100,000	$90	$9,000,000	$1,500,000	$7,500,000	$11,684,756
Benson Willow Townhomes	3917 Willow and 3900-3916 Benson	4	2020	120,000	$120	$14,400,000	$800,000	$13,600,000	$21,188,357
Lofts	Pacific/Good Latimer		2021	200,000	$100	$20,000,000	$904,520	$19,095,480	$24,189,583
Service Center Site	Varies		2021	125,000	$120	$15,000,000	$0	$15,000,000	$19,001,551
Small upscale boutique hotel (80 rooms), retail, residential	Elm/Main/Hall/Trunk	7	2021	130,000	$120	$15,600,000	$2,000,000	$13,600,000	$21,824,008
Residences	Eastside/Hill	12	2021	60,000	$80	$4,800,000	$1,000,000	$3,800,000	$6,097,884
Office	unspecified infill		2021	90,000	$50	$4,500,000	$3,863,810	$636,190	$1,020,898
Service Center Site	Varies		2022	125,000	$120	$15,000,000	$0	$15,000,000	$19,571,598
Mixed-use	Unspecified infill	8	2022	200,000	$105	$21,000,000	$1,500,000	$19,500,000	$32,230,529
Service Center Site	Varies		2023	450,000	$120	$54,000,000	$0	$54,000,000	$72,571,484
Upscale retail and food service	Unspecified infill	N/A	2023	100,000	$100	$10,000,000	$1,500,000	$8,500,000	$14,470,681

Exhibit J
Comparable Developments based on DCAD Appraisals (Original Project Plan)

Information is for the year noted.
The purpose of this schedule is to relate actual appraisals and other quantitative measures of comparable development in the metropolitan area.
Building floor area measurements exclude parking garages. Improvement appraisals include garages.

(a) Development Name	(b) Address		(c) Improvements	(d) Land	(e) Total Value	(f) Bldg. SF	(g) Imp. per BSF	(h) Land SF	(i) Land per LSF	(j) Total per BSF	(k) FAR	Year
Mixed use centers												
The Crescent	500 Crescent	Dallas	$245,180,080	$25,984,920	$271,165,000	1,722,192	$142	433,082	$60	$157	3.98	2005
Mockingbird Station	5307 Mockingbird	Dallas	$77,490,670	$11,386,140	$88,876,810	565,675	$137	379,538	$30	$157	1.49	2005
West Village		Dallas	$35,971,000	$7,957,620	$43,928,620	315,653	$114	282,513	$28	$139	1.12	2005
Galleria mall and department stores		Dallas	$221,530,810	$42,779,370	$264,310,180	1,722,681	$129	1,222,267	$35	$153	1.41	2005
Westin Galleria Hotel		Dallas	$50,789,810	$4,210,190	$55,000,000	473,645	$107	120,291	$35	$116	3.94	2005
Galleria office buildings		Dallas	$115,140,300	$12,908,500	$128,048,800	1,535,614	$75	368,814	$35	$83	4.16	2005
Galleria vacant land		Dallas	$0	$1,558,100	$1,558,100	0		98,441	$16		0.00	2005
Galleria grand total		Dallas	$387,460,920	$61,456,160	$448,917,080	3,731,940	$104	1,809,813	$34	$120	2.06	
Retail centers												
One-Stop Mini-Mart	2324 McKinney	Dallas	$576,860	$1,423,080	$1,999,940	3,509	$164	23,718	$60	$570	0.15	2005
Lincoln Park (retail with. grocery)	7700 W. Northwest	Dallas	$36,215,560	$11,299,680	$47,515,240	153,642	$236	502,208	$23	$309	0.31	2005
Knox Park Village	3001 Knox	Dallas	$17,796,280	$2,798,910	$20,595,190	81,893	$217	87,172	$32	$251	0.94	2005
Highland Park Village total		High. Park	$33,687,570	$19,586,920	$53,274,490	230,948	$146	497,455	$39	$231	0.46	2005
Best Buy, CompUSA, Office Max	9358 N. Central	Dallas	$15,455,230	$9,544,770	$25,000,000	184,996	$84	636,318	$15	$135	0.29	2005
Office Max, Ross, etc.	2415 N. Haskell	Dallas	$6,042,190	$2,901,100	$8,943,290	92,426	$65	290,110	$10	$97	0.32	2005
Target	2417 N. Haskell	Dallas	$3,426,210	$3,873,790	$7,300,000	128,688	$27	387,379	$10	$57	0.33	2005
Grocery stores												
Whole Foods Market	4100 Lomo Alto	Dallas	$3,488,800	$1,775,900	$5,264,700	35,600	$98	70,236	$25	$148	0.51	2005
Kroger Signature	5665 E. Mockingbird	Dallas	$578,210	$6,282,830	$6,861,040	79,228	$7	349,046	$18	$87	0.23	2005
Office buildings												
2100 McKinney	2100 McKinney	Dallas	$57,474,900	$8,189,460	$65,664,360	374,654	$153	136,491	$60	$175	2.74	2005
Chase Tower	2200 Ross	Dallas	$158,281,210	$2,799,830	$161,081,040	1,250,000	$127	111,993	$25	$129	11.16	2005
Trammell Crow Center	2001 Ross	Dallas	$141,253,560	$2,851,440	$144,105,000	1,245,324	$113	95,048	$30	$116	13.10	2005
Fountain Place	1445 Ross	Dallas	$127,473,260	$2,247,740	$129,721,000	1,297,418	$98	78,848	$29	$100	16.45	2005
1845 Woodall Rodgers	1845 Woodall Rodgers	Dallas	$10,027,320	$2,171,400	$12,198,720	185,007	$54	36,190	$60	$66	5.11	2005
Residences												
1999 McKinney condos (62)	1999 McKinney	Dallas	$32,925,450	$1,309,414	$34,234,864	175,482	$188	29,098	$45	$195	6.03	2004
			(Improvement figures are estimates based on 100% of three middle floors.)									
Portobello townhouse condo unit	33xx Blackburn	Dallas	$415,870	$59,130	$475,000	2,606	$160	N.A.	N.A.	$182	N.A.	2004
Live Oak Lofts condos (113)	2502 Live Oak	Dallas	$15,615,100	$1,030,560	$16,645,660	104,167	$150	68,704	$15	$160	1.52	2004
			(Improvement figures are estimates based on 9 units at middle of DCAD listing)									
Travis Terrace townhouse condo	39xx Travis	Dallas	$400,610	$42,420	$443,030	2,782	$144	2,121	$20	$159	1.31	2004
Lincoln Park	5445 Caruth Haven	Dallas	$35,455,780	$9,544,220	$45,000,000	395,377	$90	636,281	$15	$114	0.62	2004
Heights of State Thomas	3015 State	Dallas	$14,616,920	$3,921,090	$18,538,010	173,545	$84	122,534	$32	$107	1.42	2005
Knox Travis Park	4611 Travis	Dallas	$12,692,040	$537,960	$13,230,000	137,331	$92	26,898	$20	$96	5.11	2005
The Abbey	2521 Worthington	Dallas	$3,380,550	$944,450	$4,325,000	48,082	$70	29,514	$32	$90	1.63	2005
Jefferson at Gaston	2752 Gaston		$26,158,960	$4,665,280	$30,824,240	417,815	$63	548,856	$9	$74	0.76	2005
Rovello	2610 Allen	Dallas	$24,622,260	$4,727,740	$29,350,000	397,294	$62	132,117	$36	$74	3.01	2005
Gables Concord	3003 Bookhout	Dallas	$5,175,800	$4,755,420	$9,931,220	138,390	$37	158,514	$30	$72	0.87	2005
Gables at Routh (Mirabella)	2600 Cole	Dallas	$7,325,870	$2,736,590	$10,062,460	142,507	$51	60,813	$45	$71	2.34	2005
Uptown Village		Dallas	$29,356,860	$11,037,660	$40,394,520	570,793	$51	328,315	$34	$71	1.74	2005
Jefferson at the North End	2323 N. Field	Dallas	$27,940,320	$16,395,540	$44,335,860	623,997	$45	468,444	$35	$71	1.33	2005
Block 588 Condos	3110 Thomas	Dallas	$14,363,550	$1,636,450	$16,000,000	229,074	$63	51,139	$32	$70	4.48	2005
Kirby Building		Dallas	$12,950,000	$1,800,000	$14,750,000	209,223	$62	30,000	$60	$70	6.97	2005
Davis Building	1309 Main	Dallas	$14,860,940	$873,000	$15,733,940	241,481	$62	14,550	$60	$65	16.60	2005
AMLI at Bryan Street		Dallas	$20,462,860	$3,847,140	$24,310,000	375,461	$55	298,880	$13	$65	1.26	2005
Majestic Lofts Residences	1900 Elm	Dallas	$6,553,000	$1,200,000	$7,753,000	126,000	$52	20,000	$60	$62	6.30	2005
Camden Farmers Market	2210 Canton	Dallas	$16,231,940	$5,676,390	$21,908,330	381,441	$43	306,832	$18	$57	1.24	2005
Heights of State Thomas	3110 Thomas	Dallas	$14,363,550	$1,636,450	$16,000,000	299,362	$48	51,139	$32	$53	5.85	2005
Wilson Building	1623 Main	Dallas	$8,985,000	$1,740,000	$10,725,000	250,778	$36	29,000	$60	$43	8.65	2005
Hotels												
The Mansion on Turtle Creek	2821 Turtle Creek	Dallas	$16,504,580	$5,495,420	$22,000,000	82,976	$199	157,012	$35	$265	0.53	2005
Hotel Zaza	2332 Leonard	Dallas	$16,821,580	$2,901,120	$19,722,700	102,010	$165	48,639	$60	$193	2.10	2005
Hotel St. Germain	2516 Maple	Dallas	$359,600	$540,400	$900,000	8,273	$43	15,440	$35	$109	0.54	2005
Hyatt Regency Hotel		Dallas	$62,744,660	$7,785,210	$70,529,870	657,212	$95	543,964	$14	$107	1.21	2004
Adam's Mark Hotel		Dallas	$75,102,350	$7,877,820	$82,980,170	827,534	$91	230,258	$34	$100	3.59	2005
Fairmont Hotel		Dallas	$20,637,480	$2,778,020	$23,415,500	579,037	$36	99,215	$28	$40	5.84	2005
Health												
Cooper Aerobics Center		Dallas	$9,345,990	$8,986,280	$18,332,270	203,725	$46	1,069,219	$8	$90	0.19	2005

Exhibit L
Annual Real Property Appraisals and City/County Tax to the TIF Fund (Amended Project Plan)

EXHIBIT L Projected TIF Increment Schedule

Tax Year		Property Value Estimate	Property Value Growth	Anticipated Captured Value	TIF Contribution City of Dallas	TIF Contribution Dallas County	TOTAL TIF 2006 NPV @ Dallas Co.	Total TIF Contribution	TOTAL TIF 2006 NPV @ 4%
Base	2005	$107,990,540							
	Adj Base08	$113,885,770							
1	2006	$109,610,398	5.7%	$6,149,762	$0	$0	$0	$0	
2	2007	$115,852,407	4.5%	$11,302,503	$0	$0	$0	$0	
3	2008	$121,082,439	27.1%	$37,692,404	$269,407	$59,926	$57,621	$329,333	$292,776
4	2009	$164,078,459	8.1%	$50,030,941	$322,509	$70,654	$122,944	$393,163	$628,853
5	2010	$180,308,382	-7.3%	$37,987,511	$258,361	$61,623	$177,727	$319,984	$891,857
6	2011	$154,151,380	-1.8%	$35,249,605	$239,543	$62,217	$230,910	$301,760	$1,130,342
7	2012	$151,372,406	7.4%	$46,273,545	$275,743	$64,841	$284,205	$340,584	$1,389,158
8	2013	$174,397,792	5.5%	$55,156,719	$377,203	$84,572	$351,043	$461,775	$1,726,572
9	2014	$171,578,126	4.1%	$62,096,498	$421,447	$95,143	$423,344	$516,590	$2,089,521
-	Adj Value	$187,033,883		-	-	-		-	-
	Adj Base14	$189,162,613							
10	2015	$253,028,626	78.9%	$127,805,604	$847,394	$173,843	$550,370	$1,021,237	$2,779,433
11	2016	$319,562,079	17.9%	$184,099,399	$1,213,086	$234,396	$715,053	$1,447,482	$3,719,689
12	2017	$376,700,281	23.7%	$272,159,883	$1,787,815	$348,920	$950,771	$2,136,735	$5,054,288
13	2018	$466,081,672	22.9%	$377,088,929	$2,468,870	$495,462	$1,272,614	$2,964,332	$6,834,589
14	2019	$743,848,002	31.9%	$554,685,389	$3,656,528	$743,633	$1,737,085	$4,400,161	$9,375,572
15	2020	$837,575,214	12.6%	$648,413,051	$4,253,507	$834,116	$2,238,033	$5,087,623	$12,200,548
16	2021	$1,035,445,177	23.6%	$846,282,564	$5,599,227	$973,146	$2,800,000	$6,572,373	$15,709,592
17	2022	$1,296,360,369	25.2%	$1,107,197,756	$7,018,859	$0	$0	$7,018,859	$19,312,886
18	2023	$1,420,880,416	9.6%	$1,231,717,803	$7,702,486	$0	$0	$7,702,486	$23,115,050
19	2024	$1,705,056,499	20.0%	$1,515,893,886	$9,479,567	$0	$0	$9,479,567	$27,614,454
20	2025	$2,046,067,799	20.0%	$1,856,905,186	$11,612,064	$0	$0	$11,612,064	$32,914,049
21	2026	$2,455,281,359	20.0%	$2,266,118,746	$14,171,060	$0	$0	$14,171,060	$39,132,786
22	2027	$2,946,337,631	20.0%	$2,757,175,018	$17,241,856	$0	$0	$17,241,856	$46,408,080
TOTAL During TIF					**$89,216,531**	**$4,302,492**	**$2,800,000**	**$93,519,023**	**$46,408,080**

Assumptions:

City of Dallas participates in the Deep Ellum TIF District for a period of 19 years beginning in 2008 at a rate of 85%
Dallas County is expected to participate in the Deep Ellum TIF District until $2.8M NPV, at a rate of 55%
All values and increment collection are actual through 2023 values.
Between 2023 and termination, 20% annual property value increase is assumed, at 2023 tax rate.

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 3% per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of 4% per annum.

Appreciation. Property appreciation is assumed to be 1.5% percent per annum on average. However, beginning with the Amended Project Plan, the increase in annual property value is assumed to be 20%. The average annual increase over the last seven year (years 2017 to 2023) was 21%. This Amended Project Plan's budget is in alignment with the assumption of 20% annual growth between 2023 and 2027 and the estimated current budget is derived from this assumption (converted from NPV at 4% per annum).

Tax Rate Changes. Although tax rates will certainly increase during the twenty two year development period, the financial plan conservatively assumes that the 2005 tax rate will remain constant for the life of the Deep Ellum TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The proposed duration of the Deep Ellum TIF District is 22 years; it is scheduled to terminate December 31, 2027. The City of Dallas will participate at a rate of 0% in 2006 and 2007 and at a rate of 85% in 2008 and thereafter. Dallas County will participate at a rate of 0% in 2006 and 2007 and at a rate of 55% in 2008 and thereafter. Dallas County's participation shall terminate when the Dallas County NPV collections reach $2.8 million. Such cap was reached with 2021 values (2022 collections). Therefore, between 2022 DCAD valuation (2023 collections) and termination, only the City of Dallas will participate in the TIF District. TIF collections will terminate once the TIF budget of $46,408,080 (net present value) has been collected or December 31, 2027 (2028 collections), whichever occurs first.

Financial Feasibility

The private development plans, public improvement program, general financing strategy and financial assumptions were all included in a preliminary assessment prepared by Stein Planning and Management and the City of Dallas, Office of Economic Development. 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.

Based on Amended Project Plan projections, cumulative private development and property value appreciation is expected to increase property value to $2.9 billion during the term of the TIF District. Since the TIF receives revenue only from the taxable value which exceeds the base year, "captured" taxable value accruing to the Deep Ellum TIF District will be approximately $2.76 billion.

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.

The Reinvestment Zone Financing Plan provides that the City and County will begin to realize additional revenues from the TIF in Year 16 of the program.

Based upon a set of TIF District assumptions and analysis, the preliminary project plan and reinvestment zone financing 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 Deep Ellum Board of Directors has adopted specific policies for the Deep Ellum TIF District:

- Public improvements will be phased at a pace that coincides with private development.

- Private developers desiring City participation in sharing the costs of infrastructure improvements needed 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 from 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 projects within the TIF District, using any financial instrument, subject to City Council approval, or may issue certificates of obligation or TIF bonds for projects as described earlier in the Project Plan.

- If a developer requests funding for infrastructure improvements 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 (with applicable interest) as funds become available

- Should project costs be paid that directly benefit the developer of a project, such as grants made to a developer as permitted by the TIF Act, the City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Deep Ellum TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

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

The City reserves the right to amend this plan to provide for the establishment of a "sales tax increment" collection process, as permitted by the TIF Act.

Other Financial Benefits

During the twenty-two year TIF term, approximately 650,000 square feet of retail, restaurant and event space, 850,000 square feet of commercial/office space, 500 hotel rooms, and over 3,500 residential units are expected to be developed within the boundaries of the Deep Ellum TIF District.

Because the City and DART each have a one percent sales tax and the City also has a nine percent hotel tax and business personal property tax, this generates additional municipal revenue. Based on original assumptions, **Exhibit M** estimates additional City and DART sales tax attributed to the anticipated retail development. By 2027, the City and DART will each receive roughly $22.9 million (net present value) in incremental sales tax revenue from the Deep Ellum TIF District. **Exhibit N** estimates additional City hotel tax and business personal property tax attributed to the anticipated hotel, retail and office development. Based on original assumptions, by 2027, the City will receive approximately $17.0 million (net present value) in incremental hotel and business personal property taxes from the Deep Ellum TIF District.

The Dallas Independent School District is not expected to participate in the Deep Ellum TIF District program. State law governing school funding since September 1999 makes TIF participation generally unattractive for a school district. Nevertheless, the DISD will receive incremental real property and business personal property taxes from the Deep Ellum TIF District (see **Exhibit O**).

Conclusions

Based upon a set of assumptions and analysis of the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan, the plan has been determined to be feasible.

Exhibit M
Estimated Annual City/DART Sales Tax from Net New Development in the TIF District (Original Project Plan)

Assumptions:
Gross floor areas and timing estimates provided by developer.
All floor area estimates of existing retail centers represent projected net increase in square footage (net gain)
Businesses are assumed operating by July of the previous fiscal year (three months before the indicated fiscal year begins).
Estimated sales per square foot are adjusted annually for inflation at: 3.00%
Sales tax column approximates tax *receipts* in the indicated fiscal year.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)
	Indiana Lofts	Continental Gin	Benson Willow Townhomes	Dr. Pepper	Knights of Pythias	Boutique Hotel	Elm, Main, Good Latimer, Hall	Indiana, Commerce, Good Latimer, Hall	Rohrman	Exposition, Commerce	Good Latimer, Swiss	Indiana, Canton, Good Latimer, Hall	Indiana, Canton, Good Latimer, Hall	Total	Sales Tax
	Lofts, Retail	Lofts, Retail	Townhomes, Retail	Residential, Retail,	Hotel, Retail	Hotel, Retail	Retail	Retail	Retail	Residential, Retail	Lofts, Retail	Retail, Food	Retail, Food		
	Gross Square Feet of Retail Floor Area =														
	36,000	15,000	12,000	16,500	50,000	13,000	50,000	50,000	375,000	10,000	84,000	50,000	50,000	811,500	
	Estimated Sales per Gross Square Foot (in 2006 Dollars) =													Total	City Sales Tax
Fiscal Year Ended	$225	$225	$225	$225	$225	$225	$250	$250	$250	$225	$225	$225	$225	Net New	from Net New
September 30,	Percent of Gross Sales Subject to Sales Tax =													Annual Sales Volume	Sales @
	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%		1.00%
2005	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2006	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2007	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2008	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2009	$7,965,980	$3,319,158	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,285,138	$112,851
2010	$8,204,959	$3,418,733	$2,734,986	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,358,679	$143,587
2011	$8,451,108	$3,521,295	$2,817,036	$3,873,425	$11,737,650	$3,051,789	$13,041,833	$0	$0	$0	$0	$0	$0	$46,494,136	$464,941
2012	$8,704,641	$3,626,934	$2,901,547	$3,989,627	$12,089,780	$3,143,343	$13,433,088	$13,433,088	$100,748,163	$2,417,956	$0	$0	$0	$164,488,167	$1,644,882
2013	$8,965,780	$3,735,742	$2,988,593	$4,109,316	$12,452,473	$3,237,643	$13,836,081	$13,836,081	$103,770,607	$2,490,495	$0	$0	$0	$169,422,812	$1,694,228
2014	$9,234,754	$3,847,814	$3,078,251	$4,232,596	$12,826,047	$3,334,772	$14,251,163	$14,251,163	$106,883,726	$2,565,209	$21,547,759	$0	$0	$196,053,255	$1,960,533
2015	$9,511,797	$3,963,249	$3,170,599	$4,359,573	$13,210,828	$3,434,815	$14,678,698	$14,678,698	$110,090,237	$2,642,166	$22,194,192	$0	$0	$201,934,853	$2,019,349
2016	$9,797,150	$4,082,146	$3,265,717	$4,490,361	$13,607,153	$3,537,860	$15,119,059	$15,119,059	$113,392,945	$2,721,431	$22,860,018	$13,807,153	$0	$221,600,052	$2,216,001
2017	$10,091,065	$4,204,610	$3,363,688	$4,625,071	$14,015,368	$3,643,996	$15,572,631	$15,572,631	$116,794,733	$2,803,074	$23,545,818	$14,015,368	$0	$228,248,053	$2,282,481
2018	$10,393,797	$4,330,749	$3,464,599	$4,763,824	$14,435,829	$3,753,316	$16,039,810	$16,039,810	$120,298,575	$2,887,166	$24,252,193	$14,435,829	$0	$235,095,495	$2,350,955
2019	$10,705,611	$4,460,671	$3,568,537	$4,906,738	$14,868,904	$3,865,915	$16,521,004	$16,521,004	$123,907,532	$2,973,781	$24,979,758	$14,868,904	$0	$242,148,360	$2,421,484
2020	$11,026,779	$4,594,491	$3,675,593	$5,053,940	$15,314,971	$3,981,892	$17,016,634	$17,016,634	$127,624,758	$3,062,994	$25,729,151	$15,314,971	$15,314,971	$264,727,781	$2,647,278
2021	$11,357,582	$4,732,326	$3,785,861	$5,205,559	$15,774,420	$4,101,349	$17,527,133	$17,527,133	$131,453,501	$3,154,884	$26,501,026	$15,774,420	$15,774,420	$272,669,615	$2,726,696
2022	$11,698,310	$4,874,296	$3,899,437	$5,361,725	$16,247,653	$4,224,390	$18,052,947	$18,052,947	$135,397,106	$3,249,531	$27,296,057	$16,247,653	$16,247,653	$280,849,703	$2,808,497
2023	$12,049,259	$5,020,525	$4,016,420	$5,522,577	$16,735,082	$4,351,121	$18,594,536	$18,594,536	$139,459,019	$3,347,016	$28,114,938	$16,735,082	$16,735,082	$289,275,194	$2,892,752
2024	$12,410,737	$5,171,140	$4,136,912	$5,688,254	$17,237,135	$4,481,655	$19,152,372	$19,152,372	$143,642,790	$3,447,427	$28,958,386	$17,237,135	$17,237,135	$297,953,450	$2,979,535
2025	$12,783,059	$5,326,275	$4,261,020	$5,858,902	$17,754,249	$4,616,105	$19,726,943	$19,726,943	$147,952,073	$3,550,850	$29,827,138	$17,754,249	$17,754,249	$306,892,054	$3,068,921
2026	$13,166,551	$5,486,063	$4,388,850	$6,034,669	$18,286,876	$4,754,588	$20,318,751	$20,318,751	$152,390,635	$3,657,375	$30,721,952	$18,286,876	$18,286,876	$316,098,815	$3,160,988
2027	$13,561,547	$5,650,645	$4,520,516	$6,215,709	$18,835,483	$4,897,225	$20,928,314	$20,928,314	$156,962,354	$3,767,097	$31,643,611	$18,835,483	$18,835,483	$325,581,780	$3,255,818
Total for 22 years (2006-2027)														**$4,085,177,392**	**$40,851,774**
2006 NPV @ 4%														**$22,858,162**	**$22,858,162**

Exhibit N
Estimated City Hotel Occupancy Tax and Business Personal Property Tax from the Reinvestment Zone (Original Project Plan)

Assumptions:
Date of City receipt of Hotel Occupancy Tax may lag date of earning by 3-4 months.
BPP Tax receipts generally occur 12-13 months after appraisal. Appraisals are for Jan. 1 of the year indicated.
Commercial development includes retail, office, and hotel projects.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
		City Hotel Occupancy Tax			**City BPP Tax**		**Total**
Year		Guest Rooms	Annual Room Receipts If 2007 ADR = $120 Inflation = 3% Occupancy = 70%	Estimated City Hotel Occupancy Tax @ 9.00%	Estimated Square Feet New Commercial Development	Estimated City BPP Tax @ $20 per SF Commercial	Total Estimated City Hotel and BPP Tax
Base	2005						
1	2006	0	$0	$0	0	$0	$0
2	2007	0	$0	$0	0	$0	$0
3	2008	0	$0	$0	51,000	$6,020	$6,020
4	2009	0	$0	$0	63,000	$7,659	$7,659
5	2010	250	$8,375,752	$753,818	526,000	$65,865	$819,683
6	2011	250	$8,627,025	$776,432	636,000	$82,028	$858,460
7	2012	250	$8,885,836	$799,725	636,000	$84,489	$884,214
8	2013	250	$9,152,411	$823,717	670,000	$91,676	$915,393
9	2014	250	$9,426,983	$848,428	670,000	$94,426	$942,855
10	2015	250	$9,709,793	$873,881	720,000	$104,517	$978,398
11	2016	250	$10,001,086	$900,098	720,000	$107,653	$1,007,750
12	2017	250	$10,301,119	$927,101	720,000	$110,882	$1,037,983
13	2018	500	$21,220,305	$1,909,827	720,000	$114,209	$2,024,036
14	2019	500	$21,856,914	$1,967,122	770,000	$125,804	$2,092,926
15	2020	500	$22,512,622	$2,026,136	770,000	$129,578	$2,155,714
16	2021	500	$23,188,000	$2,086,920	770,000	$133,465	$2,220,385
17	2022	500	$23,883,640	$2,149,528	770,000	$137,469	$2,286,997
18	2023	500	$24,600,150	$2,214,013	770,000	$141,593	$2,355,607
19	2024	500	$25,338,154	$2,280,434	770,000	$145,841	$2,426,275
20	2025	500	$26,098,299	$2,348,847	770,000	$150,216	$2,499,063
21	2026	500	$26,881,248	$2,419,312	770,000	$154,723	$2,574,035
22	2027	500	$27,687,685	$2,491,892	770,000	$159,365	$2,651,256
Total for 22 Years		**-**	**$317,747,024**	**$28,597,232**	**-**	**$2,147,478**	**$30,744,710**
2006 NPV @ 4%		**-**	**$175,324,136**	**$15,779,172**	**-**	**$1,236,027**	**$17,015,199**

Exhibit O
Estimated Annual DISD Real Property and Business Personal Property Tax from the TIF District (Original Project Plan)

Assumptions:

Estimated assessed values and captured appraised values are from a separate schedule.
Taxes are levied in September following the appraisal date. Collections occur in the next fiscal year.
Tax rates are for 2005, although actual rates will vary annually.
Texas school district property tax rates may be reduced by legislative or judicial actions.
This schedule depicts DISD real property and business personal property tax benefits only and does not take into account the effect of state recapture provisions.

(a)	(b)	(c)	(d)	(e)	(f)	(g)
DISD Real Property Tax				**DISD BPP Tax**		**DISD Total Tax**
Appraisal on January 1,	Estimated Total Assessed Value	Estimated Increase in Assessed Real Property (Captured Appraised Value)	Estimated Total RP Tax @ $1.68836 per $100	Estimated Square Feet New Commercial Development	Estimated Total BPP Tax @ $20 per SF Commercial	Estimated Total DISD Tax from Zone Retained
2005	$107,990,540					
2006	$114,140,302	$6,149,762	$103,830	0	$0	$103,830
2007	$119,293,043	$11,302,503	$190,827	0	$0	$190,827
2008	**$113,885,770**					
2008	$151,578,174	$37,692,404	$636,383	51,000	$13,703	$650,086
2009	$163,916,711	$50,030,941	$844,702	63,000	$17,434	$862,137
2010	$151,873,281	$37,987,511	$641,366	526,000	$149,931	$791,297
2011	$149,135,375	$35,249,605	$595,140	636,000	$186,724	$781,864
2012	$160,159,315	$46,273,545	$781,264	636,000	$192,325	$973,589
2013	$169,042,489	$55,156,719	$931,244	670,000	$208,685	$1,139,929
2014	$171,578,126	$57,692,356	$974,055	670,000	$214,946	$1,189,000
2015	$220,446,496	$106,560,726	$1,799,129	720,000	$237,916	$2,037,045
2016	$274,401,090	$160,515,320	$2,710,076	720,000	$245,054	$2,955,130
2017	$393,639,464	$279,753,694	$4,723,249	720,000	$252,405	$4,975,655
2018	$418,049,087	$304,163,317	$5,135,372	720,000	$259,977	$5,395,349
2019	$589,356,203	$475,470,433	$8,027,653	770,000	$286,372	$8,314,025
2020	$690,064,693	$576,178,923	$9,727,974	770,000	$294,963	$10,022,938
2021	$709,109,789	$595,224,019	$10,049,524	770,000	$303,812	$10,353,337
2022	$795,819,605	$681,933,835	$11,513,498	770,000	$312,927	$11,826,425
2023	$939,415,984	$825,530,214	$13,937,922	770,000	$322,315	$14,260,236
2024	$953,507,224	$839,621,454	$14,175,833	770,000	$331,984	$14,507,817
2025	$967,809,832	$853,924,062	$14,417,312	770,000	$341,943	$14,759,256
2026	$982,326,980	$868,441,210	$14,662,414	770,000	$352,202	$15,014,616
2027	$997,061,884	$883,176,114	$14,911,192	770,000	$362,768	$15,273,960
Total for 22 years (2006-2027)			**$131,489,961**	**-**	**$4,888,387**	**$136,378,347**
2006 NPV @ 4%			**$67,758,520**	**-**	**$2,813,615**	**$70,572,135**

Appendix A-2
2013 DCAD Real Property Accounts Added in the Deep Ellum TIF District as Amended, September 10, 2014

ACCT	Property Address	EXEMPT	TAX VALUE	TOTAL VALUE	IMPRVMTS	LAND VALUE
00000103987000000	2821 TAYLOR ST	X	$0	$93,750	$0	$93,750
00000103990000000	2817 TAYLOR ST	X	$0	$93,750	$0	$93,750
00000103984000000	2803 TAYLOR ST	X	$0	$1,162,000	$912,000	$250,000
00025900000000100	538 PEARL ST	X	$0	$1,865,110	$0	$1,865,110
00000129352000000	3016 ELM ST		$105,000	$105,000	$0	$105,000
00000129364000000	3012 ELM ST		$73,500	$73,500	$0	$73,500
00000129355000000	3008 ELM ST		$167,590	$167,590	$27,330	$140,260
00000110956000000	2936 ELM ST		$240,240	$240,240	$136,240	$104,000
00000129370000000	3015 MAIN ST		$132,300	$132,300	$57,300	$75,000
00000110959000000	2928 ELM ST		$116,000	$116,000	$0	$116,000
00000129331000000	3013 MAIN ST		$184,900	$184,900	$147,400	$37,500
00000110962000000	2920 ELM ST		$403,850	$403,850	$246,850	$157,000
00000129325000000	3011 MAIN ST		$2,824	$83,530	$38,530	$45,000
00000110965000000	2918 ELM ST		$100,000	$100,000	$0	$100,000
00000129361000000	3000 ELM ST		$413,910	$413,910	$137,970	$275,940
00000110968000000	2912 ELM ST		$100,000	$100,000	$0	$100,000
00000110974000000	2912 ELM ST		$125,600	$125,600	$75,600	$50,000
00000110971000000	2908 ELM ST		$50,000	$50,000	$0	$50,000
00000110953000000	2944 ELM ST		$200,630	$200,630	$100,630	$100,000
00000110980000000	2939 MAIN ST		$71,960	$71,960	$8,580	$63,380
00000110983000000	2933 MAIN ST		$66,510	$66,510	$2,380	$64,130
00000110986000000	2931 MAIN ST		$75,000	$75,000	$0	$75,000
00000110989000000	2929 MAIN ST		$112,500	$112,500	$0	$112,500
00000110920000000	2818 ELM ST		$119,930	$119,930	$19,930	$100,000
00000110992000000	2913 MAIN ST		$48,000	$48,000	$0	$48,000
00000110923000000	2816 ELM ST		$148,560	$148,560	$48,560	$100,000
00000110995000000	2911 MAIN ST		$63,000	$63,000	$0	$63,000
00000110998000000	2911 MAIN ST		$270,000	$270,000	$193,500	$76,500
00000129400000000	3023 COMMERCE ST		$635,460	$635,460	$368,310	$267,150
00000110926000000	2810 ELM ST		$165,000	$165,000	$65,000	$100,000
00000129382000000	3018 MAIN ST		$51,840	$51,840	$0	$51,840
00000111001000000	2911 MAIN ST		$168,000	$168,000	$0	$168,000
00000129379000000	3014 MAIN ST		$66,900	$66,900	$29,400	$37,500
00000110977000000	2906 ELM ST		$156,000	$156,000	$0	$156,000
00000129388000000	3010 MAIN ST		$37,500	$37,500	$0	$37,500
00000104158000000	3010 MAIN ST		$250,000	$250,000	$175,000	$75,000
00000110890000000	2724 ELM ST		$422,380	$422,380	$302,600	$119,780

00000110917000000	2826 ELM ST	$176,800	$176,800	$59,040	$117,760
00000110935000000	2825 MAIN ST	$52,500	$52,500	$0	$52,500
00000104161000000	3004 MAIN ST	$153,790	$153,790	$33,790	$120,000
00000110938000000	2823 MAIN ST	$380,710	$380,710	$305,710	$75,000
00000110941000000	2821 MAIN ST	$130,000	$130,000	$55,000	$75,000
00000129394000000	3033 COMMERCE ST	$24,000	$24,000	$0	$24,000
00000110944000000	2815 MAIN ST	$120,000	$120,000	$45,000	$75,000
00000110893000000	2720 ELM ST	$590,900	$590,900	$106,780	$484,120
00000110947000000	2809 MAIN ST	$164,980	$164,980	$89,980	$75,000
00000110929000000	2806 ELM ST	$200,000	$200,000	$0	$200,000
00000103744000000	2650 ELM ST	$89,780	$89,780	$39,780	$50,000
00000104159000000	3017 COMMERCE ST	$80,000	$80,000	$510	$79,490
00000103687000000	2644 ELM ST	$132,220	$132,220	$82,220	$50,000
00000110950000000	2803 MAIN ST	$230,000	$230,000	$80,000	$150,000
00000104173000000	3009 COMMERCE ST	$178,530	$178,530	$127,780	$50,750
00000103699000000	2638 ELM ST	$145,000	$145,000	$45,000	$100,000
00000110905000000	2715 MAIN ST	$242,590	$242,590	$39,590	$203,000
00000103714000000	2634 ELM ST	$178,570	$178,570	$128,570	$50,000
00000103651000000	2634 ELM ST	$50,000	$50,000	$0	$50,000
00000104170000000	3005 COMMERCE ST	$264,000	$330,000	$280,000	$50,000
00000104164000000	3000 MAIN ST	$316,800	$316,800	$226,800	$90,000
00000103654000000	2628 ELM ST	$100,000	$100,000	$0	$100,000
00000110908000000	2707 MAIN ST	$273,000	$273,000	$173,000	$100,000
00000104020000000	2900 MAIN ST	$75,000	$75,000	$0	$75,000
00000129385000000	111 HALL ST	$91,890	$91,890	$57,890	$34,000
00000104167000000	3003 COMMERCE ST	$172,040	$172,040	$122,040	$50,000
00000103642000000	2626 ELM ST	$50,000	$50,000	$0	$50,000
00000110911000000	2701 MAIN ST	$485,760	$485,760	$286,760	$199,000
00000110914000000	2653 MAIN ST	$60,000	$60,000	$0	$60,000
00000103756000000	2618 ELM ST	$325,000	$325,000	$275,000	$50,000
00000103711000000	2614 ELM ST	$259,980	$259,980	$159,980	$100,000
00000103669000000	2610 ELM ST	$200,000	$200,000	$100,000	$100,000
00000103675000000	2608 ELM ST	$400,000	$400,000	$335,000	$65,000
00000103660000000	2604 ELM ST	$125,000	$125,000	$0	$125,000
00000103690000000	2635 MAIN ST	$151,000	$151,000	$1,000	$150,000
00000104030000000	2924 MAIN ST	$1,368,730	$1,368,730	$701,650	$667,080
00000104182000000	3034 COMMERCE ST	$289,000	$289,000	$234,000	$55,000
00000104026000000	2919 COMMERCE ST	$400,000	$400,000	$247,020	$152,980
00000104047000000	2900 MAIN ST	$410,000	$410,000	$238,250	$171,750
CONDO00C1151CONDO		$2,225,260	$2,442,920	$2,234,880	$208,040
00000104053000000	2901 COMMERCE ST	$115,300	$115,300	$800	$114,500
00000103696000000	2621 MAIN ST	$50,000	$50,000	$0	$50,000
00000104191000000	3018 COMMERCE ST	$135,000	$135,000	$106,000	$29,000

00000104194000000	3014 COMMERCE ST	$115,200	$115,200	$71,530	$43,670
00000103720000000	2619 MAIN ST	$100,000	$100,000	$0	$100,000
00000104197000000	3012 COMMERCE ST	$203,770	$203,770	$158,140	$45,630
00000103726000000	2607 MAIN ST	$88,000	$88,000	$0	$88,000
00000104200000000	3008 COMMERCE ST	$498,740	$498,740	$437,450	$61,290
00000103831000000	2708 MAIN ST	$194,400	$194,400	$94,400	$100,000
00000104203000000	3004 COMMERCE ST	$200,000	$200,000	$136,400	$63,600
00000104206000000	3000 COMMERCE ST	$220,000	$220,000	$95,000	$125,000
00000104185000000	3035 CANTON ST	$249,480	$249,480	$193,440	$56,040
00000103828000000	2712 MAIN ST	$101,000	$101,000	$1,000	$100,000
00000103855000000	2713 COMMERCE ST	$202,920	$202,920	$152,920	$50,000
00000104059000000	2926 COMMERCE ST	$62,500	$62,500	$0	$62,500
00000104231000000	3023 CANTON ST	$62,500	$62,500	$0	$62,500
00000103852000000	2711 COMMERCE ST	$50,000	$50,000	$0	$50,000
00000103837000000	2702 MAIN ST	$272,940	$272,940	$86,780	$186,160
00000104062000000	2914 COMMERCE ST	$187,200	$187,200	$121,570	$65,630
00000104230000000	3021 CANTON ST	$62,500	$62,500	$0	$62,500
00000103849000000	2705 COMMERCE ST	$44,500	$44,500	$0	$44,500
00000104065000000	2910 COMMERCE ST	$205,000	$205,000	$139,370	$65,630
00000104227000000	3017 CANTON ST	$62,500	$62,500	$0	$62,500
00000103846000000	2703 COMMERCE ST	$45,500	$45,500	$0	$45,500
00000103840000000	2656 MAIN ST	$125,000	$125,000	$25,000	$100,000
00000104224000000	3013 CANTON ST	$485,000	$485,000	$422,500	$62,500
00000103843000000	2653 COMMERCE ST	$219,790	$219,790	$119,790	$100,000
00000104221000000	3011 CANTON ST	$306,260	$306,260	$243,760	$62,500
00000103798000000	2618 MAIN ST	$121,670	$121,670	$71,670	$50,000
00000104215000000	3007 CANTON ST	$92,200	$92,200	$60,950	$31,250
00000103783000000	2616 MAIN ST	$121,670	$121,670	$71,670	$50,000
00000104218000000	3005 CANTON ST	$84,690	$84,690	$53,440	$31,250
00000103816000000	2612 MAIN ST	$647,500	$647,500	$547,500	$100,000
00000104209000000	210 WALTON ST	$101,000	$101,000	$76,000	$25,000
00000103813000000	2633 COMMERCE ST	$100,630	$100,630	$630	$100,000
00000103810000000	2631 COMMERCE ST	$130,000	$130,000	$30,000	$100,000
00000104056000000	2930 COMMERCE ST	$435,000	$435,000	$218,720	$216,280
00000104077000000	2904 COMMERCE ST	$144,500	$144,500	$1,000	$143,500
00000103942000000	2816 COMMERCE ST	$219,140	$219,140	$156,640	$62,500
00000103945000000	2814 COMMERCE ST	$62,500	$62,500	$0	$62,500
00000104212000000	3001 CANTON ST	$116,000	$116,000	$78,500	$37,500
00000103948000000	2808 COMMERCE ST	$190,150	$190,150	$127,650	$62,500
00000104092000000	2919 CANTON ST	$347,288	$397,360	$322,360	$75,000
00000103786000000	2615 COMMERCE ST	$270,000	$270,000	$120,000	$150,000
00000104089000000	2917 CANTON ST	$272,690	$272,690	$210,190	$62,500
00000104086000000	2913 CANTON ST	$350,000	$350,000	$287,500	$62,500

00000103804000000	2611 COMMERCE ST	$100,000	$100,000	$0	$100,000
00000103888000000	2730 COMMERCE ST	$109,290	$109,290	$46,790	$62,500
00000104083000000	2909 CANTON ST	$371,280	$371,280	$246,280	$125,000
00000103891000000	2724 COMMERCE ST	$409,510	$409,510	$347,010	$62,500
00000103894000000	2718 COMMERCE ST	$91,250	$91,250	$0	$91,250
00000103939000000	2820 COMMERCE ST	$312,500	$312,500	$187,500	$125,000
00000103897000000	2712 COMMERCE ST	$62,500	$62,500	$0	$62,500
00000104251000000	3012 CANTON ST	$274,230	$274,230	$211,730	$62,500
00000104098000000	2921 CANTON ST	$483,000	$483,000	$308,000	$175,000
00000104254000000	3008 CANTON ST	$140,000	$140,000	$77,500	$62,500
00000103951000000	2800 COMMERCE ST	$370,200	$370,200	$245,200	$125,000
00000104257000200	3004 CANTON ST	$124,927	$153,850	$116,780	$37,070
00000104257000000	3002 CANTON ST	$118,720	$148,400	$117,880	$30,520
00000103957000000	2809 CANTON ST	$294,990	$294,990	$169,990	$125,000
00000103885000000	2730 COMMERCE ST	$176,720	$176,720	$145,470	$31,250
00000104080000000	2901 CANTON ST	$50,000	$50,000	$0	$50,000
00000103864000000	2622 COMMERCE ST	$481,150	$481,150	$420,610	$60,540
00000104269000200	333 HALL ST	$142,947	$158,830	$111,870	$46,960
00000104257000100	306 WALTON ST	$80,992	$101,240	$83,830	$17,410
00000103867000000	2616 COMMERCE ST	$753,180	$753,180	$650,680	$102,500
00000104260000000	310 WALTON ST	$151,360	$172,000	$132,000	$40,000
00000103528000000	2612 COMMERCE ST	$262,220	$262,220	$212,200	$50,020
00000104269000000	335 HALL ST	$99,200	$124,000	$101,650	$22,350
00000103900000000	2700 COMMERCE ST	$187,500	$187,500	$0	$187,500
00000104269000300	3027 TAYLOR ST	$153,800	$192,250	$138,500	$53,750
00UNPACIFICRRDA00	9999 NO NAME ST	$0	$0	$0	$0
00000104104000000	2914 CANTON ST	$324,010	$324,010	$204,010	$120,000
00000103960000000	2825 CANTON ST	$202,500	$202,500	$15,000	$187,500
00000104107000000	2910 CANTON ST	$92,670	$92,670	$32,670	$60,000
00000104269000100	3025 TAYLOR ST	$162,016	$181,950	$133,600	$48,350
00000104263000000	3030 TAYLOR ST	$800,000	$800,000	$543,210	$256,790
00000103954000000	2805 CANTON ST	$700,000	$700,000	$575,000	$125,000
000186000410A0000	2713 CANTON ST	$1,025,000	$1,025,000	$586,310	$438,690
00000103531000000	2600 COMMERCE ST	$14,850	$14,850	$0	$14,850
00000103903000000	2701 CANTON ST	$900,000	$900,000	$837,500	$62,500
00000103861000000	2630 COMMERCE ST	$304,610	$304,610	$179,610	$125,000
00000103972000000	2824 CANTON ST	$711,360	$711,360	$586,360	$125,000
00000104101000000	2930 CANTON ST	$390,000	$390,000	$150,000	$240,000
00000104128000000	2929 TAYLOR ST	$62,500	$62,500	$0	$62,500
00000103975000000	2814 CANTON ST	$256,672	$320,840	$258,340	$62,500
00000104125000000	2913 TAYLOR ST	$62,500	$62,500	$0	$62,500
00000103978000000	2810 CANTON ST	$312,500	$312,500	$245,040	$67,460
00000104122000000	2921 TAYLOR ST	$62,500	$62,500	$0	$62,500

00000104110000000	2900 CANTON ST	$159,620	$159,620	$51,620	$108,000
00000104119000000	2919 TAYLOR ST	$265,640	$265,640	$203,140	$62,500
00000103966000000	2824 CANTON ST	$357,940	$357,940	$295,440	$62,500
00000104131000000	317 WALTON ST	$62,500	$62,500	$0	$62,500
00000103879000000	215 HENRY ST	$475,000	$475,000	$350,000	$125,000
00000103873500000	2622 CLOVER ST	$67,430	$67,430	$0	$67,430
00000103981000000	2801 VIRGIL ST	$220,000	$220,000	$96,380	$123,620
00000104113000000	2909 TAYLOR ST	$814,790	$814,790	$577,290	$237,500
00000104137000000	2928 TAYLOR ST	$530,210	$530,210	$418,000	$112,210
00000104140000000	2928 TAYLOR ST	$75,320	$75,320	$0	$75,320
00000104143000000	2924 TAYLOR ST	$80,000	$180,000	$117,500	$62,500
00000104146000000	2920 TAYLOR ST	$330,280	$330,280	$267,780	$62,500
00000103924000000	2725 TAYLOR ST	$268,330	$268,330	$80,830	$187,500
00000104134000000	2934 TAYLOR ST	$320,680	$320,680	$215,980	$104,700
00000103921000000	2705 TAYLOR ST	$93,360	$93,360	$5,900	$87,460
00000103915000000	2700 CANTON ST	$4,593,340	$4,593,340	$4,003,100	$590,240
00000103927000000	2731 TAYLOR ST	$84,120	$84,120	$21,620	$62,500
00000104149000000	2914 TAYLOR ST	$1,075,000	$1,075,000	$775,000	$300,000
00000103918000000	2705 TAYLOR ST	$32,570	$32,570	$0	$32,570
00000104152000000	2903 ST LOUIS ST	$592,500	$592,500	$274,080	$318,420
00000103930000000	2720 TAYLOR ST	$157,050	$157,050	$1,000	$156,050
00000103933500000	2700 TAYLOR ST	$3,050	$3,050	$0	$3,050
00000104155000000	2915 ST LOUIS ST	$225,320	$225,320	$15,390	$209,930
00000104005000000	2821 ST LOUIS ST	$511,880	$511,880	$324,380	$187,500
00000103993000000	2800 TAYLOR ST	$904,540	$904,540	$467,040	$437,500
00000103999000000	2805 ST LOUIS ST	$101,370	$101,370	$0	$101,370
00000104008000000	2823 ST LOUIS ST	$134,400	$134,400	$71,900	$62,500
00000105778000000	2400 BRYAN ST	$1,380,240	$1,380,240	$0	$1,380,240
00000105556000000	2214 BRYAN ST	$8,262,820	$8,262,820	$1,000	$8,261,820
00000129349500000	3026 ELM ST	$388,110	$388,110	$265,710	$122,400
00000129343000000	3022 ELM ST	$98,660	$98,660	$1,000	$97,660
00000129334000000	3033 MAIN ST	$240,520	$240,520	$112,270	$128,250
00000129337000000	3029 MAIN ST	$196,650	$196,650	$0	$196,650
00000129340000000	3025 MAIN ST	$220,000	$220,000	$66,670	$153,330
00000129391000000	3028 MAIN ST	$225,300	$225,300	$0	$225,300
00000129349000000	3036 ELM ST	$341,570	$341,570	$71,670	$269,900
00000110854000000	2824 MAIN ST	$329,250	$329,250	$254,250	$75,000
00000110884000000	2819 COMMERCE ST	$236,580	$236,580	$186,580	$50,000
00000110857000000	2820 MAIN ST	$164,840	$164,840	$89,840	$75,000
00000110860000000	2816 MAIN ST	$167,060	$167,060	$92,060	$75,000
00000103759000000	2642 MAIN ST	$301,000	$301,000	$1,000	$300,000
00000103825000000	2620 MAIN ST	$420,400	$420,400	$320,400	$100,000
00000103777000000	2629 COMMERCE ST	$100,000	$100,000	$0	$100,000

00000103795000000	2627 COMMERCE ST		$100,000	$100,000	$0	$100,000
00000103792000000	2625 COMMERCE ST		$100,000	$100,000	$0	$100,000
00000103822000000	2623 COMMERCE ST		$136,490	$136,490	$86,490	$50,000
00000104248000000	3020 CANTON ST		$332,780	$332,780	$207,780	$125,000
00000103780000000	2650 MAIN ST		$275,000	$275,000	$77,600	$197,400
00000103771000000	2626 MAIN ST		$410,000	$410,000	$209,980	$200,020
00000110870000000	2806 MAIN ST		$36,190	$36,190	$0	$36,190
00000103780000100	2651 COMMERCE ST		$300,000	$300,000	$97,460	$202,540
00000110863000000	2814 MAIN ST		$0	$390,000	$332,100	$57,900
00000110887000000	2825 COMMERCE ST		$201,030	$201,030	$151,030	$50,000
00000110881000000	2815 COMMERCE ST		$213,390	$213,390	$163,390	$50,000
00000110869000000	2810 MAIN ST		$179,710	$179,710	$103,810	$75,900
00000110870000000	2806 MAIN ST		$36,190	$36,190	$0	$36,190
00000110872000000	2801 COMMERCE ST		$675,000	$675,000	$475,060	$199,940
00000110866000000	2800 MAIN ST		$350,000	$350,000	$254,000	$96,000
00000104247000000	3030 CANTON ST		$430,280	$430,280	$221,190	$209,090
00000104236000000	3027 CANTON ST		$108,900	$108,900	$0	$108,900
00000103729000000	2603 MAIN ST		$150,000	$150,000	$0	$150,000
00000103747000000	2646 ELM ST		$142,800	$142,800	$62,800	$80,000
00000103672000000	2649 MAIN ST		$136,900	$136,900	$52,900	$84,000
00000103819000000	2604 MAIN ST		$412,870	$412,870	$263,870	$149,000
00000103807000000	2600 MAIN ST		$453,420	$453,420	$174,420	$279,000
00000103705000000	2647 MAIN ST		$101,000	$101,000	$0	$101,000
00000103741000000	2642 ELM ST		$180,000	$180,000	$130,000	$50,000
00000103708000000	2640 ELM ST		$68,000	$68,000	$18,000	$50,000
00000103657000000	2624 ELM ST		$73,430	$73,430	$23,430	$50,000
00000103738000000	2620 ELM ST		$100,000	$100,000	$0	$100,000
00000103645000000	2625 MAIN ST		$524,400	$524,400	$374,400	$150,000
00000103723000000	2623 MAIN ST		$114,000	$114,000	$0	$114,000
00000103717000000	2639 MAIN ST		$262,500	$262,500	$60,500	$202,000
		Total	**$69,578,016**	**$73,959,790**	**$37,099,550**	**$36,860,240**

Appendix A-1
2007 DCAD Real Property Accounts Added in the Deep Ellum TIF District
As Amended, April 9, 2008

DCAD Acct. #	Exmpt	Property Address	Imprvmts	Land	Total Value	Taxable Value
00000106633000000	x	2717 Live Oak	$0	$265,610	$265,610	$0
00000106642000000	x	2713 Live Oak	$0	$272,140	$272,140	$0
00000106630000000	x	2707 Live Oak	$0	$163,400	$163,400	$0
00000106636000000	x	2701 Live Oak	$0	$165,800	$165,800	$0
00000106654000000	x	718 Cantegral	$293,340	$438,300	$731,640	$0
00000106660000000	x	726 Cantegral	$2,350	$139,480	$141,830	$0
00000106624000000	x	2710 Bryan	$0	$10,980	$10,980	$0
00000106615000000	x	2704 Bryan	$11,690	$108,830	$120,520	$0
00000106594000000	x	2702 Bryan	$129,210	$156,820	$286,030	$0
00000105892000000	x	2632 Live Oak	$0	$148,100	$148,100	$0
00000105907000000	x	2628 Live Oak	$0	$84,850	$84,850	$0
00000105889000000	x	2628 Live Oak	$0	$148,100	$148,100	$0
00000105904000000	x	2628 Live Oak	$0	$84,850	$84,850	$0
00000105886000000	x	2628 Live Oak	$0	$148,100	$148,100	$0
00000105901000000	x	2623 Florence	$0	$84,850	$84,850	$0
00000105883000000	x	2600 Live Oak	$5,899,760	$148,100	$6,047,860	$0
00000105898000000	x	2619 Florence	$0	$84,850	$84,850	$0
00000105880000000	x	2612 Live Oak	$0	$275,380	$275,380	$0
00000105887000000	x	2606 Live Oak	$0	$229,490	$229,490	$0
00000105874000000	x	2602 Live Oak	$0	$96,030	$96,030	$0
00000105871000000	x	710 Good Latimer	$0	$51,840	$51,840	$0
00000105895000000	x	700 Good Latimer	$0	$84,850	$84,850	$0
00028300000010000		910 Central	$139,310	$458,440	$597,750	$597,750
00000106315000000		827 Texas	$0	$96,770	$96,770	$96,770
00000106312000000		825 Texas	$17,050	$126,360	$143,440	$143,440
00000106291000000		819 Texas	$0	$638,370	$638,370	$638,370
00000106270000000		2709 Bryan	$0	$443,550	$443,550	$443,550
00000106306000000		2705 Bryan	$0	$100,800	$100,800	$100,800
00000106300000000		1012 Boll	$0	$80,430	$80,430	$80,430
00000106297000000		1010 Boll	$0	$34,560	$34,560	$34,560
00000106309000000		2701 Bryan	$0	$77,250	$77,250	$77,250
00000106051000000		723 Cantegral	$0	$953,250	$953,250	$953,250
00000106072000000		2631 Live Oak	$0	$303,000	$303,000	$303,000
00000106060000000		2625 Live Oak	$0	$299,700	$299,700	$299,700
00000106078000000		2621 Live Oak	$0	$282,900	$282,900	$282,900
00000106081000000		2605 Live Oak	$0	$71,090	$71,090	$71,090
00000106054000000		2601 Live Oak	$0	$227,480	$227,480	$227,480
000276000a0010000		814 Good Latimer	$0	$508,560	$508,560	$508,560
00000107302000000		801 Good Latimer	$0	$70,920	$70,920	$70,920
00000107293000000		2515 Live Oak	$0	$232,610	$232,610	$232,610
00000107287000000		2505 Live Oak	$0	$144,870	$144,870	$144,870
Total		**$15,034,400**	**$5,307,500**			

Appendix A
2005 DCAD Real Property Accounts in the Deep Ellum TIF District

DCAD Account #	Exempt	Property Address			Apt	Improvements	Land	Total Value	Taxable Value
00C43520000000129		2502		LIVE OAK	00129	$129,520.00	$5,380.00	$134,900.00	$107,920.00
00C43520000000130		2502		LIVE OAK	00130	$97,450.00	$4,700.00	$102,150.00	$102,150.00
00C43520000000131		2502		LIVE OAK	00131	$217,590.00	$9,160.00	$226,750.00	$181,400.00
00C43520000000132		2502		LIVE OAK	00132	$142,970.00	$5,880.00	$148,850.00	$148,850.00
00C43520000000133		2502		LIVE OAK	00133	$123,460.00	$5,330.00	$128,790.00	$103,032.00
00C43520000000134		2502		LIVE OAK	00134	$142,970.00	$5,880.00	$148,850.00	$119,080.00
00C43520000000135		2502		LIVE OAK	00135	$216,740.00	$8,690.00	$225,430.00	$180,344.00
00C43520000000136		2502		LIVE OAK	00136	$142,970.00	$5,880.00	$148,850.00	$133,965.00
00000103387000100		2511		MAIN		$0.00	$8,410.00	$8,410.00	$8,410.00
00000103411000000		2429		MAIN		$0.00	$35,400.00	$35,400.00	$35,400.00
00000103414000000		2509		MAIN		$309,970.00	$266,590.00	$576,560.00	$576,560.00
00000103414000100		2546		ELM		$285,550.00	$28,220.00	$313,770.00	$313,770.00
00000103414000200		2544		ELM		$0.00	$1,500.00	$1,500.00	$1,500.00
00000103423000000		2512		ELM		$0.00	$10,580.00	$10,580.00	$10,580.00
00000103429500000		2518		ELM		$6,230.00	$10,600.00	$16,830.00	$16,830.00
00000103432000000		2526		ELM		$130,340.00	$69,660.00	$200,000.00	$200,000.00
00000103441000000		2528		ELM		$75,300.00	$29,100.00	$104,400.00	$0.00
00000103444000000		2528		ELM		$75,300.00	$29,100.00	$104,400.00	$0.00
00000103447000000		2532		ELM		$0.00	$45,000.00	$45,000.00	$45,000.00
00000103450000000		2536		ELM		$0.00	$45,000.00	$45,000.00	$45,000.00
00000103453000000		2538		ELM		$23,240.00	$26,400.00	$49,640.00	$49,640.00
00000103456000000		2542		ELM		$55,550.00	$30,000.00	$85,550.00	$85,550.00
00000103459000000		2540		ELM		$135,680.00	$33,600.00	$169,280.00	$169,280.00
00000103462000000		2544		ELM		$91,500.00	$30,000.00	$121,500.00	$121,500.00
00000103468000000		2550		ELM		$240,880.00	$58,500.00	$299,380.00	$299,380.00
00000103474000000		2554		ELM		$0.00	$30,100.00	$30,100.00	$30,100.00
00000103678000000		2556		ELM		$348,600.00	$60,000.00	$408,600.00	$408,600.00
00000103702000000		2523		MAIN		$0.00	$56,940.00	$56,940.00	$56,940.00
00000104245500000	X	3131		DAWSON		$2,122,030.00	$4,878,810.00	$7,000,840.00	$0.00
00000104296000000		514	S	HALL		$261,360.00	$131,230.00	$392,590.00	$392,590.00
00000104299000000		2830		JEFFRIES		$0.00	$31,180.00	$31,180.00	$31,180.00
00000104302000000		528	S	HALL		$86,970.00	$76,800.00	$163,770.00	$163,770.00
00000104305000000		530	S	HALL		$0.00	$22,190.00	$22,190.00	$22,190.00
00000105784000000		2411		SWISS		$9,480.00	$99,210.00	$108,690.00	$108,690.00
00000105787100000		2413		SWISS		$0.00	$36,960.00	$36,960.00	$36,960.00
00000105911000000		2400		GASTON		$0.00	$219,420.00	$219,420.00	$219,420.00
00000105982000000		201	N	HAWKINS		$0.00	$4,410.00	$4,410.00	$4,410.00
00000106114000000		2408		SWISS		$0.00	$112,660.00	$112,660.00	$112,660.00
00000106117000000		2441		PACIFIC		$8,970.00	$182,630.00	$191,600.00	$191,600.00
00000106122000000		2424		SWISS		$305,970.00	$96,360.00	$402,330.00	$402,330.00
00000106129000000		2439		SWISS		$2,010,280.00	$776,980.00	$2,787,260.00	$2,787,260.00
00000106132000000		2501		PACIFIC		$354,550.00	$90,170.00	$444,720.00	$444,720.00
00000106135000000		2515		PACIFIC		$2,810.00	$69,190.00	$72,000.00	$72,000.00
00000106144000000		2516		MIRANDA		$0.00	$189,750.00	$189,750.00	$189,750.00
00000106147000000		2400		SWISS		$0.00	$249,190.00	$249,190.00	$249,190.00
00000106153000000		2525		GASTON		$0.00	$75,020.00	$75,020.00	$75,020.00
00000106156000000		2509		PACIFIC		$146,530.00	$63,470.00	$210,000.00	$210,000.00
00000106168000000		404		HAWKINS		$53,350.00	$22,060.00	$75,410.00	$75,410.00
00000106171000000		2500		SWISS		$16,500.00	$22,540.00	$39,040.00	$39,040.00
00000106174000000		2504		SWISS		$28,840.00	$44,000.00	$72,840.00	$72,840.00
00000106177000000		2508		SWISS		$18,370.00	$44,000.00	$62,370.00	$62,370.00
00000106180000000		505	N	GOOD LATIMER		$235,700.00	$95,480.00	$331,180.00	$331,180.00
00000106183000000		2500		PACIFIC		$610,810.00	$802,430.00	$1,413,240.00	$1,413,240.00
00000106183000100		2510		PACIFIC		$0.00	$214,750.00	$214,750.00	$214,750.00
00000106189200000		2505		ELM		$272,970.00	$1,601,620.00	$1,874,590.00	$1,874,590.00
00000106384000000		2605		ELM		$137,670.00	$74,930.00	$212,600.00	$212,600.00
00000106390000000		2625		ELM		$5,699,150.00	$1,252,560.00	$6,951,710.00	$6,951,710.00
00000106393000000		2615		ELM		$162,720.00	$114,750.00	$277,470.00	$277,470.00
00000106396000000		2609		ELM		$106,600.00	$117,300.00	$223,900.00	$223,900.00
00000107369000000		601		HAWKINS		$0.00	$169,850.00	$169,850.00	$169,850.00
00000107464000000		615	N	GOOD LATIMER		$255,330.00	$478,500.00	$733,830.00	$733,830.00
00000107467000000		2501		SWISS		$0.00	$105,060.00	$105,060.00	$105,060.00
00000107470000000		2519		SWISS		$500.00	$64,270.00	$64,770.00	$64,770.00

Appendix A
2005 DCAD Real Property Accounts in the Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address			Apt	Improvements	Land	Total Value	Taxable Value
00000107473000000		2511		SWISS		$265,350.00	$135,600.00	$400,950.00	$400,950.00
00000107476000000		2507		SWISS		$2,880.00	$42,000.00	$44,880.00	$44,880.00
00000111004000000		2723		ELM		$65,260.00	$37,500.00	$102,760.00	$102,760.00
00000111007000000		2721		ELM		$77,160.00	$37,500.00	$114,660.00	$114,660.00
00000111010000000		2717		ELM		$0.00	$62,500.00	$62,500.00	$62,500.00
00000111013000000		2713		ELM		$202,000.00	$149,700.00	$351,700.00	$351,700.00
00000111031000000		2707		ELM		$133,500.00	$75,000.00	$208,500.00	$208,500.00
00000111034000000		2703		ELM		$0.00	$75,000.00	$75,000.00	$75,000.00
00000111037000000		2701		ELM		$0.00	$37,500.00	$37,500.00	$37,500.00
00000111040000000		2819		ELM		$0.00	$60,000.00	$60,000.00	$60,000.00
00000111043000000		2801		ELM		$240,000.00	$60,000.00	$300,000.00	$300,000.00
00000111046000000		2810		INDIANA		$15,610.00	$150,000.00	$165,610.00	$165,610.00
00000111049000000		2816		INDIANA		$0.00	$100,000.00	$100,000.00	$100,000.00
00000111052000000		2820		INDIANA		$500.00	$50,000.00	$50,500.00	$50,500.00
00000111055000000		2817		ELM		$31,590.00	$60,000.00	$91,590.00	$91,590.00
00000111058000000		2811		ELM		$159,570.00	$120,000.00	$279,570.00	$279,570.00
00000111061000000		2807		ELM		$91,880.00	$60,000.00	$151,880.00	$151,880.00
00000111076000000		2606		GASTON		$0.00	$262,510.00	$262,510.00	$262,510.00
00000111094000000		310	N	MALCOLM X		$0.00	$1,373,800.00	$1,373,800.00	$1,373,800.00
00000111115000000		2901		INDIANA		$0.00	$80,000.00	$80,000.00	$80,000.00
00000111121000000		2900		INDIANA		$0.00	$40,000.00	$40,000.00	$40,000.00
00000111130000000		300	N	MALCOLM X		$0.00	$75,580.00	$75,580.00	$75,580.00
00000111133000000		2901		ELM		$81,600.00	$48,000.00	$129,600.00	$129,600.00
00000111136000000		2905		ELM		$0.00	$30,000.00	$30,000.00	$30,000.00
00000111139000000		2907		ELM		$0.00	$30,000.00	$30,000.00	$30,000.00
00000111142000000		2909		ELM		$0.00	$30,000.00	$30,000.00	$30,000.00
00000111145000000		2911		ELM		$112,430.00	$30,000.00	$142,430.00	$142,430.00
00000111148000000		2913		ELM		$71,300.00	$30,000.00	$101,300.00	$101,300.00
00000111151000000		2917		ELM		$82,910.00	$152,590.00	$235,500.00	$235,500.00
00000111160000000		2927		ELM		$0.00	$60,000.00	$60,000.00	$60,000.00
00000111163000000		2929		ELM		$51,820.00	$30,000.00	$81,820.00	$81,820.00
00000111166000000		2931		ELM		$51,620.00	$30,000.00	$81,620.00	$81,620.00
00000111169000000		2935		ELM		$187,500.00	$60,000.00	$247,500.00	$247,500.00
00000111172000000		3001		ELM		$0.00	$120,000.00	$120,000.00	$120,000.00
00000111175000000		3009		ELM		$58,290.00	$54,140.00	$112,430.00	$112,430.00
00000111178000000		3013		ELM		$48,230.00	$41,270.00	$89,500.00	$89,500.00
00000111181000000		3015		ELM		$45,330.00	$60,000.00	$105,330.00	$105,330.00
00000111184000000		3004		INDIANA		$1,500.00	$200,000.00	$201,500.00	$201,500.00
00000111190000000		300	N	WALTON		$171,460.00	$664,740.00	$836,200.00	$836,200.00
00000111193000000		3021		ELM		$970.00	$220,000.00	$220,970.00	$220,970.00
00000127270000000		503	S	HASKELL		$0.00	$134,710.00	$134,710.00	$134,710.00
00000127276000000		514	S	HILL		$0.00	$7,460.00	$7,460.00	$7,460.00
00000127279000000		514	S	HILL		$0.00	$5,720.00	$5,720.00	$5,720.00
00000127282000000		511	S	HASKELL		$0.00	$12,050.00	$12,050.00	$12,050.00
00000127285000000		603	S	HASKELL		$0.00	$13,920.00	$13,920.00	$13,920.00
00000127291000000		509	S	HILL		$0.00	$11,200.00	$11,200.00	$11,200.00
00000127294000000		503	S	HILL		$0.00	$50,000.00	$50,000.00	$50,000.00
00000127300000000		503	S	HILL		$0.00	$13,800.00	$13,800.00	$13,800.00
00000127303000000		513	S	HILL		$2,220.00	$25,000.00	$27,220.00	$27,220.00
00000127309000000		517	S	HILL		$0.00	$14,060.00	$14,060.00	$14,060.00
00000127345000000	X	3801		PARRY		$3,030.00	$41,290.00	$44,320.00	$0.00
00000127348000000		3809		PARRY		$2,800,920.00	$272,990.00	$3,073,910.00	$0.00
00000127357000000		4112		PACIFIC		$433,340.00	$84,720.00	$518,060.00	$518,060.00
00000127360000000		4100		COMMERCE		$59,170.00	$440,830.00	$500,000.00	$500,000.00
00000127369000000		4118		COMMERCE		$1,180,450.00	$111,830.00	$1,292,280.00	$1,292,280.00
00000127372000000		4130		COMMERCE		$186,920.00	$95,100.00	$282,020.00	$282,020.00
00000127375000000		4008		COMMERCE		$214,500.00	$451,660.00	$666,160.00	$666,160.00
00000127378000000		4018		COMMERCE		$0.00	$5,860.00	$5,860.00	$5,860.00
00000127378000100		4006		COMMERCE		$0.00	$2,780.00	$2,780.00	$2,780.00
00000127381000000		4040		COMMERCE		$0.00	$14,830.00	$14,830.00	$14,830.00
00000127384000000		4044		COMMERCE		$11,400.00	$233,600.00	$245,000.00	$245,000.00
00000127396000000		710		EXPOSITION		$98,320.00	$37,500.00	$135,820.00	$135,820.00
00000127408000000		4003		COMMERCE		$314,000.00	$368,360.00	$682,360.00	$682,360.00
00000127414000000		4043		COMMERCE		$0.00	$28,200.00	$28,200.00	$28,200.00
00000127510000000		601		1ST		$2,100.00	$313,900.00	$316,000.00	$316,000.00

Appendix A
2005 DCAD Real Property Accounts in the Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address			Apt	Improvements	Land	Total Value	Taxable Value
00000127558000000		713		EXPOSITION		$0.00	$39,000.00	$39,000.00	$39,000.00
00000127564000000		721		EXPOSITION		$92,210.00	$149,630.00	$241,840.00	$241,840.00
00000127567000000		729		EXPOSITION		$33,890.00	$61,870.00	$95,760.00	$95,760.00
00000127570000000		3609		ASH		$0.00	$9,600.00	$9,600.00	$9,600.00
00000127573000000		730		1ST		$0.00	$17,400.00	$17,400.00	$17,400.00
00000127576000000		726		1ST		$0.00	$31,490.00	$31,490.00	$31,490.00
00000127582000000		701		1ST		$0.00	$46,800.00	$46,800.00	$46,800.00
00000127585000000		705		1ST		$0.00	$39,000.00	$39,000.00	$39,000.00
00000127588000000		709		1ST		$0.00	$39,000.00	$39,000.00	$39,000.00
00000127591000000		713		1ST		$0.00	$58,500.00	$58,500.00	$58,500.00
00000127594000000		721		1ST		$0.00	$58,500.00	$58,500.00	$58,500.00
00000127597000000		3525		ASH		$131,120.00	$93,600.00	$224,720.00	$224,720.00
00000127603000000		728		2ND		$0.00	$65,520.00	$65,520.00	$65,520.00
00000127606000000		720		2ND		$0.00	$51,480.00	$51,480.00	$51,480.00
00000127609000000		716		2ND		$0.00	$39,000.00	$39,000.00	$39,000.00
00000127612000000		712		2ND		$0.00	$48,750.00	$48,750.00	$48,750.00
00000127615000000		708	S	2ND		$4,030.00	$48,750.00	$52,780.00	$52,780.00
00000127618000000		704	S	2ND		$0.00	$58,500.00	$58,500.00	$58,500.00
00000127708000000		835		EXPOSITION		$98,920.00	$19,500.00	$118,420.00	$118,420.00
00000127711500000		801		EXPOSITION		$100.00	$39,000.00	$39,100.00	$39,100.00
00000127712000000		805		EXPOSITION		$0.00	$39,000.00	$39,000.00	$39,000.00
00000127714000000		809		EXPOSITION		$0.00	$39,000.00	$39,000.00	$39,000.00
00000127717000000		813		EXPOSITION		$55,500.00	$39,000.00	$94,500.00	$94,500.00
00000127720000000		815		EXPOSITION		$25,340.00	$39,000.00	$64,340.00	$64,340.00
00000127723000000		821		EXPOSITION		$75,250.00	$39,000.00	$114,250.00	$114,250.00
00000127726000000		825		EXPOSITION		$17,700.00	$19,500.00	$37,200.00	$37,200.00
00000127729000000		827		EXPOSITION		$265,130.00	$19,500.00	$284,630.00	$284,630.00
00000127732000000		831		EXPOSITION		$54,900.00	$19,500.00	$74,400.00	$74,400.00
00000127735000000		829		EXPOSITION		$43,790.00	$19,500.00	$63,290.00	$63,290.00
00000127738000000		833		EXPOSITION		$52,410.00	$19,500.00	$71,910.00	$71,910.00
00000127741000000		839		EXPOSITION		$247,070.00	$39,000.00	$286,070.00	$286,070.00
00000127744000000		842		1ST		$514,530.00	$78,000.00	$592,530.00	$592,530.00
00000127747000000		830		1ST		$0.00	$58,500.00	$58,500.00	$58,500.00
00000127750000000		820		1ST		$80.00	$48,750.00	$48,830.00	$48,830.00
00000127753000000		816		1ST		$0.00	$32,500.00	$32,500.00	$32,500.00
00000127756000000		812		1ST		$0.00	$39,000.00	$39,000.00	$39,000.00
00000127759000000		808		1ST		$0.00	$39,000.00	$39,000.00	$39,000.00
00000127762000000		804		1ST		$0.00	$39,000.00	$39,000.00	$39,000.00
00000127765000000		800		1ST		$0.00	$39,000.00	$39,000.00	$39,000.00
00000127768000000	X	801		1ST		$0.00	$39,000.00	$39,000.00	$0.00
00000127771000000	X	805		1ST		$0.00	$39,000.00	$39,000.00	$0.00
00000127774000000	X	809		1ST		$0.00	$39,000.00	$39,000.00	$0.00
00000127777000000	X	815		1ST		$0.00	$39,000.00	$39,000.00	$0.00
00000127780000000	X	817		1ST		$0.00	$39,000.00	$39,000.00	$0.00
00000127783000000	X	821		1ST		$0.00	$39,000.00	$39,000.00	$0.00
00000127786000000	X	825		1ST		$0.00	$39,000.00	$39,000.00	$0.00
00000127789000000	X	829		1ST		$0.00	$39,000.00	$39,000.00	$0.00
00000127792000000	X	835		1ST		$0.00	$39,000.00	$39,000.00	$0.00
00000127795000000	X	836		2ND		$0.00	$39,000.00	$39,000.00	$0.00
00000127798000000	X	832		2ND		$0.00	$39,000.00	$39,000.00	$0.00
00000127801000000	X	828		2ND		$0.00	$39,000.00	$39,000.00	$0.00
00000127804000000	X	824		2ND		$0.00	$39,000.00	$39,000.00	$0.00
00000127807000000	X	820		2ND		$0.00	$39,000.00	$39,000.00	$0.00
00000127810000000	X	816		2ND		$0.00	$39,000.00	$39,000.00	$0.00
00000127813000000	X	812		2ND		$0.00	$39,000.00	$39,000.00	$0.00
00000127816000000	X	808		2ND		$0.00	$39,000.00	$39,000.00	$0.00
00000127819000000	X	804		2ND		$0.00	$39,000.00	$39,000.00	$0.00
00000127822000000	X	800		2ND		$0.00	$39,000.00	$39,000.00	$0.00
00000129499000000		3220		COMMERCE		$0.00	$33,110.00	$33,110.00	$33,110.00
00000129505000000		3209		CANTON		$67,300.00	$33,000.00	$100,300.00	$100,300.00

Appendix A
2005 DCAD Real Property Accounts in the Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address			Apt	Improvements	Land	Total Value	Taxable Value
00000129508000000		3215		CANTON		$182,330.00	$210,450.00	$392,780.00	$392,780.00
00000129511000000		3201		CANTON		$980.00	$49,500.00	$50,480.00	$50,480.00
00000129607000000		3010		DAWSON		$100.00	$15,300.00	$15,400.00	$10,400.00
00000129616000000		1601		BAYLOR		$100.00	$39,750.00	$39,850.00	$31,880.00
00000129619000000	X	1605		BAYLOR		$0.00	$41,250.00	$41,250.00	$0.00
00000129622000000	X	1609		BAYLOR		$0.00	$34,650.00	$34,650.00	$0.00
00000129625000000		1613		BAYLOR		$0.00	$19,500.00	$19,500.00	$19,500.00
00000129652000000		1620		BAYLOR		$0.00	$35,560.00	$35,560.00	$35,560.00
00000128221000000		507		EXPOSITION		$144,650.00	$28,910.00	$173,560.00	$173,560.00
00000128224000000		501		EXPOSITION		$0.00	$54,720.00	$54,720.00	$54,720.00
00000128227000000		345		EXPOSITION		$377,700.00	$23,790.00	$401,490.00	$401,490.00
00000128233000000		401		EXPOSITION		$320,950.00	$79,050.00	$400,000.00	$400,000.00
00000128236000000		417		1ST		$0.00	$8,990.00	$8,990.00	$8,990.00
00000128239000000		418		1ST		$0.00	$19,930.00	$19,930.00	$19,930.00
00000128242000000		400		1ST		$0.00	$9,740.00	$9,740.00	$9,740.00
00000128245000000		505		EXPOSITION		$0.00	$51,220.00	$51,220.00	$51,220.00
00000128248000000		404		1ST		$0.00	$26,590.00	$26,590.00	$26,590.00
00000128251000000		409		EXPOSITION		$0.00	$69,920.00	$69,920.00	$69,920.00
00000128254000000		414		1ST		$0.00	$41,820.00	$41,820.00	$41,820.00
00000128266000000		500		EXPOSITION		$408,870.00	$95,360.00	$504,230.00	$504,230.00
00000128269000000		3900		COMMERCE		$0.00	$62,400.00	$62,400.00	$62,400.00
00000128272000000		500		EXPOSITION		$0.00	$58,000.00	$58,000.00	$58,000.00
00000128278000000		412		EXPOSITION		$45,000.00	$40,000.00	$85,000.00	$85,000.00
00000128281000000		408		EXPOSITION		$8,220.00	$40,000.00	$48,220.00	$48,220.00
00000128284000000		404		EXPOSITION		$211,480.00	$80,000.00	$291,480.00	$291,480.00
00000128314000000		3712		COMMERCE		$86,660.00	$80,000.00	$166,660.00	$166,660.00
00000128317000000		3710		COMMERCE		$500.00	$80,000.00	$80,500.00	$80,500.00
00000128326000000		3815		EAST SIDE		$47,480.00	$40,000.00	$87,480.00	$87,480.00
00000128329000000		3813		EAST SIDE		$0.00	$40,000.00	$40,000.00	$40,000.00
00000128332000000		3809		EAST SIDE		$89,550.00	$40,000.00	$129,550.00	$129,550.00
00000128335000000		3612		COMMERCE		$202,420.00	$69,280.00	$271,700.00	$271,700.00
00000128338000000		3600		COMMERCE		$368,730.00	$68,800.00	$437,530.00	$0.00
00000128341000000	X	3601		COMMERCE		$0.00	$83,440.00	$83,440.00	$0.00
00000128344000000	X	3609		COMMERCE		$0.00	$36,000.00	$36,000.00	$0.00
00000128347000000	X	3709		EAST SIDE		$0.00	$40,800.00	$40,800.00	$0.00
00000128350000000	X	3709		EAST SIDE		$0.00	$48,000.00	$48,000.00	$0.00
00000128354000000		3600		MAIN		$300.00	$83,200.00	$83,500.00	$83,500.00
00000128356000000		110		EXPOSITION		$77,700.00	$37,300.00	$115,000.00	$115,000.00
00000128359000000		3606		MAIN		$0.00	$46,240.00	$46,240.00	$46,240.00
00000128365000000		3500		COMMERCE		$33,240.00	$99,200.00	$132,440.00	$132,440.00
00000128368000000		3506		COMMERCE		$50,000.00	$40,000.00	$90,000.00	$90,000.00
00000128371000000		3713		LA FRANCE		$35,000.00	$40,000.00	$75,000.00	$75,000.00
00000128374000000		3719		LA FRANCE		$0.00	$40,000.00	$40,000.00	$40,000.00
00000128378500000		3511		PACIFIC		$2,050.00	$5,000.00	$7,050.00	$7,050.00
00000128380000000		3721		LA FRANCE		$0.00	$38,930.00	$38,930.00	$38,930.00
00000128392000000		201	S	HILL		$0.00	$67,930.00	$67,930.00	$67,930.00
00000128398000000		4016		EAST SIDE		$5,030.00	$31,000.00	$36,030.00	$36,030.00
00000128401000000		4020		EAST SIDE		$0.00	$30,850.00	$30,850.00	$30,850.00
00000128404000000		4024		EAST SIDE		$0.00	$32,170.00	$32,170.00	$32,170.00
00000128407000000		224	S	HILL		$0.00	$62,500.00	$62,500.00	$62,500.00
00000128410000000		305	S	HASKELL		$386,000.00	$104,000.00	$490,000.00	$490,000.00
00000128413000000		4000		EAST SIDE		$356,500.00	$95,250.00	$451,750.00	$451,750.00
00000128416000000		207	S	HASKELL		$0.00	$15,000.00	$15,000.00	$15,000.00
00000128419000000		201	S	HASKELL		$302,000.00	$32,000.00	$334,000.00	$334,000.00
00000128422000000		4010		EAST SIDE		$140,860.00	$31,000.00	$171,860.00	$171,860.00
00000128425000000		407	S	HASKELL		$52,580.00	$5,810.00	$58,390.00	$58,390.00
00000128464000000	X	411	S	HASKELL		$0.00	$9,560.00	$9,560.00	$0.00
00000128476000000	X	317	S	HILL		$0.00	$110,120.00	$110,120.00	$0.00
00000128650000000		4002		MAIN		$22,810.00	$35,000.00	$57,810.00	$57,810.00
00000128653000000		4004		MAIN		$20,750.00	$35,000.00	$55,750.00	$55,750.00

Appendix A
2005 DCAD Real Property Accounts in the Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address			Apt	Improvements	Land	Total Value	Taxable Value
00000128656000000		4008		MAIN		$41,100.00	$35,000.00	$76,100.00	$76,100.00
00000128659000000		4012		MAIN		$0.00	$17,500.00	$17,500.00	$17,500.00
00000128662000000		4010		MAIN		$0.00	$17,500.00	$17,500.00	$17,500.00
00000128665000000		4016		MAIN		$0.00	$35,000.00	$35,000.00	$35,000.00
00000128668000000		4020		MAIN		$86,100.00	$35,000.00	$121,100.00	$121,100.00
00000128671000000		4024		MAIN		$37,940.00	$35,000.00	$72,940.00	$72,940.00
00000128674000000		4034		MAIN		$0.00	$45,500.00	$45,500.00	$45,500.00
00000128677000000		113	S	HASKELL		$9,160.00	$21,000.00	$30,160.00	$30,160.00
00000128680000000		121	S	HASKELL		$9,820.00	$21,000.00	$30,820.00	$30,820.00
00000128683000000		113		HASKELL		$58,380.00	$12,500.00	$70,880.00	$70,880.00
00000128686000000		4023		EAST SIDE		$53,600.00	$39,000.00	$92,600.00	$92,600.00
00000128689000000		4001		EAST SIDE		$144,760.00	$150,000.00	$294,760.00	$294,760.00
00000128692000000	X	3900		MAIN		$0.00	$1,250.00	$1,250.00	$0.00
00000128692000100		3902		MAIN		$0.00	$32,370.00	$32,370.00	$32,370.00
00000128692000200	X	3906		MAIN		$0.00	$2,010.00	$2,010.00	$0.00
00000128695000000		3904		MAIN		$305,000.00	$70,000.00	$375,000.00	$375,000.00
00000128698000000		3912		MAIN		$361,790.00	$85,750.00	$447,540.00	$447,540.00
00000128701000000		3922		MAIN		$127,870.00	$52,500.00	$180,370.00	$180,370.00
00000128710000000		3933		EAST SIDE		$45,060.00	$54,000.00	$99,060.00	$99,060.00
00000128716000000		3923		EAST SIDE		$0.00	$24,000.00	$24,000.00	$24,000.00
00000128719000000		3925		EAST SIDE		$0.00	$24,000.00	$24,000.00	$24,000.00
00000128722000000		3921		EAST SIDE		$0.00	$24,000.00	$24,000.00	$24,000.00
00000128725000000		3919		EAST SIDE		$0.00	$24,000.00	$24,000.00	$24,000.00
00000128728000000		3917		EAST SIDE		$0.00	$21,000.00	$21,000.00	$21,000.00
00000128731000000		3915		EAST SIDE		$0.00	$30,000.00	$30,000.00	$30,000.00
00000128737000000		3909		EAST SIDE		$87,360.00	$30,000.00	$117,360.00	$117,360.00
00000128740000000		3905		EAST SIDE		$89,850.00	$30,000.00	$119,850.00	$119,850.00
00000128743000000		3901		EAST SIDE		$5,650.00	$30,000.00	$35,650.00	$35,650.00
00000128962000000	X	3800		MAIN		$0.00	$74,900.00	$74,900.00	$0.00
00000128965000000		3828		EAST SIDE		$0.00	$3,620.00	$3,620.00	$3,620.00
00000128971000000		3901		BENSON		$4,210.00	$40,930.00	$45,140.00	$45,140.00
00000128998000000		305		EXPOSITION		$0.00	$257,090.00	$257,090.00	$257,090.00
00000128998000100	X	3511		CANTON		$0.00	$49,270.00	$49,270.00	$0.00
00000129007000000		3400		COMMERCE		$28,010.00	$70,400.00	$98,410.00	$98,410.00
00000129010000000	X	420		2ND		$0.00	$199,150.00	$199,150.00	$0.00
00000129013000000		333		1ST		$0.00	$218,670.00	$218,670.00	$218,670.00
00000129013000100		333		1ST		$432,520.00	$307,840.00	$740,360.00	$740,360.00
00000129025000000		424		2ND		$0.00	$60,000.00	$60,000.00	$60,000.00
00000129028000000		417		1ST		$8,500.00	$159,900.00	$168,400.00	$168,400.00
00000129031000000		502		2ND		$123,030.00	$516,970.00	$640,000.00	$640,000.00
00000129037000000		501		2ND		$79,550.00	$412,450.00	$492,000.00	$492,000.00
00000129040000000		317	S	2ND		$0.00	$324,630.00	$324,630.00	$324,630.00
00000129040000100	X	319	S	2ND		$0.00	$28,120.00	$28,120.00	$0.00
00000129043000000		325		2ND		$0.00	$60,000.00	$60,000.00	$60,000.00
00000129046000000		413		2ND		$28,200.00	$60,000.00	$88,200.00	$88,200.00
00000129049000000		409		2ND		$113,500.00	$208,520.00	$322,020.00	$322,020.00
00000129052000000		429		2ND		$144,420.00	$147,000.00	$291,420.00	$291,420.00
00000129055000000		3300		COMMERCE		$208,170.00	$441,830.00	$650,000.00	$650,000.00
00000129070000000		3404		MAIN		$250,000.00	$80,000.00	$330,000.00	$330,000.00
00000129073000100		3412		MAIN		$0.00	$35,900.00	$35,900.00	$35,900.00
00000129076000000		3416		MAIN		$108,750.00	$26,140.00	$134,890.00	$107,912.00
00000129076000100		3414		MAIN		$95,630.00	$19,170.00	$114,800.00	$114,800.00
00000129082000000		3302		ELM		$0.00	$47,860.00	$47,860.00	$47,860.00
00000129085000000		3308		ELM		$0.00	$28,000.00	$28,000.00	$28,000.00
00000129088000000		3312		ELM		$0.00	$56,000.00	$56,000.00	$56,000.00
00000129091000000		3326		ELM		$0.00	$28,000.00	$28,000.00	$28,000.00
00000129094000000		3330		ELM		$0.00	$28,000.00	$28,000.00	$28,000.00
00000129097000000		3305		MAIN		$0.00	$72,800.00	$72,800.00	$72,800.00
00000129100000000		3309		MAIN		$0.00	$28,000.00	$28,000.00	$28,000.00
00000129103000000		3313		MAIN		$0.00	$28,000.00	$28,000.00	$28,000.00

Appendix A
2005 DCAD Real Property Accounts in the Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address			Apt	Improvements	Land	Total Value	Taxable Value
00000129106000000		3301		MAIN		$0.00	$28,000.00	$28,000.00	$28,000.00
00000129112000000		3401		MAIN		$136,360.00	$60,000.00	$196,360.00	$196,360.00
00000129115000000		3400		ELM		$27,500.00	$40,000.00	$67,500.00	$67,500.00
00000129118000000		3404		ELM		$40,920.00	$40,000.00	$80,920.00	$80,920.00
00000129121000000		3407		MAIN		$34,760.00	$20,000.00	$54,760.00	$54,760.00
00000129124000000		3410		ELM		$56,210.00	$40,000.00	$96,210.00	$96,210.00
00000129127000000		3409		MAIN		$102,500.00	$40,000.00	$142,500.00	$142,500.00
00000129131000000		3414		ELM		$151,640.00	$95,020.00	$246,660.00	$246,660.00
00000129133000000		3417		MAIN		$108,640.00	$44,860.00	$153,500.00	$153,500.00
00000129136000000		3502		PACIFIC		$0.00	$88,630.00	$88,630.00	$88,630.00
00000129139000000		3601		MAIN		$136,150.00	$126,000.00	$262,150.00	$262,150.00
00000129142000000		3401		ELM		$0.00	$31,820.00	$31,820.00	$31,820.00
00000129148000000		232		TRUNK		$219,380.00	$26,620.00	$246,000.00	$196,800.00
00000129154000000		3333		ELM		$151,970.00	$116,210.00	$268,180.00	$268,180.00
00000129283000000		210	N	HALL		$28,950.00	$479,930.00	$508,880.00	$508,880.00
00000129285000000		334	N	HALL		$263,860.00	$414,620.00	$678,480.00	$678,480.00
00000129295000000		3027		ELM		$75,370.00	$96,000.00	$171,370.00	$171,370.00
00000129298000000		3027		ELM		$1,800.00	$60,000.00	$61,800.00	$61,800.00
00000129301000000		211	N	HALL		$0.00	$54,000.00	$54,000.00	$54,000.00
00000129304000000		3300		INDIANA		$0.00	$50,000.00	$50,000.00	$50,000.00
00000129307000000		3026		INDIANA		$1,250.00	$100,000.00	$101,250.00	$101,250.00
00000129310000000		3026		INDIANA		$21,280.00	$50,000.00	$71,280.00	$71,280.00
00000129313000000		315	N	HALL		$1,500.00	$214,320.00	$215,820.00	$215,820.00
00000129319000000		309	N	HALL		$1,980.00	$101,750.00	$103,730.00	$103,730.00
00000129322000000		301	N	HALL		$49,440.00	$50,790.00	$100,230.00	$100,230.00
00000129406000000		3202		ELM		$58,310.00	$527,280.00	$585,590.00	$585,590.00
00000129409000000		3101		MAIN		$0.00	$315,000.00	$315,000.00	$315,000.00
00000129412000000		3115		MAIN		$0.00	$68,400.00	$68,400.00	$68,400.00
00000129415000000		3117		MAIN		$34,200.00	$68,400.00	$102,600.00	$102,600.00
00000129421000000		3127		MAIN		$0.00	$84,160.00	$84,160.00	$84,160.00
00000129424000000		3100		MAIN		$158,180.00	$60,000.00	$218,180.00	$218,180.00
00000129427000000		3104		MAIN		$29,590.00	$60,000.00	$89,590.00	$89,590.00
00000129430000000		3112		MAIN		$11,200.00	$90,000.00	$101,200.00	$101,200.00
00000129433000000		3116		MAIN		$387,060.00	$90,000.00	$477,060.00	$477,060.00
00000129436000000		3101		COMMERCE		$134,000.00	$50,000.00	$184,000.00	$184,000.00
00000129439000000		3105		COMMERCE		$37,510.00	$50,000.00	$87,510.00	$87,510.00
00000129442000000		3117		COMMERCE		$90,410.00	$150,000.00	$240,410.00	$240,410.00
00000129448000000		3200		MAIN		$1,532,920.00	$117,080.00	$1,650,000.00	$1,650,000.00
00000129451000000		3210		MAIN		$1,257,800.00	$185,620.00	$1,443,420.00	$1,163,670.00
00000129454000000		3201		COMMERCE		$50,220.00	$63,600.00	$113,820.00	$113,820.00
00000129457000000		3209		COMMERCE		$0.00	$36,400.00	$36,400.00	$36,400.00
00000129460000000		3221		COMMERCE		$2,960,950.00	$189,050.00	$3,150,000.00	$0.00
00000129463000000		3102		COMMERCE		$67,110.00	$27,440.00	$94,550.00	$94,550.00
00000129463000100		3100		COMMERCE		$67,330.00	$27,440.00	$94,770.00	$94,770.00
00000129466000000		3106		COMMERCE		$78,350.00	$55,000.00	$133,350.00	$133,350.00
00000129469000000		3116		COMMERCE		$243,960.00	$165,000.00	$408,960.00	$408,960.00
00000129472000000		3101		CANTON		$136,000.00	$33,000.00	$169,000.00	$169,000.00
00000129475000000		3111		CANTON		$292,990.00	$132,010.00	$425,000.00	$425,000.00
00000129484000000		3200		COMMERCE		$133,410.00	$55,000.00	$188,410.00	$188,410.00
00000129487000000		3204		COMMERCE		$0.00	$20,350.00	$20,350.00	$20,350.00

Appendix A
2005 DCAD Real Property Accounts in the Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address			Apt	Improvements	Land	Total Value	Taxable Value
00000129488000000		3206		COMMERCE		$0.00	$34,650.00	$34,650.00	$34,650.00
00000129490000000		3208		COMMERCE		$0.00	$55,000.00	$55,000.00	$55,000.00
00000129493000000		3212		COMMERCE		$0.00	$55,000.00	$55,000.00	$55,000.00
00000129496000000		3216		COMMERCE		$0.00	$47,850.00	$47,850.00	$47,850.00
00000129655000000		3103		HICKORY		$0.00	$25,670.00	$25,670.00	$25,670.00
00000129680000000	X	1602		PEARLSTONE		$250.00	$90,000.00	$90,250.00	$0.00
00000129682000000		1600		PEARLSTONE		$30.00	$10,280.00	$10,310.00	$10,310.00
00000129683000000		1622		PEARLSTONE		$6,190.00	$19,500.00	$25,690.00	$25,690.00
00000129684000000		3200		HICKORY		$40.00	$17,030.00	$17,070.00	$17,070.00
000082700608A0000		3930		MAIN		$271,490.00	$96,250.00	$367,740.00	$367,740.00
000203000301A0000		400	S	HALL		$894,580.00	$1,255,420.00	$2,150,000.00	$2,150,000.00
000286000001A0000		2639		ELM		$627,060.00	$98,150.00	$725,210.00	$725,210.00
00034800030000000		100		MURRAY		$0.00	$22,480.00	$22,480.00	$22,480.00
000485000E08A0000		301	N	CROWDUS		$4,719,860.00	$639,370.00	$5,359,230.00	$5,359,230.00
000486000F02A0000		2711		INDIANA		$0.00	$561,530.00	$561,530.00	$561,530.00
00080800020200000		501	S	HILL		$0.00	$44,550.00	$44,550.00	$44,550.00
000811000001A0000		4115		COMMERCE		$1,391,300.00	$998,580.00	$2,389,880.00	$2,389,880.00
000813000603A0000		405		EXPOSITION		$0.00	$53,910.00	$53,910.00	$53,910.00
00081500080000000		3808		WILLOW		$76,190.00	$460,270.00	$536,460.00	$536,460.00
00081500080000100		3812		WILLOW		$0.00	$29,940.00	$29,940.00	$29,940.00
000816000503A0000		3831		COMMERCE		$401,080.00	$23,000.00	$424,080.00	$339,264.00
000816000503B0000		3827		COMMERCE		$347,400.00	$19,000.00	$366,400.00	$366,400.00
000816000503C0000		3823		COMMERCE		$386,000.00	$19,000.00	$405,000.00	$405,000.00
000816000503D0000		3819		COMMERCE		$347,400.00	$19,000.00	$366,400.00	$366,400.00
000816000504A0000		3815		COMMERCE		$380,000.00	$19,000.00	$399,000.00	$399,000.00
000816000504B0000		3811		COMMERCE		$386,000.00	$19,000.00	$405,000.00	$405,000.00
000816000504C0000		3807		COMMERCE		$386,000.00	$19,000.00	$405,000.00	$405,000.00
000816000504D0000		3803		COMMERCE		$337,000.00	$23,000.00	$360,000.00	$360,000.00
000817000301A0000		3800		COMMERCE		$133,120.00	$265,610.00	$398,730.00	$398,730.00
000817000301A0100		3816		EAST SIDE		$5,000.00	$88,970.00	$93,970.00	$93,970.00
000817000301A0200		3800		COMMERCE		$5,537,350.00	$363,920.00	$5,901,270.00	$5,901,270.00
00081800040030000		3711		COMMERCE		$0.00	$129,580.00	$129,580.00	$129,580.00
00081800040040000		3701		COMMERCE		$0.00	$129,600.00	$129,600.00	$129,600.00
000818000401A0000		302		EXPOSITION		$0.00	$152,980.00	$152,980.00	$152,980.00
000820000101A0000		3720		CANTON		$1,599,980.00	$200,020.00	$1,800,000.00	$1,800,000.00
00082200000010000		3917		WILLOW		$299,370.00	$450,630.00	$750,000.00	$750,000.00
00082500000010000		403	S	HASKELL		$985,160.00	$232,790.00	$1,217,950.00	$1,217,950.00
000827001602A0000		3800		MAIN		$417,110.00	$132,430.00	$549,540.00	$549,540.00
00082800010010000		3435		COMMERCE		$2,700.00	$214,070.00	$216,770.00	$216,770.00
00082800010020000		3300		MAIN		$2,785,590.00	$614,410.00	$3,400,000.00	$0.00
00082800010020100		3400		MAIN		$10,940.00	$53,980.00	$64,920.00	$64,920.00
00082800030050000	X	300		1ST		$0.00	$237,940.00	$237,940.00	$0.00
00083300000010000		3309		ELM		$17,050.00	$351,720.00	$368,770.00	$368,770.00
00083300000010100		3301		ELM		$394,470.00	$123,150.00	$517,620.00	$517,620.00
00083300000010200		3301		ELM		$0.00	$103,710.00	$103,710.00	$103,710.00
00083300000010300		3311		ELM		$3,400,550.00	$449,450.00	$3,850,000.00	$0.00
000844000K04A0000		3027		INDIANA		$560,770.00	$194,710.00	$755,480.00	$755,480.00
00084900060070000		3226		COMMERCE		$0.00	$120,070.00	$120,070.00	$120,070.00
00085100010010000		3215		HICKORY		$404,390.00	$350,220.00	$754,610.00	$754,610.00
000853000A0010000	X	3101		OAK		$1,292,810.00	$896,860.00	$2,189,670.00	$0.00
00085300000010000		3203		HICKORY		$0.00	$4,290.00	$4,290.00	$4,290.00
000826000001A0000		3912		WILLOW		$29,440.00	$173,300.00	$202,740.00	$202,740.00
000826000001A0100		3912		WILLOW		$575,590.00	$45,000.00	$620,590.00	$0.00
00000111076000200	X	2600		MONUMENT		$0.00	$1,142,140.00	$1,142,140.00	$0.00
000852000401A0000	X	1600		BAYLOR		$84,400.00	$564,540.00	$648,940.00	$0.00
00C43520000000119		2502		LIVE OAK	00119	$143,940.00	$6,620.00	$150,560.00	$150,560.00
00C43520000000120		2502		LIVE OAK	00120	$131,610.00	$5,650.00	$137,260.00	$109,808.00
00C43520000000121		2502		LIVE OAK	00121	$258,060.00	$12,010.00	$270,070.00	$152,056.00
00C43520000000122		2502		LIVE OAK	00122	$97,450.00	$4,700.00	$102,150.00	$81,720.00
00C43520000000124		2502		LIVE OAK	00124	$143,940.00	$6,620.00	$150,560.00	$120,448.00

Appendix A
2005 DCAD Real Property Accounts in the Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address		Apt	Improvements	Land	Total Value	Taxable Value
00C43520000000125		2502	LIVE OAK	00125	$121,490.00	$4,700.00	$126,190.00	$126,190.00
00C43520000000127		2502	LIVE OAK	00127	$164,380.00	$6,620.00	$171,000.00	$171,000.00
00C43520000000128		2502	LIVE OAK	00128	$164,380.00	$6,620.00	$171,000.00	$171,000.00
0000011101000D100		2717	ELM		$0.00	$12,500.00	$12,500.00	$12,500.00
0000012823600D100		417	1ST		$0.00	$8,990.00	$8,990.00	$8,990.00
0000012823900D100		418	1ST		$0.00	$19,930.00	$19,930.00	$19,930.00
0000012824200D100		400	1ST		$0.00	$9,740.00	$9,740.00	$9,740.00
00000128377000000		3511	PACIFIC		$4,000.00	$30,000.00	$34,000.00	$34,000.00
00000128379000000		3511	PACIFIC		$2,050.00	$5,000.00	$7,050.00	$7,050.00
00C43520000000101		2502	LIVE OAK	00101	$136,040.00	$5,650.00	$141,690.00	$113,352.00
00C43520000000102		2502	LIVE OAK	00102	$116,730.00	$5,090.00	$121,820.00	$97,456.00
00C43520000000208		2502	LIVE OAK	00208	$161,810.00	$6,620.00	$168,430.00	$168,430.00
00C43520000000209		2502	LIVE OAK	00209	$156,420.00	$6,620.00	$163,040.00	$130,432.00
00C43520000000210		2502	LIVE OAK	00210	$129,820.00	$5,330.00	$135,150.00	$108,120.00
00C43520000000211		2502	LIVE OAK	00211	$110,050.00	$4,700.00	$114,750.00	$91,800.00
00C43520000000212		2502	LIVE OAK	00212	$227,960.00	$9,160.00	$237,120.00	$237,120.00
00C43520000000213		2502	LIVE OAK	00213	$131,300.00	$5,380.00	$136,680.00	$109,344.00
00C43520000000214		2502	LIVE OAK	00214	$146,100.00	$5,880.00	$151,980.00	$121,584.00
00C43520000000215		2502	LIVE OAK	00215	$214,990.00	$8,690.00	$223,680.00	$178,944.00
00C43520000000216		2502	LIVE OAK	00216	$146,100.00	$5,880.00	$151,980.00	$151,980.00
00C43520000000217		2502	LIVE OAK	00217	$131,300.00	$5,380.00	$136,680.00	$109,344.00
00C43520000000218		2502	LIVE OAK	00218	$146,100.00	$5,880.00	$151,980.00	$121,584.00
00C43520000000219		2502	LIVE OAK	00219	$156,420.00	$6,620.00	$163,040.00	$130,432.00
00C43520000000220		2502	LIVE OAK	00220	$139,020.00	$5,650.00	$144,670.00	$115,736.00
00C43520000000221		2502	LIVE OAK	00221	$131,300.00	$5,380.00	$136,680.00	$136,680.00
00C43520000000223		2502	LIVE OAK	00223	$166,430.00	$6,620.00	$173,050.00	$138,440.00
00C43520000000224		2502	LIVE OAK	00224	$156,420.00	$6,620.00	$163,040.00	$130,432.00
00C43520000000233		2502	LIVE OAK	00233	$129,820.00	$5,330.00	$135,150.00	$135,150.00
00C43520000000234		2502	LIVE OAK	00234	$155,040.00	$5,880.00	$160,920.00	$128,736.00
00C43520000000235		2502	LIVE OAK	00235	$214,990.00	$8,690.00	$223,680.00	$223,680.00
00C43520000000236		2502	LIVE OAK	00236	$146,100.00	$5,880.00	$151,980.00	$151,980.00
00C43520000000237		2502	LIVE OAK	00237	$131,300.00	$5,380.00	$136,680.00	$109,344.00
00C43520000000238		2502	LIVE OAK	00238	$161,810.00	$6,620.00	$168,430.00	$168,430.00
00C43520000000301		2502	LIVE OAK	00301	$139,020.00	$5,650.00	$144,670.00	$115,736.00
00C43520000000302		2502	LIVE OAK	00302	$131,300.00	$5,380.00	$136,680.00	$136,680.00
00C43520000000303		2502	LIVE OAK	00303	$114,480.00	$4,700.00	$119,180.00	$95,344.00
00C43520000000304		2502	LIVE OAK	00304	$170,020.00	$6,620.00	$176,640.00	$176,640.00
00C43520000000305		2502	LIVE OAK	00305	$170,020.00	$6,620.00	$176,640.00	$141,312.00
00C43520000000306		2502	LIVE OAK	00306	$114,480.00	$4,700.00	$119,180.00	$95,344.00
00C43520000000307		2502	LIVE OAK	00307	$114,480.00	$4,700.00	$119,180.00	$119,180.00
00C43520000000308		2502	LIVE OAK	00308	$170,020.00	$6,620.00	$176,640.00	$141,312.00
00C43520000000309		2502	LIVE OAK	00309	$159,750.00	$6,620.00	$166,370.00	$133,096.00
00C43520000000310		2502	LIVE OAK	00310	$129,820.00	$5,330.00	$135,150.00	$108,120.00
00C43520000000137		2502	LIVE OAK	00137	$116,730.00	$5,090.00	$121,820.00	$121,820.00
00C43520000000138		2502	LIVE OAK	00138	$164,380.00	$6,620.00	$171,000.00	$153,900.00
00C43520000000201		2502	LIVE OAK	00201	$139,020.00	$5,650.00	$144,670.00	$115,736.00
00C43520000000203		2502	LIVE OAK	00203	$96,090.00	$4,700.00	$100,790.00	$80,632.00
00C43520000000204		2502	LIVE OAK	00204	$161,810.00	$6,620.00	$168,430.00	$168,430.00
00C43520000000205		2502	LIVE OAK	00205	$156,420.00	$6,620.00	$163,040.00	$141,194.00
00C43520000000206		2502	LIVE OAK	00206	$110,050.00	$4,700.00	$114,750.00	$114,750.00
00C43520000000207		2502	LIVE OAK	00207	$96,090.00	$4,700.00	$100,790.00	$100,790.00
00C43520000000225		2502	LIVE OAK	00225	$110,050.00	$4,700.00	$114,750.00	$114,750.00
00C43520000000226		2502	LIVE OAK	00226	$96,090.00	$4,700.00	$100,790.00	$100,790.00
00C43520000000227		2502	LIVE OAK	00227	$153,380.00	$6,620.00	$160,000.00	$128,000.00
00C43520000000228		2502	LIVE OAK	00228	$156,420.00	$6,620.00	$163,040.00	$130,432.00
00C43520000000229		2502	LIVE OAK	00229	$116,520.00	$5,380.00	$121,900.00	$97,520.00
00C43520000000230		2502	LIVE OAK	00230	$96,090.00	$4,700.00	$100,790.00	$100,790.00
00C43520000000231		2502	LIVE OAK	00231	$227,960.00	$9,160.00	$237,120.00	$189,696.00
00C43520000000232		2502	LIVE OAK	00232	$146,100.00	$5,880.00	$151,980.00	$121,584.00
00C43520000000311		2502	LIVE OAK	00311	$114,480.00	$4,700.00	$119,180.00	$119,180.00

Appendix A
2005 DCAD Real Property Accounts in the Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address			Apt	Improvements	Land	Total Value	Taxable Value
00C43520000000312		2502		LIVE OAK	00312	$242,780.00	$9,160.00	$251,940.00	$201,552.00
00C43520000000313		2502		LIVE OAK	00313	$131,300.00	$5,380.00	$136,680.00	$109,344.00
00C43520000000314		2502		LIVE OAK	00314	$146,100.00	$5,880.00	$151,980.00	$121,584.00
00C43520000000315		2502		LIVE OAK	00315	$242,950.00	$8,690.00	$251,640.00	$201,312.00
00C43520000000316		2502		LIVE OAK	00316	$146,100.00	$5,880.00	$151,980.00	$151,980.00
00C43520000000317		2502		LIVE OAK	00317	$133,860.00	$5,380.00	$139,240.00	$111,392.00
00C43520000000318		2502		LIVE OAK	00318	$146,100.00	$5,880.00	$151,980.00	$121,584.00
00C43520000000103		2502		LIVE OAK	00103	$97,450.00	$4,700.00	$102,150.00	$81,720.00
00C43520000000104		2502		LIVE OAK	00104	$164,380.00	$6,620.00	$171,000.00	$171,000.00
00C43520000000105		2502		LIVE OAK	00105	$143,940.00	$6,620.00	$150,560.00	$150,560.00
00C43520000000106		2502		LIVE OAK	00106	$121,490.00	$4,700.00	$126,190.00	$126,190.00
00C43520000000107		2502		LIVE OAK	00107	$97,450.00	$4,700.00	$102,150.00	$102,150.00
00C43520000000108		2502		LIVE OAK	00108	$164,380.00	$6,620.00	$171,000.00	$136,800.00
00C43520000000109		2502		LIVE OAK	00109	$143,940.00	$6,620.00	$150,560.00	$120,448.00
00C43520000000110		2502		LIVE OAK	00110	$123,460.00	$5,330.00	$128,790.00	$128,790.00
00C43520000000111		2502		LIVE OAK	00111	$97,450.00	$4,700.00	$102,150.00	$102,150.00
00C43520000000112		2502		LIVE OAK	00112	$217,600.00	$9,160.00	$226,760.00	$181,408.00
00C43520000000113		2502		LIVE OAK	00113	$124,870.00	$5,380.00	$130,250.00	$130,250.00
00C43520000000114		2502		LIVE OAK	00114	$142,970.00	$5,880.00	$148,850.00	$119,080.00
00C43520000000115		2502		LIVE OAK	00115	$216,740.00	$8,690.00	$225,430.00	$180,344.00
00C43520000000116		2502		LIVE OAK	00116	$142,970.00	$5,880.00	$148,850.00	$119,080.00
00C43520000000117		2502		LIVE OAK	00117	$124,870.00	$5,380.00	$130,250.00	$130,250.00
00C43520000000118		2502		LIVE OAK	00118	$142,970.00	$5,880.00	$148,850.00	$148,850.00
00C43520000000319		2502		LIVE OAK	00319	$157,700.00	$6,620.00	$164,320.00	$131,456.00
00C43520000000320		2502		LIVE OAK	00320	$139,020.00	$5,650.00	$144,670.00	$115,736.00
00C43520000000321		2502		LIVE OAK	00321	$131,300.00	$5,380.00	$136,680.00	$109,344.00
00C43520000000322		2502		LIVE OAK	00322	$104,260.00	$4,700.00	$108,960.00	$108,960.00
00C43520000000323		2502		LIVE OAK	00323	$173,110.00	$6,620.00	$179,730.00	$179,730.00
00C43520000000324		2502		LIVE OAK	00324	$159,750.00	$6,620.00	$166,370.00	$166,370.00
00C43520000000325		2502		LIVE OAK	00325	$114,480.00	$4,700.00	$119,180.00	$119,180.00
00C43520000000326		2502		LIVE OAK	00326	$104,260.00	$4,700.00	$108,960.00	$108,960.00
00C43520000000327		2502		LIVE OAK	00327	$153,060.00	$6,620.00	$159,680.00	$159,680.00
00C43520000000328		2502		LIVE OAK	00328	$157,700.00	$6,620.00	$164,320.00	$131,456.00
00C43520000000329		2502		LIVE OAK	00329	$131,300.00	$5,380.00	$136,680.00	$123,012.00
00C43520000000330		2502		LIVE OAK	00330	$114,480.00	$4,700.00	$119,180.00	$119,180.00
00C43520000000331		2502		LIVE OAK	00331	$242,780.00	$9,160.00	$251,940.00	$201,552.00
00C43520000000332		2502		LIVE OAK	00332	$178,160.00	$5,880.00	$184,040.00	$184,040.00
00C43520000000333		2502		LIVE OAK	00333	$122,540.00	$5,330.00	$127,870.00	$127,870.00
00C43520000000334		2502		LIVE OAK	00334	$152,810.00	$5,880.00	$158,690.00	$158,690.00
00C43520000000335		2502		LIVE OAK	00335	$228,970.00	$8,690.00	$237,660.00	$190,128.00
00C43520000000336		2502		LIVE OAK	00336	$146,100.00	$5,880.00	$151,980.00	$151,980.00
00C43520000000337		2502		LIVE OAK	00337	$123,520.00	$5,380.00	$128,900.00	$103,120.00
00C43520000000338		2502		LIVE OAK	00338	$170,020.00	$6,620.00	$176,640.00	$141,312.00
00C5775000000000A		3816		COMMERCE	A	$383,590.00	$21,090.00	$404,680.00	$0.00
00C5775000000000B		3816		COMMERCE	B	$383,590.00	$21,090.00	$404,680.00	$0.00
00C5775000000000C		3816		COMMERCE	C	$566,910.00	$21,090.00	$588,000.00	$0.00
00C80500010000100		215	N	WALTON	1	$87,650.00	$12,050.00	$99,700.00	$99,700.00
00C80500010000200		215	N	WALTON	2	$95,140.00	$13,080.00	$108,220.00	$108,220.00
00C80500010000300		215	N	WALTON	3	$88,510.00	$12,170.00	$100,680.00	$62,260.00
00C80500010000400		215	N	WALTON	4	$91,020.00	$11,480.00	$102,500.00	$102,500.00
00C80500010000500		215	N	WALTON	5	$76,850.00	$10,570.00	$87,420.00	$87,420.00
00C80500010000600		215	N	WALTON	6	$81,450.00	$11,200.00	$92,650.00	$92,650.00
00C80500010000700		215	N	WALTON	7	$78,470.00	$10,780.00	$89,250.00	$89,250.00
00C80500010000800		215	N	WALTON	8	$94,280.00	$12,960.00	$107,240.00	$107,240.00
00C80500010000900		215	N	WALTON	9	$80,710.00	$11,090.00	$91,800.00	$56,769.00
00C80500010001000		215	N	WALTON	10	$94,400.00	$11,520.00	$105,920.00	$105,920.00
00C80500010001100		215	N	WALTON	11	$79,000.00	$10,860.00	$89,860.00	$89,860.00
00C80500010001200		215	N	WALTON	12	$89,040.00	$12,240.00	$101,280.00	$101,280.00
00C43520000000126		2505		LIVE OAK	126	$97,450.00	$4,700.00	$102,150.00	$102,150.00
00C43520000000202		2502		LIVE OAK	202	$131,300.00	$5,380.00	$136,680.00	$136,380.00
00C43520000000222		2502		LIVE OAK	222	$110,050.00	$4,700.00	$114,750.00	$91,800.00
Total									**$107,990,540**