

Downtown Connection Tax Increment Financing District

EXHIBIT A



*Photo Source: Todd Interests
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Project Plan & Reinvestment Zone Financing Plan

ADOPTED – AUGUST 29, 2005

AMENDED – OCTOBER 19, 2005
AMENDED – MARCH 8, 2006
AMENDED – DECEMBER 12, 2007
AMENDED – OCTOBER 22, 2008
AMENDED – DECEMBER 10, 2008
AMENDED – FEBRUARY 11, 2009

AMENDED – APRIL 22, 2009
AMENDED – MAY 22, 2013
AMENDED – SEPTEMBER 11, 2013
AMENDED – DECEMBER 14, 2016
AMENDED – JUNE 22, 2022
AMENDED – MAY 14, 2025

AMENDED – OCTOBER 22, 2025

Section 1: Project Plan

Background

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

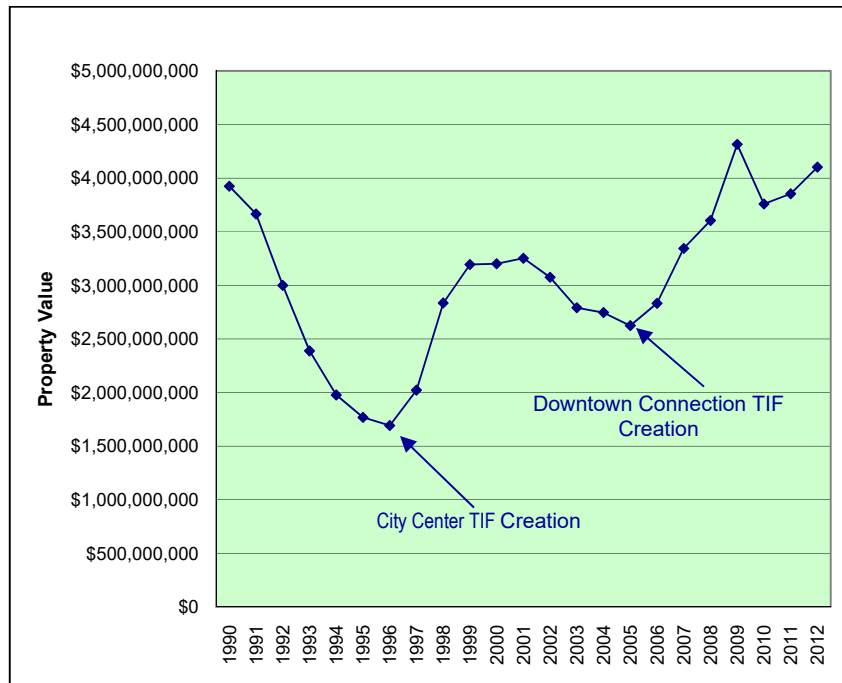
The City of Dallas created the first tax increment financing ("TIF") district for downtown, the City Center TIF District, in 1996. Its purpose was, and is, to create a fund for public capital improvements in the core of Downtown essential for redevelopment of key spaces and buildings. The City Center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

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

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

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

Exhibit A Downtown Improvement District Real Property Value



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

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

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

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

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

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

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

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

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

2013 Project Plan Amendment

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

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

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

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

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

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

2022 Project Plan Amendment

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

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

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

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

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

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

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

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

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

2025 Project Plan Amendment

On June 22, 2022, Dallas City Council approved an amendment of the Downtown Connection TIF District Project Plan and Reinvestment Zone Financing Plan by Ordinance No. 32249 to support the significant investment in public infrastructure, such as roadways, water, sewer, storm drainage, sidewalks, lighting, mixed-income housing, etc. required to facilitate high-density redevelopment of vacant and underutilized parcels and buildings in the TIF District. A key component of the June 2022 plan amendment was the addition of a Public Safety Building line item to the budget of each sub-district in the Zone. Funding capacity in each sub-district's budget was allocated to this line item to support the replacement of two antiquated Dallas Fire Rescue stations downtown, Fire Station No. 18 in the Downtown Connection Sub-district and Fire Station No. 4 in the Newpark Sub-district.

The Project Plan and Reinvestment Zone Financing Plan was amended to: (1) add a provision to the Plan for a direct sale of approximately 1.09 acres of City-owned property addressed as 660 N. Griffin Street including the existing Fire Station No. 18 in as-is condition and at fair market value in accordance with Chapter 311 of the Texas Tax Code and Chapter 272 of the Texas Local Government Code; and (2) reprogram \$6,980,602.00 in net present value (NPV) 2006 dollars (approximately \$17,561,516.00 in total dollars) from the Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots line item to the Public Safety Building line item in the Downtown Connection Sub-district budget to support the relocation and construction of a new Fire Station No. 18 facility in the Zone.

The amendments described above will support a public/private partnership with a developer to: (1) utilize TIF District funding for the acquisition of a new site and the design and construction of a new Fire Station No. 18 facility and (2) upon completion and acceptance of the new fire station facility, facilitate the direct sale of the current City-owned fire station property (660 N. Griffin Street) to the developer of the new Fire

Station No. 18. Additional information on the direct sale of City-owned property contemplated with the relocation of Fire Station No. 18 can be found in the Direct Lease or Sale of City-owned/ City-controlled Property section of this plan.

Zone Description

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

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

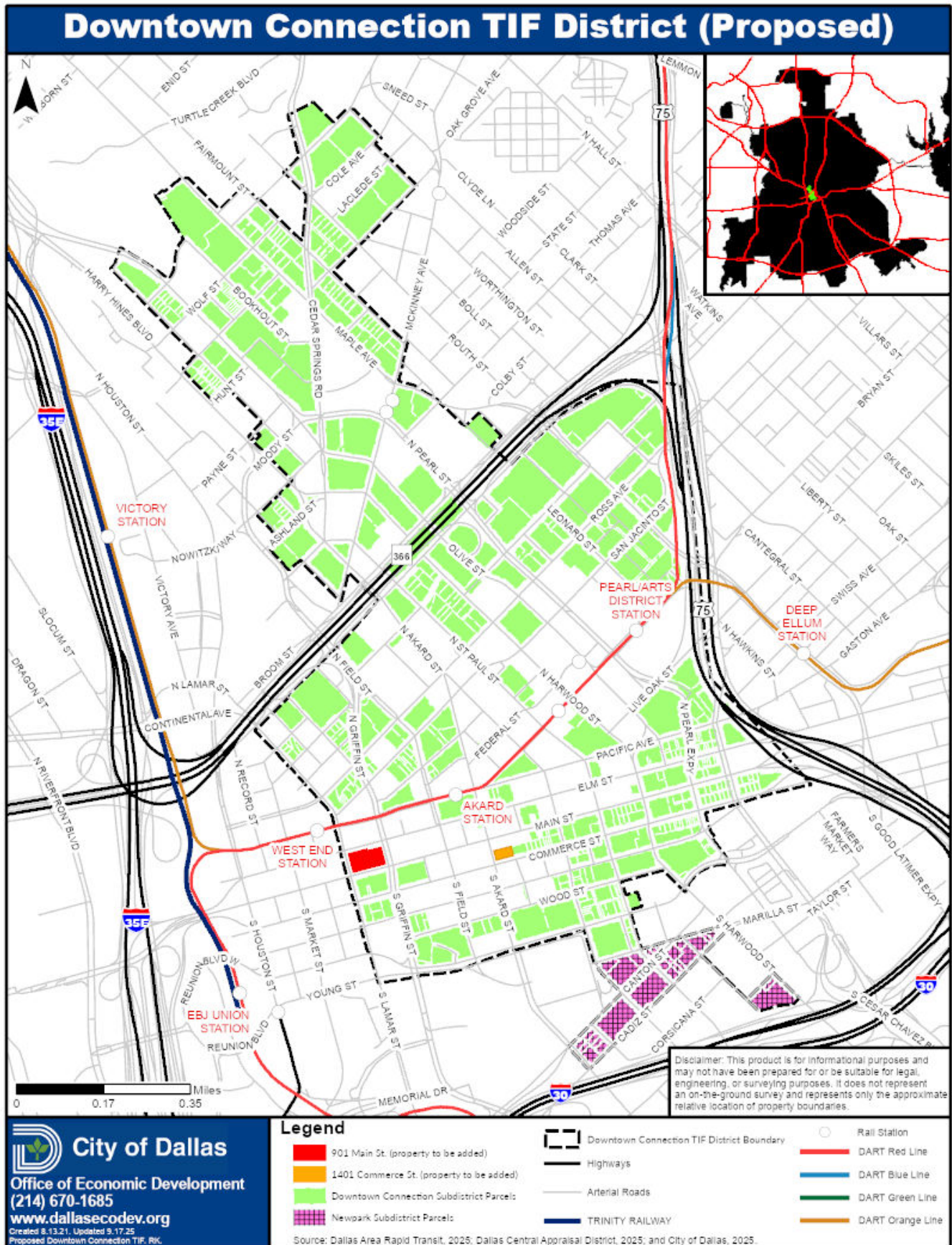
A taxing unit's tax increment for a particular year during the term of the Zone is calculated by reference to the appraised value of real property in the Zone for such year compared to the "taxable base year value" for such tax unit with respect to the Zone. The "tax increment base" for a tax unit with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

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

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

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

Exhibit B



Development Goals and Objectives

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

- Improve pedestrian connections between and within the Uptown and Downtown areas.
- Improve pedestrian connections between Dallas City Hall, Kay Bailey Hutchinson Convention Center and the Farmers Market.
- Improve the appearance of the buildings, surface parking lots, undeveloped sites and parks and open spaces within the Zone.
- Support redevelopment of the existing building supply and surface parking lots located within the area.
- Develop a more diverse mixture of land uses within the Downtown Connection area
- Increase open space and recreational opportunities in the Downtown Connection area
- After providing incentives for selected catalyst project to accelerate residential development, initiate a long-term plan to achieve critical mass goals related to housing and retail development, and public space amenities needed for a vibrant downtown
- Facilitate private development within the Downtown Connection TIF District for the public purpose of developing and diversifying the economy of the District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.
- Provide funding to replace two antiquated Dallas Fire Rescue stations in Zone, Fire Station No. 18 in the Downtown Connection Sub-district and Fire Station No. 4 in the Newpark Sub-district.

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

- Improve street and pedestrian lighting within the Downtown Connection TIF District.
- Offset the costs of environmental remediation, interior and exterior demolition, fire corridor improvements and facade improvements to encourage redevelopment of vacant or underutilized downtown buildings

including, but not limited to, the buildings listed as anticipated redevelopment projects identified in **Exhibit G**.

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

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

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

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

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

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

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

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

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

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

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

The Plan amendments approved by Dallas City Council on June 22, 2022 included the addition of a Public Safety Building line item to both of the TIF District’s sub-district budgets. This amendment allocated funding in each sub-district to support the replacement of two antiquated Dallas Fire Rescue stations downtown, Fire Station No. 18 and Fire Station No. 4.

Fire Station No. 18 is located in the Downtown Connection Sub-district of the TIF District and addressed as 660 N. Griffin Street, Dallas, TX 75201 (“City’s Property”). The 12,330 square foot station was constructed in 1975 and now the facility is functionally obsolete and beyond its useful life. The station does not adequately address

current and future fire safety needs of development existing and planned in downtown Dallas. Current conditions at the station include increased maintenance and repair request for issues with the electrical system, HVAC, plumbing and overhead doors, emergency vehicle access to the station's apparatus bays only by backing into them from Griffin Street, open sleeping areas that do not provide any privacy, restrooms and showers that are co-located without any gender separation and laundry and workout areas located in apparatus bays.

In an effort to replace and upgrade Fire Station No. 18, the City desires to enter into a public/private partnership with Tango North RF, LLC and/or an affiliate to use TIF District funds generated in the Downtown Connection Sub-district to reimburse costs to deliver a new fire station and acquire the property upon which the new facility will be constructed. Tango North RF, LLC will design, finance, and construct the new Fire Station No. 18 on their three vacant properties totaling approximately 0.967 acre (42,109 square feet) in size and addressed as 1205 Patterson Avenue, 1212 San Jacinto Street and 1214 San Jacinto Street ("Developer's Property"). The Developer's Property is located in the Downtown Connection TIF District also.

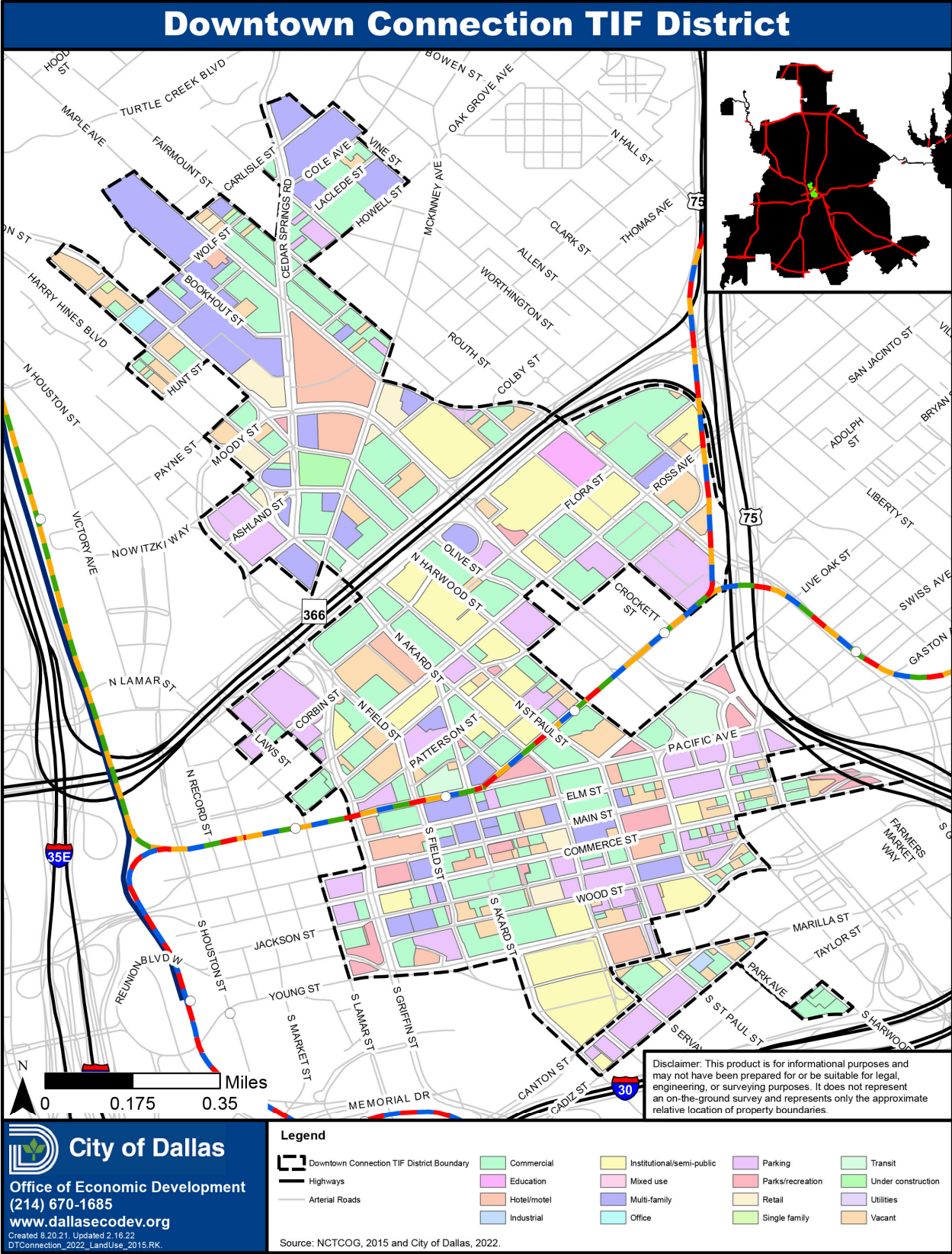
Upon construction completion, City acceptance of the newly constructed facility, and satisfaction of all terms and conditions of the relocation project, Tango North RF, LLC and the City will effectuate a real estate transaction whereby the City shall acquire the Developer's Property inclusive of the newly constructed Fire Station No. 18 facility, and the Developer shall simultaneously acquire the City's Property, inclusive of the existing fire station, through a direct land sale by the City.

The City finds that the direct sale of the City-owned property addressed as 660 N. Griffin Street and existing fire station building to Tango North RF, LLC for the purpose of relocating and constructing a new Fire Station No. 18 facility is in accordance with the objectives of Tax Increment Financing Zone Number Eleven, City of Dallas, Texas, and as provided in the Act.

Existing Uses

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

Exhibit C **Downtown Connection TIF District Land Use**



Downtown Connection Area Zoning

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

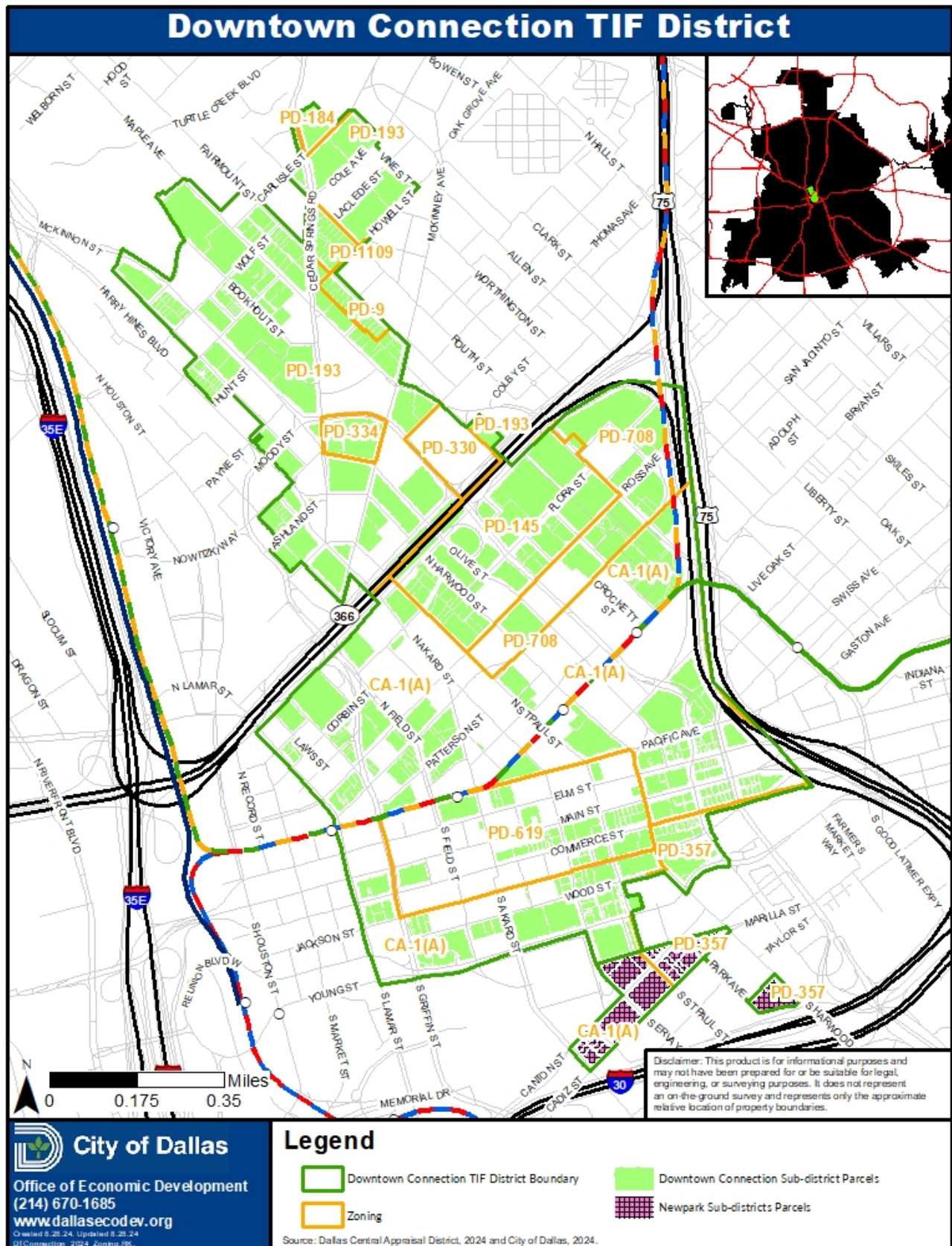
On June 12, 2002, City Council approved Planned Development (PD) District No. 619, establishing use regulations and development standards for the core downtown area bounded by the centerlines of Pacific Avenue, Harwood Street, Jackson Street, and Griffin Street. Other zoning districts in downtown include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

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

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

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

Exhibit D Downtown Connection TIF District Zoning



Market Feasibility

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

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

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

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

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

Exhibit E

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

Conclusion:

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

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

*Straight-line interpolation between NCTCOG estimates

**Assumes NCTCOG household count and 92% occupancy

***Outside Downtown Connection TIF Zone

Section 2

Project Plan Improvements

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

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

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

I and II:

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

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

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

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

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

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

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

- C. Street and utility improvements.** This category includes TIF eligible expenditures for street paving and related items, infrastructure upgrades/relocation (water, wastewater, storm sewer), and burial of overhead utilities.
- D. Streetscape Improvements.** The category includes lighting, sidewalk and infrastructure improvements, expanding linkages between the downtown core, the DART light rail system, the Farmers Market, the Arts District, the Convention Center, Deep Ellum, Dallas County offices and Uptown Districts to enhance pedestrian and vehicle continuity and other streetscape improvements related to specific projects.
- E. Land Acquisition.** The City may consider acquiring property by using eminent domain, if necessary and to the extent permitted by law, to implement the TIF Plan. Potential land acquisitions may include: Properties needed for pedestrian safety and accessibility;
 - Park sites described in the Downtown Park Master Plan, that supports the Downtown Connection TIF District, in accordance with Downtown Dallas 360 Area Plan;
 - Key development sites, which may be:
 - a) Locations adjacent to park sites in the Downtown core, or
 - b) Locations identified in the City Center TIF District Parking Strategy study as priority locations for public parking, or

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

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

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

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

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

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

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

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

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

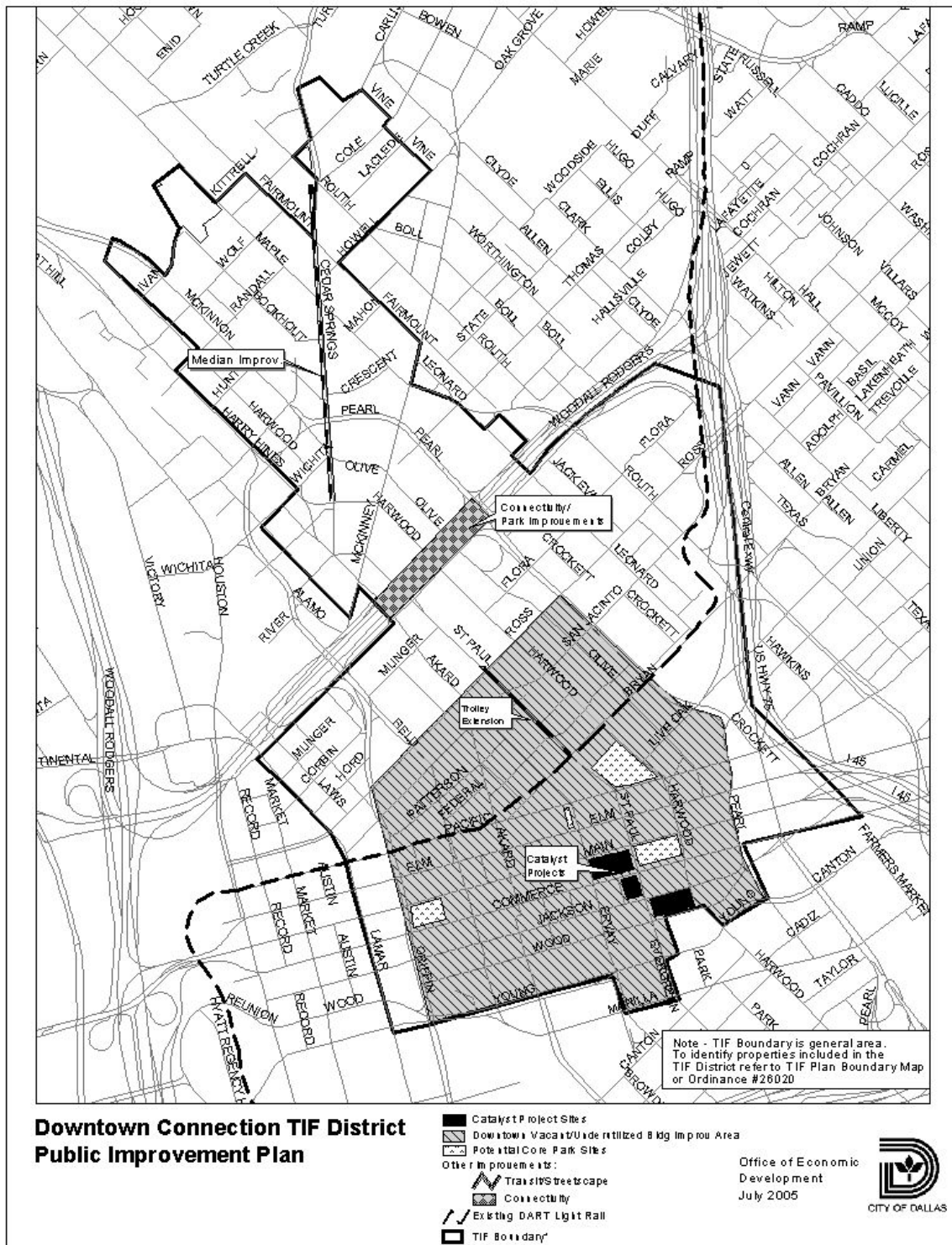
This category funded streetscape improvement projects, including decorative screening of surface parking lots within the District. A fencing program was completed in 2007 installing enhanced fencing along commercial surface parking lots located within the City Center TIF District. Remaining funds in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

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

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

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

Exhibit F **Downtown Connection Sub-District Original Public** **Improvement Plan**



Planned Private Development – Downtown Connection Sub-district

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

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

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

Assumptions:

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

* Fifteen year tax abatement on Mercantile Tower delays addition to tax roll until 2025 (60% of added value). Ten year tax abatement on Mercantile new construction delays addition to tax roll until 2018 (40% of added value).

** Hunt HQ appraisal is estimated at 21% of added real property taxable value for 2008 through 2017 with the remainder added in 2018.

*** Ashton development reduced by 2/3 because DCAD has added much of the value to the 2005 tax roll.

**** Gabies Uptown Development reduced by 15% because DCAD has added value on preliminary construction to the 2005 tax roll.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
Site Number/Name	Approximate Land Area (SF)	Primary Use	Floor Area Ratio	Estimated Building Floor Area (SF) (excl. parking)	per BSF	Estimated DCAD Improvement Appraisals in 2005 Dollars	Estimated DCAD Improvement Appraisals in 2005 Dollars	Estimated DCAD Improvement Appraisals in 2005 Dollars	Assumed Complete Before Jan. 1.	TIF Increment Arrives on Tax Roll	Net New Improvement Appraisal on Jan. 1 After Completion, If Inflation	Net New Appraisal at Completion, Less Condo Exemptions @ 20% in 50% of Units
North of Woodall Rodgers Freeway												
Wells Fargo Bank - Cedar Springs	17,237	bank	0.23	3,919	\$100	\$391,900	\$0	\$391,900	2006	2006	\$403,657	\$403,657
Ashton**	90,000	apartments	7.37	663,000	\$85	\$18,785,000	\$0	\$18,785,000	2006	2006	\$19,348,550	\$19,348,550
Gables Uptown, Phase 1****	140,000	residential	2.33	326,550	\$75	\$20,817,563	\$0	\$20,817,563	2006	2006	\$21,442,089	\$21,442,089
Uptown Plaza shopping, 1	56,000	retail	0.63	35,000	\$85	\$2,975,000	\$0	\$2,975,000	2006	2006	\$3,064,250	\$3,064,250
ZOM Rosewood	181,724	apartments	1.87	340,538	\$95	\$36,981,760	\$0	\$36,981,760	2007	2007	\$39,233,949	\$39,233,949
Azure	57,000	condos	5.09	290,000	\$160	\$46,400,000	\$0	\$46,400,000	2009	2009	\$46,400,000	\$41,760,000
Ritz Carlton w 70 condos	207,000	hotel/condos	1.50	352,800	\$175	\$61,740,000	\$55,000	\$61,685,000	2008	2008	\$61,685,000	\$61,685,000
Gables Uptown, Phase 2	127,000	res./retail	2.00	296,700	\$75	\$22,252,500	\$0	\$22,252,500	2009	2009	\$22,252,500	\$22,252,500
Stoneleigh Hotel renovations	65,000	condos/hotel	5.30	344,200	\$125	\$20,000,000	\$3,789,000	\$16,211,000	2009	2009	\$16,211,000	\$16,211,000
AMLII Quadrangle	110,000	residential	1.75	192,500	\$85	\$22,750,000	\$0	\$22,750,000	2011	2011	\$22,750,000	\$22,750,000
Accor site	101,000	condos/hotel	2.73	275,730	\$90	\$24,815,700	\$0	\$24,815,700	2019	2019	\$24,815,700	\$23,334,130
Metropolitan site (Centurion)	19,000	condos	3.50	66,500	\$95	\$6,317,500	\$169,000	\$6,148,500	2021	2021	\$6,148,500	\$5,533,850
Lincoln/Corrigan site	126,000	office	0.00		\$95	\$72,000,000	\$19,000	\$71,981,000	2012	2012	\$71,981,000	\$71,981,000
Stoneleigh Tower Condos		condos				\$70,000,000	\$800,000	\$69,200,000	2009	2009	\$69,200,000	\$62,280,000
Maple Terrace renovation	63,226	condos	4.98	315,000	\$85	\$26,775,000	\$820,000	\$25,955,000	2010	2010	\$25,955,000	\$23,359,500
Uptown Plaza shopping, 2	84,000	retail	1.00	84,000	\$85	\$7,140,000	\$0	\$7,140,000	2015	2015	\$7,140,000	\$7,140,000
Greenway site	29,000	mixed	2.00	58,000	\$90	\$5,220,000	\$0	\$5,220,000	2019	2019	\$5,220,000	\$5,220,000
Granite/Gables	63,426	mixed			\$100	\$120,000,000	\$0	\$120,000,000	2014	2014	\$120,000,000	\$108,000,000
St. Ann's Court	60,000	office	0.00		\$100	\$60,000,000	\$0	\$60,000,000	2011	2011	\$60,000,000	\$60,000,000
Ritz Carlton Tower 2	100,482	condos		250,000	\$170	\$105,000,000	\$0	\$105,000,000	2010	2010	\$105,000,000	\$94,500,000
unspecified site	50,000	condos	2.50	125,000	\$65	\$8,125,000	\$250,000	\$7,875,000	2028	2028	\$7,875,000	\$7,087,500
1900 McKinney (Hanover)		office			\$95	\$0	\$0	\$42,000,000	2013	2013	\$42,000,000	\$42,000,000
unspecified sites (infill)	50,000	condos	2.50	125,000	\$65	\$8,125,000	\$250,000	\$7,875,000	2030	2030	\$7,875,000	\$7,087,500
unspecified sites (infill)	50,000	mixed	2.50	125,000	\$65	\$8,125,000	\$250,000	\$7,875,000	2030	2030	\$7,875,000	\$7,087,500
unspecified sites (infill)	60,000	condos	2.50	150,000	\$65	\$9,750,000	\$250,000	\$9,500,000	2030	2030	\$9,500,000	\$8,550,000
Subtotal	1,937,095			\$4,419,437		\$784,486,923	\$6,652,000	\$819,834,923			\$823,376,196	\$781,099,276
South of Woodall Rodgers Freeway												
Aristocrat Hotel renovation	8,477	hotel	11.47	97,241	\$40	\$3,889,640	\$0	\$3,889,640	2007	2007	\$4,126,519	\$4,126,519
1414 Elm	-	apartments	-	35,000	\$75	\$2,625,000	\$300,000	\$2,325,000	2008	2008	\$2,540,590	\$2,540,590
Hunt Headquarters**	61,289	office	6.42	393,553	\$125	\$55,954,280	\$1,554,880	\$54,399,400	2008	2008, 2018	\$59,443,693	\$12,483,176
												\$46,960,518
Mercantile block*	80,000	apartments	6.25	500,000	\$80	\$40,000,000	\$77,550	\$39,922,450	2010	2020, 2025	\$39,922,450	\$15,968,980
												\$23,953,470
1600 Elm	7,300	apartments	2.63	19,210	\$65	\$1,248,650	\$183,940	\$1,064,710	2016	2016	\$1,064,710	\$1,064,710
Museum Tower		condos			\$125	\$143,800,000	\$200,000	\$144,000,000	2012	2012	\$144,000,000	\$144,000,000
1900 Pacific	10,836	condos				\$78,615,888	\$0	\$78,632,000	2012	2027	\$78,632,000	\$70,948,800
Tower Petroleum	10,836	hotel				\$17,544,112	\$112,000	\$17,304,000	2012	2027	\$17,304,000	\$17,304,000
Praetorian Building	9,820	apartments	16.09	157,991	\$90	\$14,219,190	\$311,810	\$13,907,380	2021	2021	\$13,907,380	\$13,907,380
1600 Pacific	30,000	apartments	16.61	498,270	\$50	\$24,913,500	\$3,212,990	\$21,700,510	2015	2015	\$21,700,510	\$21,700,510
500 South Erway	110,853	apartments	5.54	614,176	\$65	\$39,921,440	\$1,391,470	\$38,529,970	2011	2011	\$38,529,970	\$38,529,970
Almos block	75,000	apartments	3.33	250,000	\$75	\$18,750,000	\$581,890	\$18,168,110	2015	2015	\$18,168,110	\$18,168,110
Wood building								\$15,000,000	2014	2014	\$15,000,000	\$15,000,000
Dallas Grand	56,738	apartments	9.02	511,584	\$75	\$38,368,800	\$5,720	\$38,363,080	2021	2021	\$38,363,080	\$38,363,080
Federal Reserve Building	125,860	apartments	1.89	237,643	\$50	\$11,882,150	\$3,524,200	\$8,357,950	2021	2021	\$8,357,950	\$8,357,950
1712 Commerce	10,000	apartments	19.02	190,221	\$50	\$9,511,050	\$1,294,900	\$8,216,150	2015	2015	\$8,216,150	\$8,216,150
1954 Commerce	25,000	apartments	3.27	81,800	\$50	\$4,090,000	\$6,790	\$4,083,210	2020	2020	\$4,083,210	\$4,083,210
Santa Fe #4	35,632	hotel	4.48	159,791	\$90	\$14,381,190	\$719,820	\$13,661,370	2011	2011	\$13,661,370	\$13,661,370
1604 Main	7,650	apartments	6.24	47,720	\$50	\$2,386,000	\$5,050	\$2,380,950	2022	2022	\$2,380,950	\$2,380,950
1613-1615 Main/1614 Elm		retail/office				\$8,598,575	\$2,894,850	\$5,703,725	2025	2025	\$5,703,725	\$5,703,725
Elm Place	80,933	apartments	16.52	1,336,894	\$50	\$66,844,700	\$4,810,299	\$62,034,401	2025	2025	\$62,034,401	\$62,034,401
Subtotal	746,224			\$5,169,692		\$591,840,440	\$18,618,309	\$588,710,131			\$594,206,894	\$585,258,964
Total	2,683,319			9,589,129		\$1,376,327,363	\$25,270,309	\$1,408,545,054			\$1,417,583,089	\$1,366,358,259

Planned Private Development – Newpark Sub-district

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

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

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

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

Exhibit H Conceptual Rendering of Development in Newpark Sub-district



Exhibit I

Anticipated Redevelopment Projects in Newpark Sub-district

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

TIF District Policy Considerations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

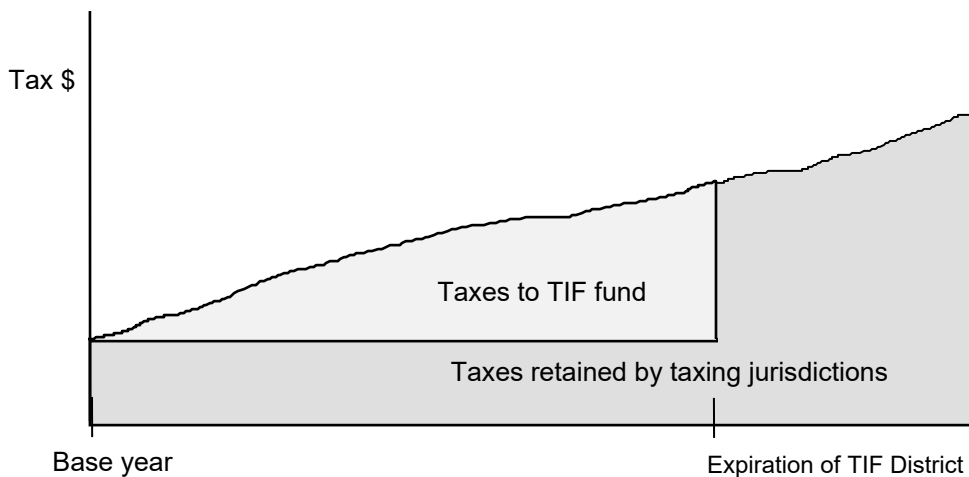
Section 3: Financing Plan

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

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

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

Real Property Tax Flow with Tax Increment Financing



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

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

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

Financing Plan

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

Exhibit J Downtown Connection Sub-district Amended Improvements Budget

Project costs are public improvements and grants paid or reimbursed by the District.

Projects cost may be changed in subsequent project and financing plan amendments.

Category	Amended NPV Budget (2006) ¹	Estimated Total Dollars TIF Budget ²
Catalyst Projects: - Environmental remediation, demolition, historic façade, restoration, street/utility improvements & streetscape improvements, land acquisition, and non project costs, including, but not limited to machinery, equipment, materials and supplies	\$68,000,000	\$68,000,000
Redevelopment of Vacant/Underutilized Downtown Buildings, Underdeveloped Parcels, Surface Parking Lots - Environmental remediation, interior/exterior demolition, historic façade restoration, street/utility improvements, land acquisition, TIF grants, affordable housing	\$232,274,645	\$704,555,914
Uptown/Downtown connection improvements³	\$0	\$0
Park and plaza design and acquisition	\$1,500,000	\$3,834,480
Affordable Housing⁴	\$3,000,000	\$3,000,000
Ground Floor Activation/Streetscape Improvements⁴	\$1,985,000	\$1,985,000
Downtown Area Plan⁴	\$515,000	\$515,000
Public Safety Building (replace Fire Station #18)	\$12,127,000	\$31,000,496
Administration and Implementation	\$3,940,386	\$10,072,889
Debt Service (Principal and Interest)	\$79,555,857	\$206,972,265
Total	\$402,897,888	\$1,029,936,044

¹Amended NPV Budget values discounted to 2006 dollars at 5% discount rate.

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

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

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

Exhibit K

Newpark Sub-district Amended Improvements Budget

Project costs are public improvements and grants paid or reimbursed by the District.

Projects cost may be changed in subsequent project and financing plan amendments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Financial Assumptions

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

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

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

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

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

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

Financial Feasibility

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

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

Cumulative increased property value is expected to be approximately \$4 billion during the 30-year term of the TIF District.

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

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

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

Financial Policies

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

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

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

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

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

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

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

Other Financial Benefits

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

spend more time Downtown. Many of the buildings that will be adapted for residential use with help from the TIF program are expected to use ground level space for retail tenants or restaurants.

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

Conclusions

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

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

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

Exhibit L

Comparable Developments based on DCAD 2004 Appraisals

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

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

Exhibit M

Downtown Connection Sub-district Increment Projections

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

Assumptions:

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

Notes:

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

Exhibit N

Newpark Sub-district Increment Projections

Newpark Sub-district Project TIF Increment Schedule

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

Assumptions:

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

Notes:

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

Exhibit O

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

Assumptions:

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

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

Exhibit P

Comparison of 2013 Downtown Connection TIF District Budget Amendment

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

Exhibit Q

Comparison of 2022 Downtown Connection TIF District Budget Amendment

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

Appendix A

Real Property Accounts in the Downtown Connection TIF District

(Base Year, Adjusted)

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

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

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

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

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

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

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

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

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

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

00000134440000000	2807 N HARWOOD ST	\$126,000.00
00000134443000000	2806 HARRY HINES BLVD	\$148,470.00
00000134446000000	2801 N HARWOOD ST	\$173,250.00
00000134449000000	2810 HARRY HINES BLVD	\$203,010.00
00000134452000000	2805 N HARWOOD ST	\$110,250.00
00000134455000000	2830 HARRY HINES BLVD	\$462,530.00
00000134458000000	2814 HARRY HINES BLVD	\$183,940.00
00000134461000000	2804 HARRY HINES BLVD	\$149,490.00
00000134464000000	2800 HARRY HINES BLVD	\$158,010.00
00000134467000000	2815 N HARWOOD ST	\$128,875.00
00000134470000000	2809 N HARWOOD ST	\$103,950.00
00000134473000000	2819 N HARWOOD ST	\$138,600.00
00000134476000000	2813 N HARWOOD ST	\$150,000.00
00000134518000000	3015 MCKINNON ST	\$170,950.00
00000134521000000	3009 MCKINNON ST	\$173,191.00
00000134524000000	3019 MCKINNON ST	\$195,760.00
00000134527000000	3023 MCKINNON ST	\$184,668.00
00000134533000000	3000 N HARWOOD ST	\$192,950.00
00000134536000000	3004 N HARWOOD ST	\$173,250.00
00000134539000000	3008 N HARWOOD ST	\$172,480.00
00000134542000000	3012 N HARWOOD ST	\$173,670.00
00000134545000000	3016 N HARWOOD ST	\$186,340.00
00000134548000000	3020 N HARWOOD ST	\$177,610.00
00000134551000000	3005 MCKINNON ST	\$175,480.00
00000134554000000	3024 N HARWOOD ST	\$249,180.00
00000134557000000	3003 MCKINNON ST	\$180,040.00
00000134923000000	2817 MAPLE AVE	\$870,000.00
00000134927000000	2905 MAPLE AVE	\$1,303,610.00
00000134947000000	2425 CEDAR SPRINGS RD	\$358,090.00
0000013494700HS00	2425 CEDAR SPRINGS RD	\$236,912.00
00000134962000000	2912 MAPLE AVE	\$545,380.00
00000134965000000	2917 FAIRMOUNT ST	\$308,800.00
00000134968000000	2921 FAIRMOUNT ST	\$400,120.00
00000134971000000	2926 MAPLE AVE	\$623,900.00
00000134974000000	2923 FAIRMOUNT ST	\$314,500.00
00000134977000000	2925 FAIRMOUNT ST	\$303,360.00
00000134980000000	3000 MAPLE AVE	\$900,000.00
00000134981000000	3008 MAPLE AVE	\$1,650,000.00
00000134983000000	3001 FAIRMOUNT ST	\$340,000.00
00000134986000000	3005 FAIRMOUNT ST	\$200,880.00
00000134991000000	3033 FAIRMOUNT ST	\$142,176.00
00000134991050000	3011 FAIRMOUNT ST	\$160,264.00
00000134991100000	3013 FAIRMOUNT ST	\$152,400.00
00000134991150000	3015 FAIRMOUNT ST	\$148,000.00
00000134991200000	3017 FAIRMOUNT ST	\$168,400.00
00000134991250000	3019 FAIRMOUNT ST	\$210,500.00
00000134991300000	3021 FAIRMOUNT ST	\$200,000.00
00000134991350000	3023 FAIRMOUNT ST	\$199,460.00
00000134991400000	3025 FAIRMOUNT ST	\$202,000.00
00000134991450000	3027 FAIRMOUNT ST	\$161,600.00
00000134991500000	3029 FAIRMOUNT ST	\$137,600.00
00000134991550000	3031 FAIRMOUNT ST	\$160,000.00
00000134995000000	3012 MAPLE AVE	\$389,790.00
00000135001000000	2902 MAPLE AVE	\$370,120.00
00000135106000000	3131 MAPLE AVE	\$10,000,000.00
00000135202000000	2222 N HARWOOD ST	\$2,066,140.00

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

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

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

00C03660000000808	2900 MCKINNON ST	\$19,951.01
00C03660000000901	2900 MCKINNON ST	\$14,529.21
00C03660000000902	2900 MCKINNON ST	\$4,798.21
00C03660000000903	2900 MCKINNON ST	\$5,245.53
00C03660000000904	2900 MCKINNON ST	\$8,053.57
00C03660000000905	2900 MCKINNON ST	\$8,335.98
00C03660000000906	2900 MCKINNON ST	\$5,245.53
00C03660000000907	2900 MCKINNON ST	\$4,798.21
00C03660000000908	2900 MCKINNON ST	\$9,543.35
00C03660000001001	2900 MCKINNON ST	\$9,613.48
00C03660000001002	2900 MCKINNON ST	\$4,798.21
00C03660000001003	2900 MCKINNON ST	\$5,245.53
00C03660000001004	2900 MCKINNON ST	\$8,053.57
00C03660000001005	2900 MCKINNON ST	\$8,335.98
00C03660000001006	2900 MCKINNON ST	\$5,245.53
00C03660000001007	2900 MCKINNON ST	\$4,798.21
00C03660000001008	2900 MCKINNON ST	\$9,543.35
00C03660000001101	2900 MCKINNON ST	\$14,635.35
00C03660000001102	2900 MCKINNON ST	\$4,798.21
00C03660000001103	2900 MCKINNON ST	\$5,245.53
00C03660000001104	2900 MCKINNON ST	\$8,053.57
00C03660000001105	2900 MCKINNON ST	\$8,335.98
00C03660000001106	2900 MCKINNON ST	\$5,245.53
00C03660000001107	2900 MCKINNON ST	\$4,798.21
00C03660000001108	2900 MCKINNON ST	\$14,570.91
00C03660000001201	2900 MCKINNON ST	\$14,635.35
00C03660000001202	2900 MCKINNON ST	\$4,798.21
00C03660000001203	2900 MCKINNON ST	\$5,245.53
00C03660000001204	2900 MCKINNON ST	\$8,053.57
00C03660000001205	2900 MCKINNON ST	\$8,335.98
00C03660000001206	2900 MCKINNON ST	\$5,245.53
00C03660000001207	2900 MCKINNON ST	\$4,798.21
00C03660000001208	2900 MCKINNON ST	\$20,004.08
00C03660000001401	2900 MCKINNON ST	\$14,635.35
00C03660000001402	2900 MCKINNON ST	\$4,798.21
00C03660000001403	2900 MCKINNON ST	\$5,245.53
00C03660000001404	2900 MCKINNON ST	\$13,528.44
00C03660000001405	2900 MCKINNON ST	\$13,970.06
00C03660000001406	2900 MCKINNON ST	\$5,245.53
00C03660000001407	2900 MCKINNON ST	\$4,798.21
00C03660000001408	2900 MCKINNON ST	\$14,576.59
00C03660000001501	2900 MCKINNON ST	\$14,635.35
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00C03660000001503	2900 MCKINNON ST	\$5,227.52
00C03660000001504	2900 MCKINNON ST	\$8,053.57
00C03660000001505	2900 MCKINNON ST	\$13,970.06
00C03660000001506	2900 MCKINNON ST	\$5,245.53
00C03660000001507	2900 MCKINNON ST	\$4,798.21
00C03660000001508	2900 MCKINNON ST	\$9,536.72
00C03660000001601	2900 MCKINNON ST	\$14,635.35
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00C03660000001603	2900 MCKINNON ST	\$5,227.52
00C03660000001604	2900 MCKINNON ST	\$8,053.57
00C03660000001605	2900 MCKINNON ST	\$8,335.98
00C03660000001606	2900 MCKINNON ST	\$5,345.04
00C03660000001607	2900 MCKINNON ST	\$4,798.21

00C03660000001608	2900 MCKINNON ST	\$14,576.59
00C03660000001701	2900 MCKINNON ST	\$14,635.35
00C03660000001702	2900 MCKINNON ST	\$4,798.21
00C03660000001703	2900 MCKINNON ST	\$5,227.52
00C03660000001704	2900 MCKINNON ST	\$13,528.44
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00C03660000001706	2900 MCKINNON ST	\$5,345.04
00C03660000001707	2900 MCKINNON ST	\$4,798.21
00C03660000001708	2900 MCKINNON ST	\$14,576.59
00C03660000001801	2900 MCKINNON ST	\$14,635.35
00C03660000001802	2900 MCKINNON ST	\$4,798.21
00C03660000001803	2900 MCKINNON ST	\$5,245.53
00C03660000001804	2900 MCKINNON ST	\$8,053.57
00C03660000001805	2900 MCKINNON ST	\$8,335.98
00C03660000001806	2900 MCKINNON ST	\$5,386.73
00C03660000001807	2900 MCKINNON ST	\$4,798.21
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00C03660000001903	2900 MCKINNON ST	\$5,245.53
00C03660000001904	2900 MCKINNON ST	\$8,053.57
00C03660000001905	2900 MCKINNON ST	\$8,335.98
00C03660000001906	2900 MCKINNON ST	\$5,386.73
00C03660000001907	2900 MCKINNON ST	\$4,798.21
00C03660000001908	2900 MCKINNON ST	\$14,576.59
00C03660000002001	2900 MCKINNON ST	\$9,613.48
00C03660000002002	2900 MCKINNON ST	\$4,798.21
00C03660000002003	2900 MCKINNON ST	\$5,245.53
00C03660000002004	2900 MCKINNON ST	\$8,053.57
00C03660000002005	2900 MCKINNON ST	\$8,424.12
00C03660000002006	2900 MCKINNON ST	\$5,386.73
00C03660000002007	2900 MCKINNON ST	\$4,798.21
00C03660000002008	2900 MCKINNON ST	\$19,992.71
00C03660000002101	2900 MCKINNON ST	\$9,613.48
00C03660000002102	2900 MCKINNON ST	\$4,798.21
00C03660000002103	2900 MCKINNON ST	\$5,245.53
00C03660000002104	2900 MCKINNON ST	\$13,528.44
00C03660000002105	2900 MCKINNON ST	\$13,876.24
00C03660000002106	2900 MCKINNON ST	\$5,386.73
00C03660000002107	2900 MCKINNON ST	\$4,798.21
00C03660000002108	2900 MCKINNON ST	\$14,576.59
00C03660000002201	2900 MCKINNON ST	\$9,554.72
00C03660000002202	2900 MCKINNON ST	\$4,798.21
00C03660000002203	2900 MCKINNON ST	\$5,245.53
00C03660000002204	2900 MCKINNON ST	\$13,587.19
00C03660000002205	2900 MCKINNON ST	\$13,869.61
00C03660000002206	2900 MCKINNON ST	\$5,386.73
00C03660000002207	2900 MCKINNON ST	\$4,798.21
00C03660000002208	2900 MCKINNON ST	\$9,549.04
00C03660000002301	2900 MCKINNON ST	\$14,659.04
00C03660000002302	2900 MCKINNON ST	\$4,798.21
00C03660000002303	2900 MCKINNON ST	\$5,227.52
00C03660000002304	2900 MCKINNON ST	\$8,053.57
00C03660000002305	2900 MCKINNON ST	\$13,887.61
00C03660000002306	2900 MCKINNON ST	\$5,386.73
00C03660000002307	2900 MCKINNON ST	\$4,798.21

00C03660000002308	2900 MCKINNON ST	\$9,549.04
00C03660000002401	2900 MCKINNON ST	\$9,613.48
00C03660000002402	2900 MCKINNON ST	\$4,798.21
00C03660000002403	2900 MCKINNON ST	\$5,227.52
00C03660000002404	2900 MCKINNON ST	\$8,053.57
00C03660000002405	2900 MCKINNON ST	\$8,324.61
00C03660000002406	2900 MCKINNON ST	\$5,245.53
00C03660000002407	2900 MCKINNON ST	\$4,798.21
00C03660000002408	2900 MCKINNON ST	\$14,582.28
00C03660000002501	2900 MCKINNON ST	\$14,552.90
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00C03660000002503	2900 MCKINNON ST	\$5,227.52
00C03660000002504	2900 MCKINNON ST	\$8,053.57
00C03660000002505	2900 MCKINNON ST	\$13,887.61
00C03660000002506	2900 MCKINNON ST	\$5,386.73
00C03660000002507	2900 MCKINNON ST	\$4,798.21
00C03660000002508	2900 MCKINNON ST	\$9,549.04
00C03660000002601	2900 MCKINNON ST	\$9,613.48
00C03660000002602	2900 MCKINNON ST	\$4,798.21
00C03660000002603	2900 MCKINNON ST	\$5,227.52
00C03660000002604	2900 MCKINNON ST	\$8,053.57
00C03660000002605	2900 MCKINNON ST	\$8,335.98
00C03660000002606	2900 MCKINNON ST	\$5,245.53
00C03660000002607	2900 MCKINNON ST	\$4,798.21
00C03660000002608	2900 MCKINNON ST	\$9,549.04
00C03660000002701	2900 MCKINNON ST	\$14,653.36
00C03660000002702	2900 MCKINNON ST	\$4,798.21
00C03660000002703	2900 MCKINNON ST	\$5,227.52
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00C03660000002705	2900 MCKINNON ST	\$13,899.93
00C03660000002706	2900 MCKINNON ST	\$5,245.53
00C03660000002707	2900 MCKINNON ST	\$4,798.21
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00C03660000002801	2900 MCKINNON ST	\$13,540.76
00C03660000002802	2900 MCKINNON ST	\$10,762.10
00C03660000002803	2900 MCKINNON ST	\$12,863.15
00C03660000002804	2900 MCKINNON ST	\$13,581.51
00C03660000002901	2900 MCKINNON ST	\$13,575.82
00C03660000002902	2900 MCKINNON ST	\$10,655.95
00C03660000002903	2900 MCKINNON ST	\$12,934.23
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00C03660000003001	2900 MCKINNON ST	\$29,518.05
00C03660000003002	2900 MCKINNON ST	\$29,800.47
00C4528000000H101	3001 MAPLE AVE	\$40,667.95
00C4528000000H102	3001 MAPLE AVE	\$28,022.49
00C4528000000H103	3001 MAPLE AVE	\$42,769.16
00C4528000000H104	3001 MAPLE AVE	\$52,401.30
00C4528000000H106	3001 MAPLE AVE	\$32,778.87
00C4528000000H107	3001 MAPLE AVE	\$32,659.48
00C4528000000H109	3001 MAPLE AVE	\$57,869.22
00C4528000000H110	3001 MAPLE AVE	\$36,150.35
00C4528000000H111	3001 MAPLE AVE	\$28,022.49
00C4528000000H112	3001 MAPLE AVE	\$40,667.95
00C4528000000H201	3001 MAPLE AVE	\$40,667.95
00C4528000000H202	3001 MAPLE AVE	\$28,022.49
00C4528000000H203	3001 MAPLE AVE	\$52,124.32

00C4528000000H204	3001 MAPLE AVE	\$38,132.17
00C4528000000H206	3001 MAPLE AVE	\$54,383.12
00C4528000000H207	3001 MAPLE AVE	\$37,573.44
00C4528000000H209	3001 MAPLE AVE	\$60,247.40
00C4528000000H210	3001 MAPLE AVE	\$46,771.01
00C4528000000H211	3001 MAPLE AVE	\$28,022.49
00C4528000000H212	3001 MAPLE AVE	\$40,667.95
00C4528000000H301	3001 MAPLE AVE	\$40,667.95
00C4528000000H302	3001 MAPLE AVE	\$28,022.49
00C4528000000H303	3001 MAPLE AVE	\$52,124.32
00C4528000000H304	3001 MAPLE AVE	\$38,132.17
00C4528000000H306	3001 MAPLE AVE	\$54,383.12
00C4528000000H307	3001 MAPLE AVE	\$37,573.44
00C4528000000H309	3001 MAPLE AVE	\$60,247.40
00C4528000000H310	3001 MAPLE AVE	\$46,771.01
00C4528000000H311	3001 MAPLE AVE	\$28,022.49
00C4528000000H312	3001 MAPLE AVE	\$40,667.95
00C4528000000H401	3001 MAPLE AVE	\$40,667.95
00C4528000000H402	3001 MAPLE AVE	\$28,022.49
00C4528000000H403	3001 MAPLE AVE	\$52,124.32
00C4528000000H404	3001 MAPLE AVE	\$38,132.17
00C4528000000H406	3001 MAPLE AVE	\$54,383.12
00C4528000000H407	3001 MAPLE AVE	\$37,573.44
00C4528000000H409	3001 MAPLE AVE	\$60,247.40
00C4528000000H410	3001 MAPLE AVE	\$46,771.01
00C4528000000H411	3001 MAPLE AVE	\$28,022.49
00C4528000000H412	3001 MAPLE AVE	\$40,667.95
00C4528000000H501	3001 MAPLE AVE	\$40,667.95
00C4528000000H502	3001 MAPLE AVE	\$28,022.49
00C4528000000H503	3001 MAPLE AVE	\$52,124.32
00C4528000000H504	3001 MAPLE AVE	\$38,132.17
00C4528000000H506	3001 MAPLE AVE	\$54,383.12
00C4528000000H507	3001 MAPLE AVE	\$37,573.44
00C4528000000H509	3001 MAPLE AVE	\$60,247.40
00C4528000000H510	3001 MAPLE AVE	\$46,771.01
00C4528000000H511	3001 MAPLE AVE	\$28,022.49
00C4528000000H512	3001 MAPLE AVE	\$40,667.95
00C4528000000H601	3001 MAPLE AVE	\$40,667.95
00C4528000000H602	3001 MAPLE AVE	\$28,022.49
00C4528000000H603	3001 MAPLE AVE	\$52,124.32
00C4528000000H604	3001 MAPLE AVE	\$38,132.17
00C4528000000H606	3001 MAPLE AVE	\$54,383.12
00C4528000000H607	3001 MAPLE AVE	\$37,573.44
00C4528000000H609	3001 MAPLE AVE	\$60,247.40
00C4528000000H610	3001 MAPLE AVE	\$46,771.01
00C4528000000H611	3001 MAPLE AVE	\$28,022.49
00C4528000000H612	3001 MAPLE AVE	\$40,667.95
00C4528000000H701	3001 MAPLE AVE	\$40,667.95
00C4528000000H702	3001 MAPLE AVE	\$28,022.49
00C4528000000H703	3001 MAPLE AVE	\$52,124.32
00C4528000000H704	3001 MAPLE AVE	\$38,132.17
00C4528000000H706	3001 MAPLE AVE	\$54,383.12
00C4528000000H707	3001 MAPLE AVE	\$37,573.44
00C4528000000H709	3001 MAPLE AVE	\$60,247.40
00C4528000000H712	3001 MAPLE AVE	\$103,217.14
00C4528000000T101	3001 MAPLE AVE	\$28,094.12

00C4528000000T103	3001 MAPLE AVE	\$28,094.12
00C4528000000T105	3001 MAPLE AVE	\$28,094.12
00C4528000000T107	3001 MAPLE AVE	\$28,094.12
00C4528000000T109	3001 MAPLE AVE	\$28,094.12
00C4528000000T111	3001 MAPLE AVE	\$28,094.12
00C4528000000T113	3001 MAPLE AVE	\$28,094.12
00C4528000000T115	3001 MAPLE AVE	\$28,094.12
00C4528000000T600	3001 MAPLE AVE	\$15,467.77
00C4528000000T601	3001 MAPLE AVE	\$10,730.49
00C4528000000T602	3001 MAPLE AVE	\$10,415.31
00C4528000000T603	3001 MAPLE AVE	\$16,413.31
00C4528000000T604	3001 MAPLE AVE	\$16,413.31
00C4528000000T605	3001 MAPLE AVE	\$8,839.41
00C4528000000T606	3001 MAPLE AVE	\$10,415.31
00C4528000000T607	3001 MAPLE AVE	\$10,730.49
00C4528000000T608	3001 MAPLE AVE	\$10,730.49
00C4528000000T609	3001 MAPLE AVE	\$11,045.68
00C4528000000T610	3001 MAPLE AVE	\$14,202.27
00C4528000000T611	3001 MAPLE AVE	\$15,782.95
00C4528000000T612	3001 MAPLE AVE	\$15,782.95
00C4528000000T614	3001 MAPLE AVE	\$10,730.49
00C4528000000T616	3001 MAPLE AVE	\$10,730.49
00C4528000000T700	3001 MAPLE AVE	\$15,467.77
00C4528000000T701	3001 MAPLE AVE	\$10,730.49
00C4528000000T702	3001 MAPLE AVE	\$10,415.31
00C4528000000T703	3001 MAPLE AVE	\$16,413.31
00C4528000000T704	3001 MAPLE AVE	\$16,413.31
00C4528000000T705	3001 MAPLE AVE	\$8,839.41
00C4528000000T706	3001 MAPLE AVE	\$10,415.31
00C4528000000T707	3001 MAPLE AVE	\$10,730.49
00C4528000000T708	3001 MAPLE AVE	\$10,730.49
00C4528000000T709	3001 MAPLE AVE	\$11,045.68
00C4528000000T710	3001 MAPLE AVE	\$14,202.27
00C4528000000T712	3001 MAPLE AVE	\$15,782.95
00C4528000000T714	3001 MAPLE AVE	\$10,730.49
00C4528000000T716	3001 MAPLE AVE	\$10,730.49
00C4528000000T800	3001 MAPLE AVE	\$15,467.77
00C4528000000T801	3001 MAPLE AVE	\$10,730.49
00C4528000000T802	3001 MAPLE AVE	\$10,415.31
00C4528000000T803	3001 MAPLE AVE	\$16,413.31
00C4528000000T804	3001 MAPLE AVE	\$16,413.31
00C4528000000T805	3001 MAPLE AVE	\$8,839.41
00C4528000000T806	3001 MAPLE AVE	\$10,415.31
00C4528000000T807	3001 MAPLE AVE	\$10,730.49
00C4528000000T808	3001 MAPLE AVE	\$10,730.49
00C4528000000T809	3001 MAPLE AVE	\$11,045.68
00C4528000000T810	3001 MAPLE AVE	\$14,202.27
00C4528000000T811	3001 MAPLE AVE	\$15,782.95
00C4528000000T812	3001 MAPLE AVE	\$15,782.95
00C4528000000T814	3001 MAPLE AVE	\$10,730.49
00C4528000000T816	3001 MAPLE AVE	\$10,730.49
00C4528000000T900	3001 MAPLE AVE	\$15,467.77
00C4528000000T901	3001 MAPLE AVE	\$10,730.49
00C4528000000T902	3001 MAPLE AVE	\$10,415.31
00C4528000000T903	3001 MAPLE AVE	\$16,413.31
00C4528000000T904	3001 MAPLE AVE	\$16,413.31

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

00C452800000T1303	3001 MAPLE AVE	\$16,413.31
00C452800000T1304	3001 MAPLE AVE	\$16,413.31
00C452800000T1305	3001 MAPLE AVE	\$8,839.41
00C452800000T1306	3001 MAPLE AVE	\$10,415.31
00C452800000T1307	3001 MAPLE AVE	\$10,730.49
00C452800000T1308	3001 MAPLE AVE	\$10,730.49
00C452800000T1309	3001 MAPLE AVE	\$11,045.68
00C452800000T1310	3001 MAPLE AVE	\$14,202.27
00C452800000T1311	3001 MAPLE AVE	\$15,782.95
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00C452800000T1314	3001 MAPLE AVE	\$10,730.49
00C452800000T1316	3001 MAPLE AVE	\$10,730.49
00C452800000T1400	3001 MAPLE AVE	\$15,467.77
00C452800000T1401	3001 MAPLE AVE	\$10,730.49
00C452800000T1402	3001 MAPLE AVE	\$10,415.31
00C452800000T1403	3001 MAPLE AVE	\$16,413.31
00C452800000T1404	3001 MAPLE AVE	\$16,413.31
00C452800000T1405	3001 MAPLE AVE	\$8,839.41
00C452800000T1406	3001 MAPLE AVE	\$10,415.31
00C452800000T1407	3001 MAPLE AVE	\$10,730.49
00C452800000T1408	3001 MAPLE AVE	\$10,730.49
00C452800000T1409	3001 MAPLE AVE	\$11,045.68
00C452800000T1410	3001 MAPLE AVE	\$14,202.27
00C452800000T1411	3001 MAPLE AVE	\$15,782.95
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00C452800000T1414	3001 MAPLE AVE	\$10,730.49
00C452800000T1416	3001 MAPLE AVE	\$10,730.49
00C452800000T1500	3001 MAPLE AVE	\$15,467.77
00C452800000T1501	3001 MAPLE AVE	\$10,730.49
00C452800000T1502	3001 MAPLE AVE	\$10,415.31
00C452800000T1503	3001 MAPLE AVE	\$16,413.31
00C452800000T1504	3001 MAPLE AVE	\$16,413.31
00C452800000T1505	3001 MAPLE AVE	\$8,839.41
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00C452800000T1507	3001 MAPLE AVE	\$10,730.49
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00C452800000T1509	3001 MAPLE AVE	\$11,045.68
00C452800000T1510	3001 MAPLE AVE	\$14,202.27
00C452800000T1511	3001 MAPLE AVE	\$15,782.95
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00C452800000T1514	3001 MAPLE AVE	\$10,730.49
00C452800000T1516	3001 MAPLE AVE	\$10,730.49
00C452800000T1600	3001 MAPLE AVE	\$20,200.26
00C452800000T1601	3001 MAPLE AVE	\$10,415.31
00C452800000T1603	3001 MAPLE AVE	\$16,728.49
00C452800000T1604	3001 MAPLE AVE	\$16,413.31
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00C452800000T1606	3001 MAPLE AVE	\$8,839.41
00C452800000T1607	3001 MAPLE AVE	\$10,415.31
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00C452800000T1610	3001 MAPLE AVE	\$14,837.40
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00C72700000000302	2555 N PEARL ST	\$0.00
00C72700000000303	2555 N PEARL ST	\$0.00
00C72700000000304	2555 N PEARL ST	\$0.00
00C72700000000305	2555 N PEARL ST	\$0.00
00C72700000000401	2555 N PEARL ST	\$0.00
00C72700000000402	2555 N PEARL ST	\$0.00
00C72700000000403	2555 N PEARL ST	\$0.00
00C72700000000404	2555 N PEARL ST	\$0.00
00C72700000000405	2555 N PEARL ST	\$0.00
00C72700000000501	2555 N PEARL ST	\$0.00
00C72700000000502	2555 N PEARL ST	\$0.00
00C72700000000503	2555 N PEARL ST	\$0.00
00C72700000000504	2555 N PEARL ST	\$0.00

00C72700000000505	2555 N PEARL ST	\$0.00
00C72700000000601	2555 N PEARL ST	\$0.00
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00C72700000000703	2555 N PEARL ST	\$0.00
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00C72700000000802	2555 N PEARL ST	\$0.00
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00C72700000000804	2555 N PEARL ST	\$0.00
00C72700000000805	2555 N PEARL ST	\$0.00
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00C72700000000902	2555 N PEARL ST	\$0.00
00C72700000000903	2555 N PEARL ST	\$0.00
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00C72700000000905	2555 N PEARL ST	\$0.00
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00C72700000001005	2555 N PEARL ST	\$0.00
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00C72700000001302	2555 N PEARL ST	\$0.00
00C72700000001303	2555 N PEARL ST	\$0.00
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00C72700000001305	2555 N PEARL ST	\$0.00
00C72700000001401	2555 N PEARL ST	\$0.00
00C72700000001402	2555 N PEARL ST	\$0.00
00C72700000001403	2555 N PEARL ST	\$0.00
00C72700000001404	2555 N PEARL ST	\$0.00
00C72700000001405	2555 N PEARL ST	\$0.00
00C72700000001501	2555 N PEARL ST	\$0.00
00C72700000001502	2555 N PEARL ST	\$0.00
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00C72700000001505	2555 N PEARL ST	\$0.00
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00C72700000001602	2555 N PEARL ST	\$0.00
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00C72700000001701	2555 N PEARL ST	\$0.00
00C72700000001702	2555 N PEARL ST	\$0.00
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00C72700000001801	2555 N PEARL ST	\$0.00
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00C72700000001803	2555 N PEARL ST	\$0.00
00C72700000001804	2555 N PEARL ST	\$0.00
00C72700000001901	2555 N PEARL ST	\$0.00
00C72700000001902	2555 N PEARL ST	\$0.00
00C72700000001903	2555 N PEARL ST	\$0.00
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00C72700000002001	2555 N PEARL ST	\$0.00
00C72700000002002	2555 N PEARL ST	\$0.00
00C72700000002003	2555 N PEARL ST	\$0.00
00C72700000002101	2555 N PEARL ST	\$0.00
00C72700000002102	2555 N PEARL ST	\$0.00
00C72700000002200	2555 N PEARL ST	\$0.00
00C72700000002300	2555 N PEARL ST	\$0.00

\$561,696,137.00

ADDED WITH 2009 VALUES

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

\$3,221,180.00

ADDED WITH 2025 VALUES

00000101044000000	1401 COMMERCE ST	\$24,500,000.00
00000100390000000	901 MAIN ST	\$125,820,400.00

\$150,320,400.00

Appendix B

Real Property Accounts in the Newpark Sub-district

(Estimated 2022 base year value will be adjusted when final 2022 values are available)

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

Appendix C: As Amended on February 8, 2006

