Exhibit A

Attachment A

Cityplace Tower and The Apron

Required Minimum Investment

PROJECT BUDGET	The Apron (Phase I)	Cityplace Tower (Phase 2A)	Cityplace Tower (Phase 2B)	Cityplace Tower (Phase 2C)	Total Cost/ Investment	Percent
Acquisition	$37,000,000	$0	$0	$0	$37,000,000	8%
*Site Work. Amenities, Site Structural Work, Parking and DART Interface	$17,400,000	$0	$0	$0	$17,400,000	4%
*Building Construction, Finish-Out & Furniture (includes contingency)	$128,585,000	$102,976,353	$29,581,827	$54,821,274	$315,964,454	71%
*Contractor Overhead & Profit	$4,331,250	$2,991,333	$859,315	$1,592,489	$9,774,386	2%
*Professional Fees (e.g. A&E, landscape architecture, interior design)	$10,812,513	$5,429,496	$1,559,721	$2,890,488	$20,692,218	5%
Soft Costs (e.g. legal, marketing and financing fees, leasing commissions)	$12,303,069	$6,490,048	$3,289,208	$6,239,229	$28,321,554	6%
Developer Fee (may be invested into project expenditures)	$7,947,151	$4,485,341	$1,288,496	$2,387,850	$16,108,837	4%
TOTAL COSTS	**$218,378,983**	**$122,372,571**	**$36,578,567**	**$67,931,329**	**$445,261,449**	100%
MINIMUM INVESTMENT REQUIREMENT	$145,000,000	$100,000,000	$28,000,000	$53,000,000	$326,000,000	

*Counts towards Required Minimum Investment requirement

Investment Expenditures (eligible towards minimum investment requirement) describe the expenditures that may count towards the Required Minimum Investment. The Required Minimum Investment is required as a performance measure related to compliance with tax abatement agreement(s).

Owner shall incur (or cause to be incurred) and provide documentation evidencing the amount as shown above, by Project phase, in Investment Expenditures for the Project, including site preparation including site work, building construction/finish-out, and professional fees (e.g. architecture, engineering, landscape architecture, testing, permits and surveys). Contingency spent on eligible professional fees may count towards Required Minimum Investment.

Construction management costs may be considered an Investment Expenditure if services are directly related to ensuring the quality of the construction of the Project and are performed by an independent and unaffiliated third-party. Construction management costs must be evidenced by invoices with detailed descriptions of services performed.

Soft costs including developer fees, legal fees, marketing fees, financing fees, leasing commissions, carrying costs, reserves, operating deficits through stabilization and other similar costs shall not be considered an Investment Expenditure.