

Exhibit A
Maple/Mockingbird

Tax Increment Financing District



**Project Plan &
Reinvestment Zone Financing Plan**

ADOPTED - SEPTEMBER 2009
AMENDED - MAY 2026

Acknowledgements

The Maple/Mockingbird TIF District Project Plan and Reinvestment Zone Financing Plan was prepared by the City of Dallas, Office of Economic Development, based on an initial preliminary plan prepared by Stein Planning, LLC. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including the following organizations and individuals:

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Section 1: Project Plan

Background

The Maple/Mockingbird Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping underdeveloped land area near employment centers to take full advantage of the expanding DART light rail system and area resources such as Love Field Airport and the Southwestern Medical District.

The Maple/Mockingbird TIF District (the District) was established in December 2008, to encourage the redevelopment of obsolete multi-family and commercial buildings, inadequate retail centers, and underutilized industrial facilities in the area between Love Field Airport and the medical district to the southwest. This district will promote the development of denser, pedestrian-oriented residential development, expansion of retail activity and support of existing medical related uses while taking advantage of DART's expanding light rail system (two stations in or near Maple/Mockingbird area).

The District is located in an area southwest of Love Field Airport and northwest of the Southwestern Medical Center. The District contains approximately 486 acres (excluding public rights-of-way) and is comprised of properties that create a contiguous area which is consistent with the economic objectives of this plan. Redevelopment of property in the Maple/Mockingbird TIF District will require significant public expenditures for infrastructure/utility improvements (including streetscape improvements), environmental remediation and demolition, affordable housing and grants for retail projects. The use of TIF funds will allow this strategically located corridor to compete for new developments with other areas that are not hampered by environmental issues and/or substandard infrastructure.

Balcones Realty Partners commissioned a draft Preliminary TIF District Project Plan and Reinvestment Zone Financing Plan for the Maple/Mockingbird TIF District. This document was used as a basis for this report, but modified by City staff.

The Dallas City Council, using the authority granted by Chapter 311 of the Texas Tax Code (the "Act"), approved Ordinance No. 27435 on December 10, 2008, that accomplished the following:

- Creation of Tax Increment Financing Reinvestment Zone Number Eighteen, (the Maple/Mockingbird TIF District);
- Establishment of the Maple/Mockingbird TIF District's boundaries;
- Adoption of the Preliminary Project Plan and Financing Plan; and
- Establishment of a Board of Directors for the Maple/Mockingbird TIF District

The Board of Directors can consist of up to ten members including six City of Dallas appointees, two Dallas Independent School District (DISD) appointees, one Dallas County appointee and one Dallas County Hospital District appointee.

The final project plan and financing plan must, by law, be “as consistent as possible” with the preliminary plan. The project plan and financing plan may be amended upon recommendation of the TIF board and approval by the City Council. Differences between the Preliminary Plan and this Final Plan reflect extensive review of the issues listed below by City staff, DISD, Dallas County, the Maple/Mockingbird TIF District Board of Directors and other stakeholders and is further addressed in the following sections.

- District boundary expansion to include 3 parcels (approximately 19 acres total) not included in the original District boundary or Preliminary Plan.
- TIF Budget revision to reflect the boundary expansion and new developments not previously considered.

Description of District

The Maple/Mockingbird TIF District is generally bounded by Empire Central Drive to the north, Prudential Drive to the west, Rampart Street to the south, and Cedar Springs Road to the east and is depicted in **Exhibit A**, as amended. District 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, except where zone boundaries abut another TIF zone. In such cases, the boundary shall run to the centerline of the right-of-way. Boundaries that approximate property lines shall be construed as following such property lines.

The Maple/Mockingbird TIF District is 495 acres in size, excluding rights-of way. In 2009, the TIF District boundary was enlarged to include a 14-acre site and two adjacent parcels located at the northeast intersection of Forest Park Road and Bomar Avenue. In 2026 the TIF boundary was enlarged to include a 9-acre site located at 1545 West Mockingbird Lane. This parcel is currently vacant land that has been identified for future redevelopment. The added parcel is listed in **Appendix A**.

The taxable appraised value of real property in the Tax Increment Financing Reinvestment Zone Number Eighteen (Maple/Mockingbird TIF District) for tax year 2008 was \$183,140,018 based on information from the Dallas Central Appraisal District (DCAD), equating to 0.24% of the \$72,073,106,410 of taxable real property in the City of Dallas when originally created. Texas cities may not designate a reinvestment zone if the total appraised value of taxable real property in the proposed zone and other existing zones exceeds 25% of the total appraised value of taxable real property in the municipality, as amended in 2011. The value of the proposed zone and other reinvestment zones in Dallas is less than this statutory limit. Moreover, the appraised value of taxable real property in this and all other Dallas TIF reinvestment zones combined is below the maximum threshold of 15% of the City's tax base as set by the City's Financial Management Performance Criteria (FMPC), as last amended in 2017.

All real property accounts known to be within the TIF district boundary are listed in **Appendix A**. The base value of a TIF district/zone is the total appraised value of all taxable real property in the zone, as determined by the Dallas Central Appraisal District for the year in which a zone was created (i.e. 2008) or when property is added to an existing zone (i.e. 2009 and 2026). The adjusted 2008 base year value of the Zone, as determined by DCAD was \$176,690,019. The base year value of property added to the Zone in 2009 was \$6,449,999 as determined by DCAD. Property added to the Zone in 2026 has a base year value of \$7,625,740, as determined by DCAD.

The base values of the District may be adjusted in the future to reflect property tax protests and settlements that affect the base year valuation of properties within the Maple/Mockingbird TIF District. Inclusion of property in a TIF district does not change tax rates for any property in the District. Rates remain the same as tax rates outside the District, given a constant set of taxing jurisdictions.

The proposed duration of the Maple/Mockingbird TIF District is 25 years, beginning on January 1, 2009. It is scheduled to terminate on December 31, 2033, (including collection of the 2033 increment in calendar year 2034 and any related matters to be concluded in 2034) or when the budget of approximately \$27.8 million Net Present Value (NPV) or \$55 million in total dollars has been collected, whichever occurs first.

The City's participation rates are as follows:

- 70% in 2009 through 2011
- 85% in 2012 through 2026
- 70% in 2027 and thereafter

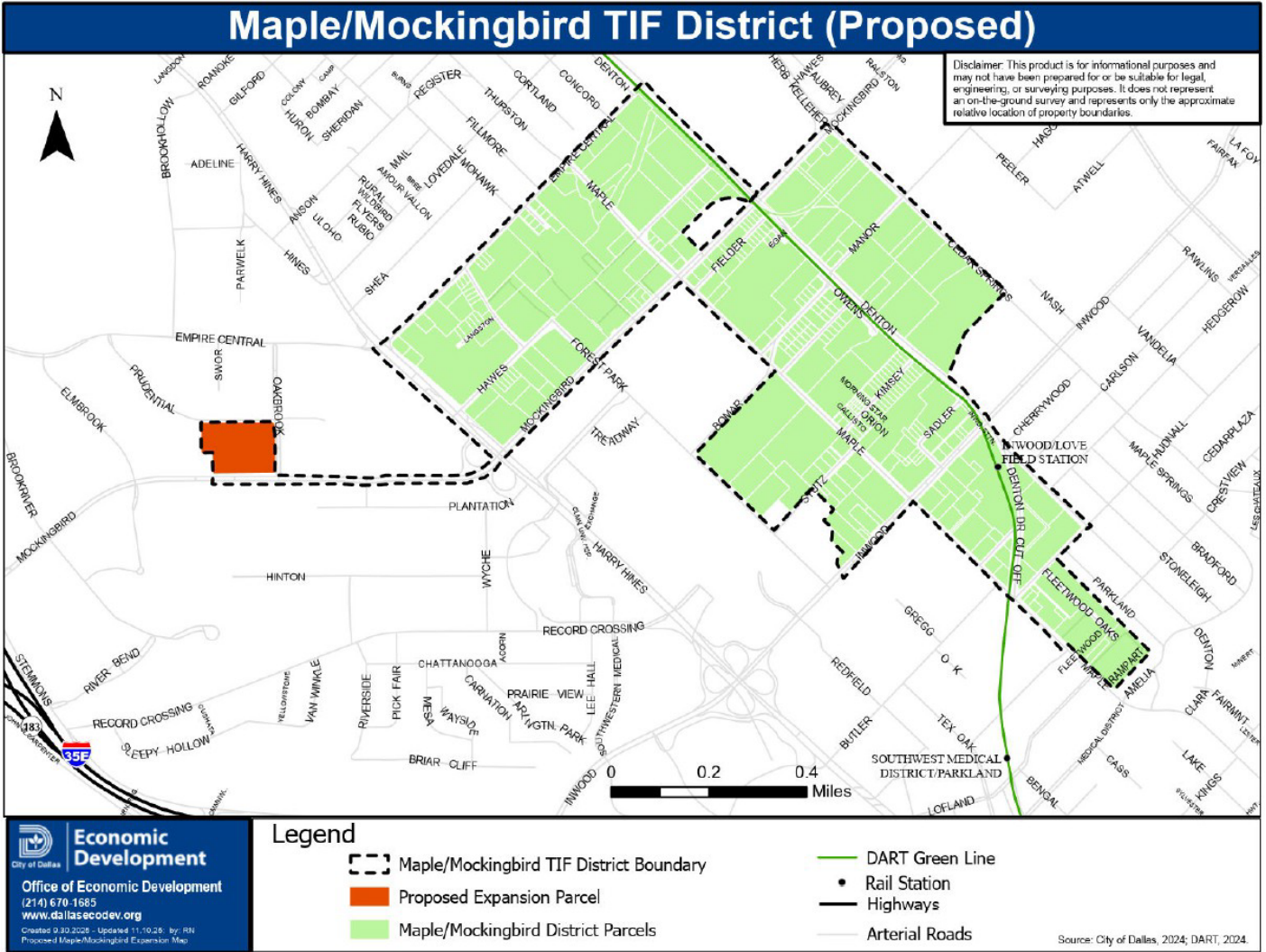
Cash flow to the TIF fund will be disbursed annually, subject to the availability of funds, and according to development agreements or securities obligations approved by the City Council. All such agreements and obligations must be consistent with the TIF project plan and financing plan approved by the TIF board and the City Council, as prescribed by the TIF Act.

All payments to the Maple/Mockingbird TIF Fund will terminate upon the occurrence of any of the following events:

1. Taxes levied prior to December 31, 2033, have been collected.
2. All financial obligations of the TIF fund have been satisfied and the City Council has dissolved the TIF District.
3. The TIF fund has no financial obligations within three years of City Council adoption of a project plan recommended by a TIF board and the City Council has dissolved the TIF District.
4. Five years after adoption of a project plan recommended by a TIF board, total investment of at least \$100 million in the TIF District has not occurred and the City Council may desire to dissolve the TIF District, subject to satisfaction of outstanding obligations.

The TIF fund may pay expenditures for public improvements within the TIF District and other expenses permitted by law, including financing costs of the public improvements and administrative costs for the TIF program. Dollars from the TIF fund may pay or reimburse a developer or a developer's assignees for legally eligible, duly approved expenditures by the City. Alternatively, TIF dollars may pay debt service for securities issued by the City to fund eligible TIF expenses. In general, TIF funds may be applied only to expenditures inside the TIF District boundaries, but the TIF Act allows external spending for a few specified purposes, including places of public assembly and affordable housing.

Exhibit A: Map of the Maple/Mockingbird TIF District



Existing Conditions

The Maple/Mockingbird TIF District is a mixed-use area that includes multi and single-family housing, commercial and industrial buildings, and undeveloped property. Many of the District's multi-family and commercial buildings are functionally obsolete and structurally deteriorated. Existing retail centers do not adequately serve the community's needs due to aging facilities, lack of pedestrian amenities, and the use of substandard signage. Existing industrial properties are primarily abandoned or underutilized and unlikely to be redeveloped in a similar manner. Public infrastructure improvements are needed throughout the District. Without TIF financial incentives, it is highly unlikely that redevelopment of the area would occur in a comprehensive manner that adheres to strong design standards and satisfies the provisions for affordable housing.

DART's expanding light rail system is an asset for the TIF District. The Inwood Station, located within the District's boundary, is currently under construction with an opening date of December 2010. South of the District is the Parkland Station.

Existing Land Uses

The Maple/Mockingbird TIF District is a mixed-use area that primarily consists of functionally and structurally obsolete multi-family and commercial buildings along Denton Drive, Maple Avenue, and Mockingbird Lane. The majority of the District's taxable property contains commercial buildings, many of which are functionally obsolete. Currently 18% of the District's property is vacant. Multi-family housing represents 6% of the District's property, while 2% percent encompasses single-family housing (buildings containing fewer than five units). **Exhibit C** shows the existing land uses within the District's boundary.

Existing Zoning

The current zoning categories for the TIF zone are depicted in **Exhibit D**. The predominate zoning classification within the district is IR, Industrial Research. Zoning within the district will need to be modified to achieve the district's development goals of transit oriented development inclusive of high density residential and increased retail, office and medical related uses.

Prior to the creation of the Maple/Mockingbird TIF District, zoning was modified to facilitate development of a retail center with approximately 321,000 square feet of floor area at the southwest corner of the intersection of West Mockingbird Lane and Maple Avenue. Additional zoning changes applicable to the West Love Market site may be considered to permit additional retail floor area, increasing ad valorem value and sales volume as anticipated by this plan.

Exhibit B: Maple/Mockingbird TIF District – Existing Conditions



Functionally obsolete multi-family properties



Mobile home park and residential property on Empire Central Place



Industrial facilities

Exhibit B (continued): Maple/Mockingbird TIF District – Existing Conditions



Abandoned and deteriorated commercial buildings



Retail center with low occupancy rate



Auto-oriented development

Exhibit B (continued): Maple/Mockingbird TIF District – Existing Conditions



DART's Green Line extension under construction



Rendering of DART's Green Line Inwood Station, scheduled to open December 2010

Exhibit B (continued): Maple/Mockingbird TIF District – Existing Conditions



Crumbling curbs and a lack of pedestrian crossings



Lack of consistent landscaping and pedestrian lighting



Crumbling streets and non-contiguous sidewalks

Exhibit C: Maple/Mockingbird TIF District Existing Land Uses

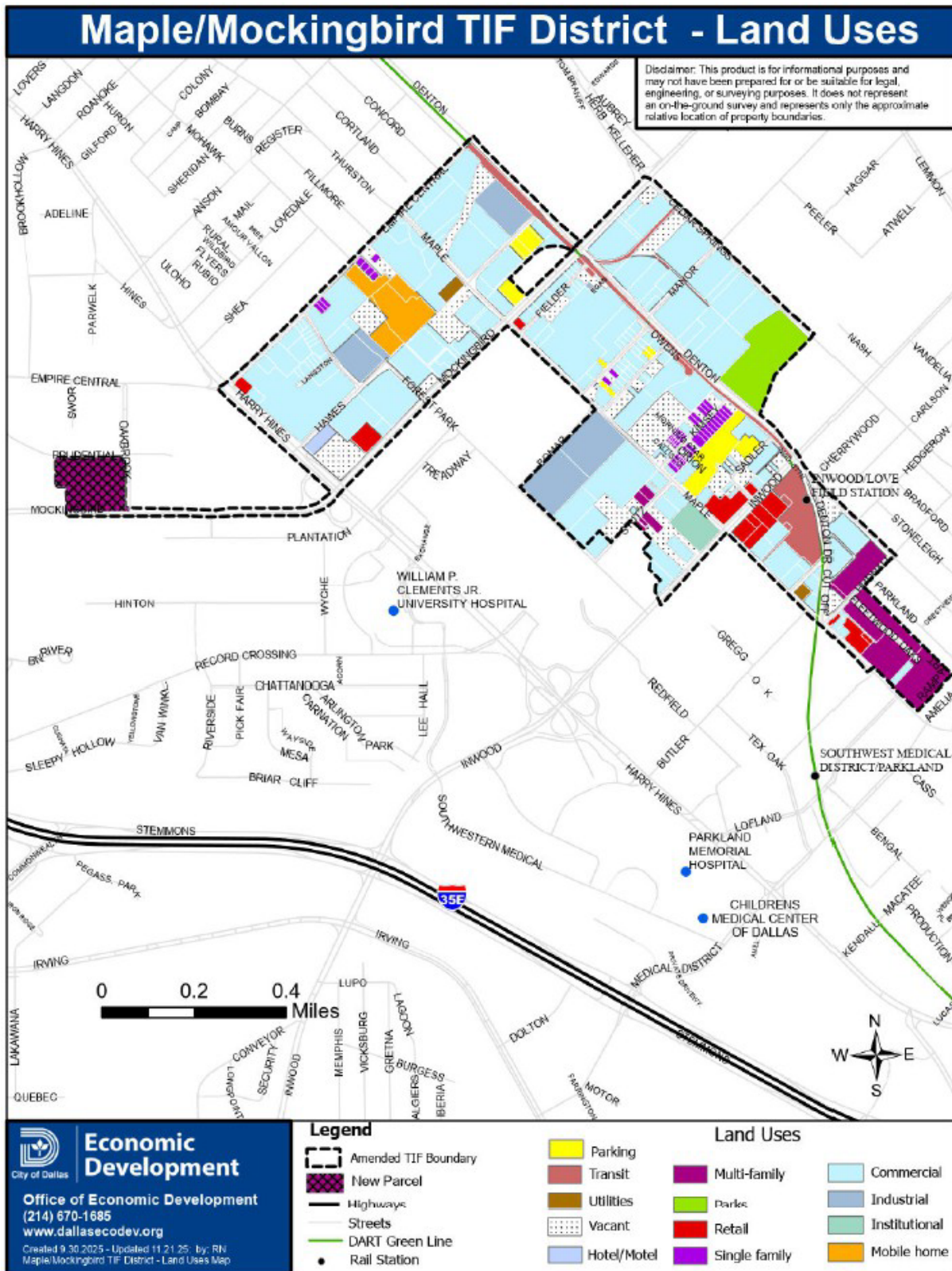
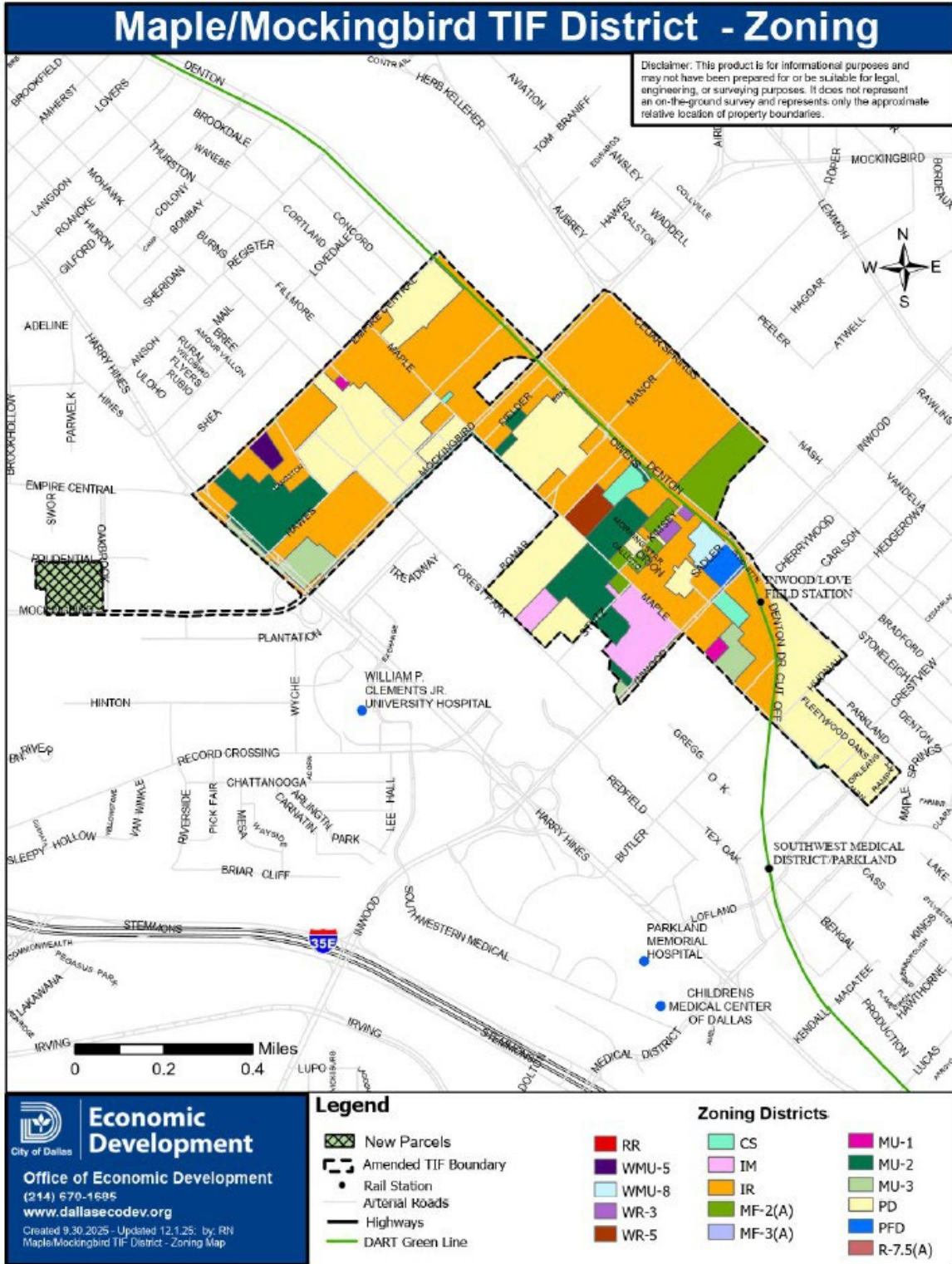


Exhibit D: Maple/Mockingbird TIF District Zoning
 (refer to **Appendix B** for a copy the City of Dallas' Zoning Standards)



Development Goals and Objectives

The goals and objectives of the Maple/Mockingbird TIF District will facilitate the development of new multi-family units, for-sale residential units, retail centers, office space, as well as public infrastructure improvements within the community, as outlined in the Dallas' Comprehensive Plan, *forwardDallas!*.

The following development goals address the specific needs of the proposed Maple/Mockingbird TIF District:

- **Goal 1** – To create additional taxable value attributed to new private investment in projects in the Mockingbird/Maple TIF District of a minimum of \$120 million over the initial five years of the TIF District.
- **Goal 2** – To attract new private development adding approximately 2,500 new residential units and 650,000 square feet of retail space to increase the area's population density and shopping options, adding approximately 1.2 million square feet of new retail, office and medical.
- **Goal 3** – To increase the District's housing options while maintaining an affordable housing component of 20% of all new units built.
- **Goal 4** – To focus on encouraging the redevelopment of properties in the area south and west of Love Field with enhanced urban design.
- **Goal 5** – To diversify retail, office and medical uses in the District by identifying redevelopment options for obsolete and under-utilized commercial structures, thereby capturing demand from residents of Oak Lawn, the Park Cities, Bluffview and Northwest Dallas.
- **Goal 6** – To improve access and connections to the Inwood and Parkland stations on DART's Green Line and support increased levels of ridership at these stations.
- **Goal 7** – To improve recreational opportunities for the community and provide connections to the City of Dallas' trails and open space system in the District, enhance connections to other trail systems within Dallas County and create additional recreational amenities in the area.
- **Goal 8** – To sustain the stability of local schools as redevelopment occurs in the housing market by maintaining strong communications between the Dallas Independent School District and area developers.
- **Goal 9** – To make a desirable neighborhood that incubates and supports growth of the Southwestern Medical District and medical

businesses in Dallas, particularly taxable property and employment related to medical technology.

- **Goal 10** – To generate an NPV of \$27.8 million or approximately \$55 million in total dollars in TIF revenues over 25 years of collections.

The following objectives set the framework for the planned public improvements within the Maple/Mockingbird TIF District:

- Provide funding for environmental remediation and demolition assistance to encourage the redevelopment of property within the District.
- Upgrade basic infrastructure including, but not limited to, storm water drainage, water, sewer, and utility lines while providing street and streetscape improvements that will attract new development and improve accessibility to transit and the trail system in the area.
- Direct the District's overall development through the application of design guidelines for public improvements and private development.
- Encourage the redevelopment of properties with density and design appropriate for an urban area. Urban density should be particularly encouraged within walking distance of DART's Green Line stations at both Inwood and Parkland.
- Create a high standard for the area's pedestrian environment through sidewalk improvements, landscaping, lighting upgrades, and burial of overhead utilities (particularly along the path of DART's Green Line extension).
- Coordinate linkage with DART's Green Line Inwood and Parkland Stations with new retail facilities by extending streetscape improvements to create enhanced pedestrian areas adjacent to the line's new extension.
- Develop retention programs to assist in finding alternative housing for existing households in the District.
- Provide funding for school facility improvements or modifications in response to changing enrollment patterns resulting from development and redevelopment within the District.
- Encourage development of new residential and retail, office and medical uses to complement the District.

The Maple/Mockingbird TIF District Project Plan and Reinvestment Zone Financing Plan would replace and upgrade the District's infrastructure and encourage redevelopment of underutilized property. The West Love Market development (See **Exhibits E1** and **E2**) is anticipated to be the catalyst development for the District. The proposed retail

development could potentially generate significant sales tax revenue for the City's general fund, while increasing the District's property value and providing area residents retail opportunities that currently do not exist. The public improvements listed in the Project Plan (**Exhibit H**) provide for public improvement project costs associated with the West Love Market development, as well as additional public improvement projects identified in the future. Tax increment financing may pay for water, wastewater, storm and other infrastructure improvements; environmental remediation and demolition; paving, streetscape and utility burial; affordable housing; and design and engineering.

The TIF fund may pay expenditures for public improvements within the TIF District and other expenses permitted by law, including financing costs of the public improvements and administrative costs for the TIF program. Dollars from the TIF fund may pay or reimburse a developer or a developer's assignees for legally eligible, duly approved expenditures by the City. Alternatively, TIF dollars may pay debt service for securities issued by the City to fund eligible TIF expenses. In general, TIF funds may be applied only to expenditures inside the TIF District boundaries, but the TIF Act allows external spending for a few specified purposes, including places of public assembly and affordable housing.

Costs associated with the specific improvements identified in the Project Plan are eligible to be funded by tax increment revenues. These improvements may be implemented in the form of loans or grants of TIF revenues, subject to final construction plans, for costs associated with redevelopment, including but not limited to the following:

- Environmental remediation and demolition of existing structures
- Infrastructure/Utility Improvements (for example design and engineering, median improvements, street paving and resurfacing, streetscape, water and wastewater management and utility upgrades)
- Affordable housing
- Administration and Implementation

The City will implement sufficient controls to ensure that any grant funding provided will be used to satisfy at least one of the following objectives relevant to the Maple/Mockingbird TIF District:

1. Develop and diversify the District's economy
2. Eliminate unemployment or underemployment
3. Develop or expand transportation, business, and commercial activity
4. Create greater retail opportunities

5. Off set costs of higher density development

This plan is intended to encourage private development and public infrastructure improvements, thereby improving redevelopment opportunities for the Maple/Mockingbird TIF District.

Market Feasibility and Planned Development

The predominant land use in the Maple/Mockingbird TIF District development program is for mixed-use development. If executed as planned, this development program will improve the quality, as well as increase the inventory of the District's multi-family residential units. Additionally, the residential development should increase the demand for new retail space in the area and mitigate the presence of pre-existing non-conforming businesses. The District's planned private development includes:

- Approximately 2,500 new residential units
- Approximately 1.2 million square feet of new retail, office and medical space

By creating a more sustainable mix of high density residential, retail and office uses in the Maple/Mockingbird area, the area's development market will expand and property values will increase. This change in the development market will impact retailers traditional preference for store sites located on or east of Lemmon Avenue as opposed to those located west of Lemmon Avenue and Love Field, as well as address the historic aversion to developing residential west of Love Field.

Although few sites on or east of Lemmon Avenue are affordable or sufficient in size to support a large retail center, incentives to offset the reluctance to locate new development west of Lemmon Avenue, high costs of land assemblage and improvements are required to attract a major retailer (for example Costco, Wal-Mart, or Target) with the influence to entice other retailers to follow.

The economic catalyst for the Maple/Mockingbird TIF District is anticipated to be the "West Love Market", a mixed use development (See **Exhibits E1** and **E2**). This project will be developed by Balcones Realty Partners within four years of the District's designation and contain approximately 321,000 square feet of retail space. The project site, which is 37 acres in size, features extensive frontage along West Mockingbird Lane at Maple Avenue. However, it is partly covered by a floodplain which carries and retains runoff for a watershed that extends well beyond the site. As a result, large box culverts must be installed to redirect floodwater underneath Mockingbird Lane. Alternative locations for floodwater storage must also be provided in order to utilize the project site. As a result of the potential cost of these improvements, general obligation bond funding may be considered for these improvements.



Property comprising the “West Love Market” project site currently contains abandoned buildings and vacant lots

Market analysis shows a demand for the “West Love Market” project. It is anticipated that the project will attract people within a radius of four to five miles of the project. Although the appeal of creating a one-of-a-kind transit oriented development has been a key aspect in analyzing the project’s financial feasibility, it is highly unlikely that a development of this scale would occur without public assistance.



Sign promoting Balcones Realty Partners’ “West Love Market” mixed use development.

High density residential development is also anticipated within the TIF District. The largest of the prospective residential development tracts in the TIF District is located immediately adjacent to the Balcones' site on West Mockingbird Lane. Development of this site is awaiting the "West Love Market" project's commencement as proof of investor and consumer confidence in the area's future. An additional project by Balcones featuring potentially 200 to 250 multi-family residential units and approximately 100,000 to 120,000 square feet of retail space is also under consideration at Hudnall Street and Denton Drive Cut Off. See **Exhibit F** for a conceptual rendering of other anticipated development projects within the District.

Exhibit E-1: West Love Market – Conceptual Site Plan



TABULATIONS:

NO.	AREA sf.	ACRES ac.	BLDG AREA	COV.	PARKING			PKG PROV	PKG RATIO
					RETAIL	REST	BANK TOTAL		
1	626,674	14.38	155,324	24.77%	699		699	732	4.71
2	554,499	12.73	137,053	24.71%	605	24	629	696	5.08
3	44,853	1.03	4,000	8.92%			13	34	8.50
4	39,335	0.90	4,000	10.17%		40	40	52	13.00
5	42,703	0.98	5,000	11.71%		50	50	56	11.20
6	65,869	1.51	12,900	19.58%	58		58	74	5.74
7	25,683	0.59	3,000	11.68%		10	10	18	6.00
	1,399,616	32.12	321,277	22.94%			1499	1662	5.17

NOTE: IN-LINE RETAIL IS 80% RETAIL & 20% REST
 RETAIL - 4.5/1000 REST - 1/100 BANK - 1/300



01 SITE PLAN

1" = 80'-0"



O'BRIEN & ASSOCIATES, INC.
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WEST LOVE MARKET
BALCONES REALTY PARTNERS

SP-73

SCALE: 1" = 80'-0" • JOB# 26093 • ISSUE DATE: 05/13/09
 APPROVED BY: _____ DATE: _____

**Exhibit E-2:
West Love Market – Conceptual Rendering**



**Exhibit F:
Other Potential Development within the Maple/Mockingbird TIF District**



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Hensley Lamkin Rachel, Inc.
ARCHITECTURE AND PLANNING

MODERN AT MAPLE

ILLUSTRATIVE PERSPECTIVE

REALTY CAPITAL

TIF District Policy Considerations

City policy for creation of new TIF Districts requires that newly created TIF District plans include public objectives such as a provision for affordable 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.

Affordable Housing. Twenty percent of all housing units in projects using TIF funds will meet the City's and County's established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas metropolitan area. Effective April 27, 2009, monthly rents, before utility expenses, will not exceed the following values for at least 20% of total rental residential units. The 20% total requirement may be satisfied by any combination of units and need not apply to units of all sizes. Affordable rental rates will be adjusted annually.

Efficiency	\$831
One bedroom	\$870
Two bedrooms	\$1,040
Three bedrooms	\$1,194

A developer may, subject to City and County approval, propose an alternative means of fulfilling the City and County's affordable housing requirements.

This plan has a goal of creating new affordable housing units within the Maple/Mockingbird TIF District, which may include the creation of senior housing or tax credit financed units. It is important that affordable housing units blend with the existing community. Mixed-income projects will be encouraged where possible.

Design Guidelines. High quality urban design is an objective for the Maple/Mockingbird TIF District. Design guidelines for new development and redevelopment in the TIF District will be developed and recommended by the TIF Board within two years after designation of the District. Upon approval of the guidelines by the City Council, future development projects receiving TIF dollars will be required to comply with the approved guidelines.

The design guidelines will emphasize the construction of an appropriate street grid layout for the District; integration of new construction with adjacent structures, conservation areas or historic districts; building streetscape elements that provide a street-level environment that is safe, comfortable, interesting and attractive for pedestrians; and creating pedestrian connections with area DART Light Rail stations.

Business Inclusion 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 goals are:

Construction:	25.00%
Architectural and Engineering:	25.66%
Other Professional Services:	36.30%
Other Services:	23.80%
Goods:	18.00%

Additionally, the private development portion of TIF-funded projects must have a goal of M/WBE participation that is proportionate to the amount of project TIF funding. For example, if a project's TIF funding is 10 percent of the total project costs, the M/WBE participation goal for the private development portion of the project would also be 10%. The process for BID compliance and City oversight will be negotiated with City staff and included in the development agreement for each individual project.

Promotion of Jobs for Neighborhood Residents. TIF applicants must agree to sponsor job fairs or other programs to attract neighborhood residents to any permanent jobs created in the developments within the district.

Existing Resident Displacement. Future development projects in the TIF District may include the demolition or extensive renovation of existing multi-family residential property. For that reason, it is understood that some displacement might occur due to redevelopment activities. In such occurrences, the City will only provide TIF assistance for projects where the incidence and impact of any displacement has been minimized. Communication will be a central element in this process.

Section 2: Public Improvement Plan

The Project Plan's enumerated public improvements provide for approximately \$27.8 million NPV or \$55 million in total dollars for the categories listed below. See **Exhibit I** for a budget of the proposed TIF-funded Project Plan Improvements ("Project Costs").

The following describes the Maple/Mockingbird TIF District's eligible TIF Project Costs:

1. Infrastructure/Utility Improvements – This category includes TIF eligible expenditures for design and engineering, street paving construction and resurfacing; improvements to medians, parkways, and turn bays; water and storm water drainage upgrades and management; utility upgrades and relocation (for example electric, gas, water, sewer, telephone, water lines and internet connectivity); and burial of overhead utilities. Additionally streetscape improvements are included in this line item of the TIF Budget. These improvements include lighting, sidewalk and path improvements; expanding and enhancing pedestrian and vehicle continuity in the corridor; streetscape improvements related to specific projects; and landscaping of public areas.

It is estimated that approximately \$31 million total dollars (NPV of approximately \$15.8 million) will be required to accomplish the needed infrastructure improvements in the Maple/Mockingbird TIF District.

2. Environmental Remediation and Demolition – The District has land and structures and that have been financially unfeasible to redevelop as a result of costs of the demolition of structures and environmental remediation of asbestos, lead-based paint, and other contaminants. Demolition expenses are directly correlated to remediation expenses, especially where the location of applicable properties are not conducive to the existence of a transit oriented mixed-use center. These costs are TIF eligible expenditures. Utilization of TIF funds for the remediation of environmentally hazardous materials and associated improvements greatly improves a property's marketability. It can enable the redevelopment of a structurally obsolete building.

It is estimated that approximately \$4.5 million total dollars (NPV of approximately \$2.3 million) will be required to accomplish the needed environmental remediation and demolition in the Maple/Mockingbird TIF District.

3. Affordable Housing – This category includes TIF eligible expenditures for the provision of affordable housing within the boundaries of the Maple/Mockingbird TIF District. These TIF expenditures include affordable housing units created by the replacement and redevelopment of existing apartment complexes and the development of new ones.

Twenty percent of all general tax increment received by The Maple/Mockingbird TIF District will be allocated to this category until the category's authorized funding level is reached. Developers may use funding from this category to fulfill some of the City and County affordable housing requirements provided that the developer is responsible for providing from its own resources the equivalent that at least ten percent of the produced housing units are affordable.

It is estimated that approximately \$8.4 million total dollars (NPV of approximately \$4.3 million) will be needed to accomplish this goal.

6. Grants for Retail or Increased Density Projects – The City may make economic development loans or grants to further implement this Plan and to encourage additional retail development in the district, particularly in the vicinity of DART stations and offset the costs of higher density development. This additional retail will require costly parking structures. Projects receiving such loans or grants must be consistent with the goals and objectives of the Maple/Mockingbird TIF District Project Plan and Reinvestment Zone Financing Plan and will be subject to specific project agreements and City Council approval.

It is estimated that approximately \$8 million total dollars (NPV of approximately \$4.1 million) will be needed to facilitate grants for high density projects in the Maple/Mockingbird TIF District.

5. Administration and Implementation – Administration costs, including reasonable charges for time spent by the municipality's employees 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 Final Plan. Other related administrative expenses such as the City's legal and consulting fees, management expenses, meeting expenditures and equipment are included in this category.

It is estimated that approximately \$2.8 million total dollars (NPV of approximately \$1.4 million) will be needed for the administration and implementation of the TIF Plan.

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

specific project agreements and City Council approval of the Loan or Grant program and the project agreements.

Planned Private Development

The private development anticipated to occur within the Maple/Mockingbird TIF District includes:

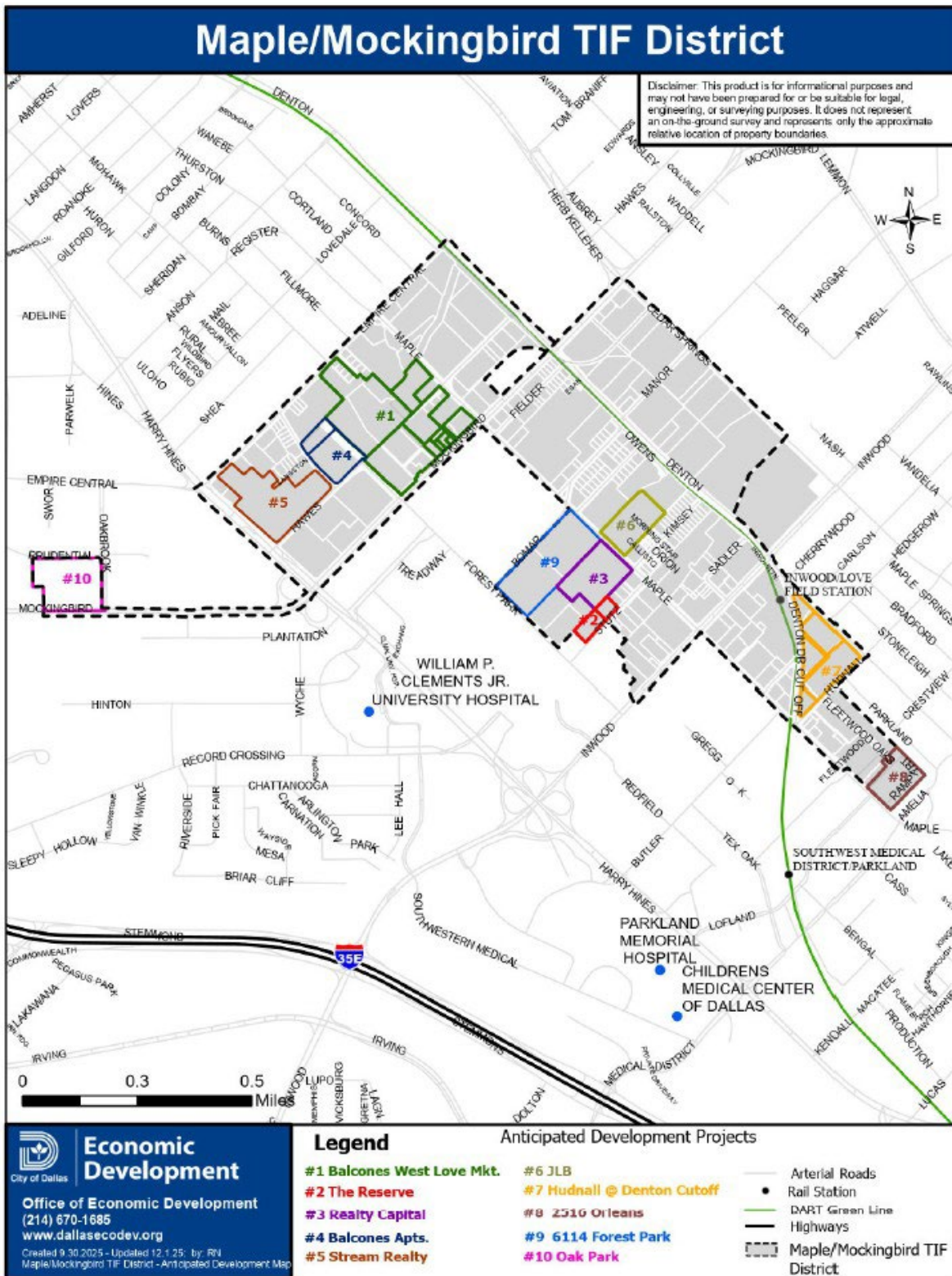
- Approximately 2,500 residential units, including townhomes, multi-family and single-family.
- Approximately 650,000 square feet of improved retail.
- Approximately 500,000 square feet of additional office and medical space.

Several projects are expected to commence during the first five years of the TIF District. These include Balcones' West Love Market retail development, The Reserve, and Realty Capital residential development. **Exhibit G**, below, lists anticipated development projects in the Maple/Mockingbird TIF District. **Exhibit G-1** illustrates the location of each development project. The numbers shown on the location map correspond to the project numbers listed in **Exhibit G** and does not necessarily indicate the order in which they will be developed. See **Exhibits E and F** for renderings of several of the District's anticipated development projects. In addition to the private development listed below, additional residential developments are anticipated for the district. Although those potential developments are not factored into the budget presented in this plan, future budget amendments to accommodate additional development are recommended.

EXHIBIT G: Maple/Mockingbird TIF District Anticipated Development Projects

	Project	Total Value Added by Project	Complete by Jan 1
Project #			
1	Balcones West Love Market	\$35,405,707	2012
2	The Reserve	\$13,876,080	2012
3	Realty Capital	\$28,959,359	2013
4	Balcones Apartments/Hotel	\$22,911,672	2013
5	Stream Realty	\$93,716,720	2014
6	JLB	\$27,512,896	2015
7	Hudnall at Denton Cutoff	\$34,151,277	2016
8	2516 Orleans	\$23,710,810	2016
9	6114 Forest Park	\$80,316,920	2016
Total Value		\$360,561,441	

EXHIBIT G-1: Maple/Mockingbird TIF District Anticipated Development Projects Location Map



Section 3: Financing Plan

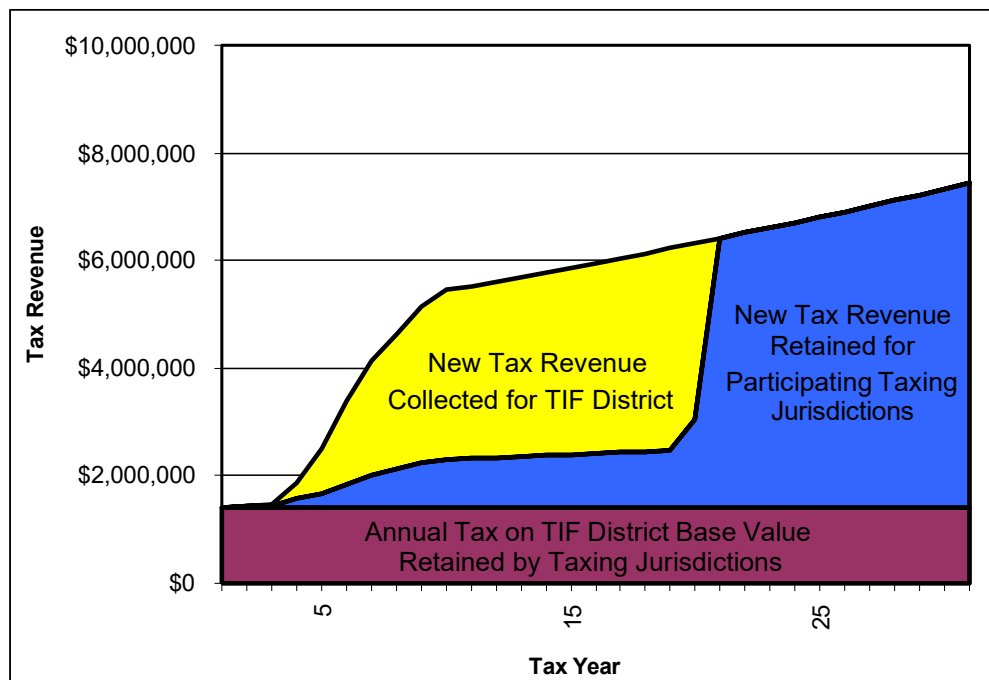
TIF Financing Overview

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. Statutory law governing TIF is found in the Act. The public improvements facilitated by tax increment financing strengthen existing communities and attract investment.

A municipality may designate an area as a TIF reinvestment zone if it determines that development or redevelopment activities in the area would not occur solely through private investment in the foreseeable future. All or a part of the increased tax revenue due to greater real property value in the District flows to a “tax increment fund” (“TIF fund”) for a specified maximum term of years. Once established, this term may not be extended. Money flowing to the TIF fund is disbursed according to a plan approved by a Board of Directors (the “TIF Board”) and the City Council, as prescribed by the Act. With the exception of environmental remediation and demolition, historic façade restoration and funding for a TIF grant program, money in the TIF fund may only be used for public improvements.

Exhibit H illustrates how rising tax revenue from a TIF District’s greater appraised property values flows over time to its participating taxing jurisdictions’ general funds and to a TIF fund. The irregular diagonal line of **Exhibit H** depicts increasing values at various rates over time.

Exhibit H: 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 District are the same as tax rates outside the District.

Since 1986, Dallas has created seventeen TIF districts. Without the creation of these TIF districts, it is doubtful that Uptown, Cityplace, Victory, Downtown, and other areas would have revitalized in the manner that they have. Most of the initial TIF Districts were located in or around the downtown area or adjacent to DART light rail line stations. The Maple/Mockingbird TIF District follows this mode in that DART's Green Line will pass through the District.

Project Budget. The Reinvestment Zone Financing Plan provides for incremental financing and predicts revenues for the Maple/Mockingbird TIF District.

EXHIBIT I: Maple/Mockingbird TIF District Project Plan Improvements Budget

Category	Preliminary Plan Estimated TIF Expenditure (NPV)*	Final Plan Estimated TIF Expenditure (NPV)*	Preliminary Plan Estimated TIF Expenditure (Actual)	Final Plan Estimated TIF Expenditure (Actual)
Infrastructure/Utility Improvements	\$14,050,000	\$15,800,000	\$25,763,490	\$31,377,605
Environmental Remediation and Demolition	\$1,700,000	\$2,250,000	\$3,117,291	\$4,468,330
Affordable Housing	\$3,500,000	\$4,250,000	\$6,417,951	\$8,440,179
Retail/High Density Grant Program	\$3,750,000	\$4,055,000	\$6,876,376	\$8,052,923
Administration and Implementation	\$1,422,146	\$1,425,373	\$2,607,790	\$2,830,683
Total Project Costs	\$24,422,146	\$27,780,373	\$44,782,898	\$55,169,721

* All values discounted to 2009 dollars at 5% annually. Actual expenditure value will depend on timing of project cost.

** All values are estimated expenditures based on Annual TIF Project Costs and Debt Service schedules. These values depend on timing of projects and will fluctuate. An interest rate of 5% is used throughout the TIF term.

The project's principal costs in **Exhibit I** are expressed as if paid in 2009. Cash for most of these expenditures will not be drawn until subsequent years.

Financing Plan. A developer will typically apply for and be authorized by the City Council for TIF improvements, then fund and build the improvements. Upon completion and acceptance of the work by the City, the developer will be reimbursed with TIF funds if and when they are available. TIF payments are made based on available increment and other conditions set forth in project development agreements. Previously, public improvements were publicly bid with private groups advancing funds for these improvements and earning applicable interest until the advance was repaid by the future cash flows to TIF District fund, if and when funds were available. However, based on legislative changes in 2005, the City may now allow for private, competitive bidding of TIF public improvements. Interest is no longer applicable with private bidding.

The City may negotiate with financial institutions to secure bonds or other obligations, or lines of credit to aid in the funding of projects within the TIF District. City staff may explore using various financing methods to repay TIF obligations, subject to City Council approval.

The City may establish and provide for the administration of programs to satisfy no less than one of the following objectives relevant to the Maple/Mockingbird TIF District:

1. Develop and diversify the District's economy
2. Eliminate unemployment or underemployment
3. Develop or expand transportation, business, and commercial activity

This includes programs to facilitate grants and loans from the District's TIF fund in an aggregate amount not to exceed the sum of tax increment produced by the municipality and paid into the TIF fund.

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

Expected Revenues. **Exhibit G** lists development projects that are anticipated in the Maple/Mockingbird TIF District through 2033. Some of the projects may not occur or maybe replaced by another potential project. This schedule represents the best estimate for the District's anticipated development. The actual timing, floor area, uses and other attributes for the listed projects may differ from the provided information

Unit values supporting appraisal estimates in **Exhibit G** 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.

The sites anticipated for redevelopment within the Maple/Mockingbird TIF District may constitute most of the District's redevelopment activities through 2033. Although further redevelopment after 2033 is likely, it is not forecasted in this analysis for two reasons: (1) tax increments are estimated to flow to the TIF District for 25 years; (2) forecasts further into the future are unreliable.

Annual Real Property Appraisals to the TIF Fund

Based on the development projects identified in **Exhibit G** and other stated assumptions, **Exhibit J** estimates increment projections for the TIF District and annual percentages and amounts of the real property tax growth increment reinvested each year in the Maple/Mockingbird TIF District fund. Cumulative increased property value is expected to reach approximately \$554 million during the TIF District's 25-year term. This includes approximately \$361 million in increased taxable value attributable to new

private investment and approximately \$192 million in increased taxable value due to property appreciation.

Starting with tax year 2009 (Year 1 of the TIF zone), a portion of the real property tax collected by the City of Dallas will flow to the TIF fund. This fund will reimburse TIF project costs according to a duly adopted project plan and financing plan for the Maple/Mockingbird TIF District. Annual percentages of collected annual tax increments invested in the TIF fund by the City of Dallas follow this bell curve formula:

TIF Base Year	0%
TIF years 1 through 3	70%
TIF years 4 through 18	85%
TIF years 19 and thereafter	70%

Dallas County has been asked to participate in the TIF program. Dallas County is anticipated to agree to contribute tax increment generated from county taxes assessed and collected within the Maple/Mockingbird TIF District as follows: 55% for Dallas County with a maximum term of 20 years or until the Project Cost Budget of \$27,780,373 NPV (\$55,169,721 in total dollars) is reached. County participation will require the approval of the County Commissioners Court and final terms of the County's contributions of tax increment shall be set forth in an interlocal participation agreement between the City and County.

The majority of tax increments generated in the Maple/Mockingbird TIF District over the District's 25-year term will flow to the general operating funds of the relevant taxing jurisdictions.

Exhibit J: Annual Real Property Appraisals and City/County Tax to the Maple/Mockingbird TIF Fund

PROJECTED TIF INCREMENT SCHEDULE										
Tax Year	Property Value Estimate (1.5% Appreciation)	Property Value Estimate (New Development)	Property Value Total	Cumulative Prop Val Growth	Anticipated Captured Value	Part'n Rate City	TIF Contribution City	Part'n Rate County	TIF Contribution Dallas County	Total TIF Contribution
Base 2008	\$176,690,019		\$176,690,019							
Adj to Base	\$6,449,999		\$6,449,999							
New Base 2009	\$183,140,018		\$183,140,018							
1 2009	\$176,690,019	\$0	\$183,220,761	3.7%	\$6,530,742	70%	\$34,190	55%	\$8,193	\$42,384
2 2010	\$185,969,072	\$0	\$185,969,072	1.5%	\$2,829,054	70%	\$14,811	55%	\$3,549	\$18,361
3 2011	\$188,758,609	\$0	\$188,758,609	3.1%	\$5,618,591	70%	\$29,415	55%	\$7,049	\$36,464
4 2012	\$191,589,988	\$42,343,747	\$233,933,735	27.7%	\$50,793,717	85%	\$322,903	55%	\$63,723	\$386,627
5 2013	\$237,442,741	\$58,809,071	\$296,251,812	61.8%	\$113,111,794	85%	\$719,069	55%	\$141,904	\$860,974
6 2014	\$300,695,589	\$46,858,360	\$347,553,949	89.8%	\$164,413,931	85%	\$1,045,204	55%	\$206,265	\$1,251,470
7 2015	\$352,767,258	\$102,029,716	\$454,796,974	148.3%	\$271,656,956	85%	\$1,726,964	55%	\$340,807	\$2,067,772
8 2016	\$461,618,929	\$70,074,077	\$531,693,006	190.3%	\$348,552,988	85%	\$2,215,804	55%	\$437,277	\$2,653,081
9 2017	\$539,668,401	\$32,269,300	\$571,937,701	212.3%	\$388,797,683	85%	\$2,471,645	55%	\$487,766	\$2,959,412
10 2018	\$580,516,766	\$8,177,170	\$588,693,936	221.4%	\$405,553,918	85%	\$2,578,167	55%	\$508,788	\$3,086,955
11 2019	\$597,524,345	\$0	\$597,524,345	226.3%	\$414,384,327	85%	\$2,634,303	55%	\$519,866	\$3,154,170
12 2020	\$606,487,210	\$0	\$606,487,210	231.2%	\$423,347,192	85%	\$2,691,282	55%	\$531,110	\$3,222,392
13 2021	\$615,584,519	\$0	\$615,584,519	236.1%	\$432,444,501	85%	\$2,749,115	55%	\$542,523	\$3,291,638
14 2022	\$624,818,286	\$0	\$624,818,286	241.2%	\$441,678,268	85%	\$2,807,815	55%	\$554,107	\$3,361,923
15 2023	\$634,190,561	\$0	\$634,190,561	246.3%	\$451,050,543	85%	\$2,867,396	55%	\$565,865	\$3,433,262
16 2024	\$643,703,419	\$0	\$643,703,419	251.5%	\$460,563,401	85%	\$2,927,871	55%	\$577,800	\$3,505,671
17 2025	\$653,358,970	\$0	\$653,358,970	256.8%	\$470,218,952	85%	\$2,989,252	55%	\$589,913	\$3,579,166
18 2026	\$663,159,355	\$0	\$663,159,355	262.1%	\$480,019,337	85%	\$3,051,555	55%	\$602,208	\$3,653,764
19 2027	\$673,106,745	\$0	\$673,106,745	267.5%	\$489,966,727	70%	\$2,565,123	55%	\$614,688	\$3,179,811
20 2028	\$683,203,346	\$0	\$683,203,346	273.0%	\$500,063,328	70%	\$2,617,982	55%	\$627,354	\$3,245,337
21 2029	\$693,451,397	\$0	\$693,451,397	278.6%	\$510,311,379	70%	\$2,671,633	55%	\$0	\$2,671,634
22 2030	\$703,853,168	\$0	\$703,853,168	284.3%	\$520,713,150	70%	\$2,726,090	55%	\$0	\$2,726,090
23 2031	\$714,410,965	\$0	\$714,410,965	290.1%	\$531,270,947	70%	\$2,781,363	0%	\$0	\$2,781,363
24 2032	\$725,127,130	\$0	\$725,127,130	295.9%	\$541,987,112	0%	\$0	0%	\$0	\$0
25 2033	\$736,004,037	\$0	\$736,004,037	301.9%	\$552,864,019	0%	\$0	0%	\$0	\$0
		\$360,561,441					\$47,238,950		\$7,930,758	\$55,169,721
2009 NPV							\$23,589,322		\$4,191,044	\$27,780,373

Sales Volume and Sales Tax Forecasts

The development projects forecast for the TIF zone will produce more than property tax for the City of Dallas. For development projects that add significant retail store sales volumes to Dallas, sales tax will be a greater financial benefit than property tax. During the 25-year TIF term, approximately 650,000 square feet of retail space is expected to be constructed within the boundaries of the Maple-Mockingbird TIF District. This will generate municipal revenue as the City and DART each have a one-cent sales tax. **Exhibits K1 and K2** forecasts real property taxes that will be retained by taxing entities, as well as the anticipated sales tax from the District's West Love Market retail floor area. The City and DART are the only entities that will collect sales tax.

Exhibit K-1: Retained Real Property, Sales, and BPP Tax from Net New Development in the Maple/Mockingbird TIF District

Assumptions:

Anticipated development is predicated in part on public financial incentives for stimulus.
 Appraisals per square foot of improvements and land are estimates by Stein Planning, LLC, based on appraisals of comparable properties for tax purposes.
 Total appraisals per square foot of floor area are more significant than unit appraisals of land or improvements individually. If land per square foot is appraised higher or lower by the DCAD, improvement appraisals will likely be adjusted to compensate so that total appraised value remains close to the suggested appraisal.
 Net land area differs slightly from land area reported by the DCAD.
 Non-project costs are costs NOT paid by the TIF fund. Estimates reflect land and improvements only, factored by the typical gap between value and appraised values for taxes, less principal expenses financed by TIF.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	
Site and/or	Complete by End of	Land Area			Dwelling	Gross Floor Area		Estimated Property Appraisals for Tax Purposes, in 2008 Dollars											
		Gross	Net	Net		Coverage	Improvements	Land	Total	Total Real per	Business Personal Property	Total							
Owner	Lot	Use or tenant	Calendar	Acres	Acres	SF	Units	(SF)	Ratio	per SF GFA	All	per SF	All	Real Property	SF of GFA	per SF of GFA	Total BPP	Property	
Balcones, West Love Market																			
		Mass market retailer			14.39	626,674		155,324	0.25	\$30	\$4,659,720	\$15.00	\$9,400,110	\$14,059,830	\$91	\$70	\$10,872,680	\$24,932,510	
		Junior anchors and in line retail			12.73	554,499		137,053	0.25	\$50	\$6,852,650	\$25.00	\$13,862,475	\$20,715,125	\$151.00	\$40	\$5,482,120	\$26,197,245	
		Bank			1.03	44,853		4,000	0.09	\$150	\$600,000	\$35.00	\$1,569,855	\$2,169,855	\$542.00	\$40	\$160,000	\$2,329,855	
		Restaurant			0.90	39,335		4,000	0.10	\$60	\$240,000	\$35.00	\$1,376,725	\$1,616,725	\$404.00	\$50	\$200,000	\$1,816,725	
		Restaurant			0.98	42,703		5,000	0.12	\$80	\$400,000	\$35.00	\$1,494,605	\$1,894,605	\$379.00	\$50	\$250,000	\$2,144,605	
		Pharmacy			1.51	65,869		12,900	0.20	\$80	\$1,032,000	\$35.00	\$2,305,415	\$3,337,415	\$259.00	\$100	\$1,290,000	\$4,627,415	
		bank			0.59	25,683		3,000	0.12	\$150	\$450,000	\$35.00	\$898,905	\$1,348,905	\$450.00	\$40	\$120,000	\$1,468,905	
		subtotal			32.13	1,399,583		321,277	0.23	\$44	\$14,234,370	\$20.00	\$30,908,090	\$45,142,460	\$141	\$57	\$18,374,800	\$63,517,260	
		drainage			4.55	198,198		0	0.00	N.A.	\$0	\$1.00	\$198,198	\$198,198	N.A.	N.A.	\$990,990	\$198,198	
		Site subtotal	2011	32.6	36.68	1,597,781		321,277	0.20	\$44	\$14,234,370	\$19.47	\$31,106,288	\$45,340,658	\$141	\$60	\$19,365,790	\$63,715,458	
Realty Capital		Rental residences	2013	7.7	6.90	300,468	300	270,000	0.90	\$85	\$22,950,000	\$20.00	\$6,009,359	\$28,959,359	\$107	\$0	\$0	\$28,959,359	
Balcones apartments		Rental residences	2013	6.0	5.81	253,084	250	210,000	0.83	\$85	\$17,850,000	\$20.00	\$5,061,672	\$22,911,672	\$109	\$0	\$0	\$22,911,672	
Stream Realty		Rental residences	2015	13.9	12.47	543,361	513	974,700	1.79	\$85	\$82,849,500	\$20.00	\$10,867,220	\$93,716,720	\$96	\$0	\$0	\$93,716,720	
JLB		Rental residences	2014	5.8	5.24	228,145	300	270,000	1.18	\$85	\$22,950,000	\$20.00	\$4,562,896	\$27,512,896	\$102	\$0	\$0	\$27,512,896	
Hudnall at Denton Cut-off																			
A		Bank						4,800		\$150	\$720,000		\$720,000			\$40	\$192,000	\$912,000	
B		Retail						23,763		\$110	\$2,613,930		\$2,613,930			\$40	\$950,520	\$3,564,450	
C		Retail						12,061		\$110	\$1,326,710		\$1,326,710			\$40	\$482,440	\$1,809,150	
D		Retail						11,763		\$110	\$1,293,930		\$1,293,930			\$40	\$470,520	\$1,764,450	
E		Retail						7,872		\$110	\$865,920		\$865,920			\$40	\$314,880	\$1,180,800	
F		Grocery						45,627		\$20	\$912,540		\$912,540			\$40	\$1,825,080	\$2,737,620	
G		Retail						12,826		\$110	\$1,410,860		\$1,410,860			\$40	\$513,040	\$1,923,900	
H		Rental residences					221	176,408		\$80	\$14,112,640		\$14,112,640			\$0	\$0	\$14,112,640	
I		For-sale residences					6	13,620		\$110	\$1,498,200		\$1,498,200			\$0	\$0	\$1,498,200	
J		For-sale residences					8	18,240		\$110	\$2,006,400		\$2,006,400			\$0	\$0	\$2,006,400	
		Site subtotal	2014	10.0	8.48	369,507	235	326,980	0.88	\$82	\$26,761,130	\$20.00	\$7,390,147	\$34,151,277	\$104	\$15	\$4,748,480	\$38,899,757	
2516 New Orleans		Rental residences	2016	5.3	5.25	228,840	250	225,000	0.98	\$85	\$19,125,000	\$20.00	\$4,576,810	\$23,701,810	\$105	\$0	\$0	\$23,701,810	
Total					81.2	80.84	3,521,186	1,848	2,597,957	0.74	\$80	\$206,720,000	\$19.76	\$69,574,392	\$276,294,392	\$106	\$9	\$24,114,270	\$299,417,672

Exhibit K-2: Maple/Mockingbird TIF District Project Sales Tax Revenue (New Retail Center Store Sales for West Love Market only)

Assumptions:

West Love Market stores open Oct. 1, 2011.

Estimated taxable store sales volumes for a stabilized year (in 2007 dollars) are from a separate exhibit.

Volumes are adjusted for inflation and vacancies in this exhibit.

City receipt of sales tax will lag actual sales by months.

(a)	(b)	(c)		(d)	(e)	(f)	(g)	(h)	(i)
City	Fiscal Year Ending Sept. 30	First-Year Store Spaces	New Store Spaces Previously Opened	Construction Material Expenditures, If of Appraisals Added on Next Jan. 1	Total Taxable Sales	City Sales Tax Earned @ 1.00%	New Retail Store Sales Only		
Year	Sept. 30	Taxable Store Sales, with 5.00% Vacancy Allowance and 3.00% Annual Inflation After 2007		20%			Total Taxable Sales	City Sales Tax Earned @ 1.00%	
1	2009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2	2010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3	2011	\$0	\$0	\$7,595,246	\$7,595,246	\$75,952	\$0	\$0	
4	2012	\$153,240,569	\$0	\$0	\$153,240,569	\$1,532,406	\$153,240,569	\$1,532,406	
5	2013	\$0	\$157,837,786	\$0	\$157,837,786	\$1,578,378	\$157,837,786	\$1,578,378	
6	2014	\$0	\$162,572,920	\$0	\$162,572,920	\$1,625,729	\$162,572,920	\$1,625,729	
7	2015	\$0	\$167,450,107	\$0	\$167,450,107	\$1,674,501	\$167,450,107	\$1,674,501	
8	2016	\$0	\$172,473,610	\$0	\$172,473,610	\$1,724,736	\$172,473,610	\$1,724,736	
9	2017	\$0	\$177,647,819	\$0	\$177,647,819	\$1,776,478	\$177,647,819	\$1,776,478	
10	2018	\$0	\$182,977,253	\$0	\$182,977,253	\$1,829,773	\$182,977,253	\$1,829,773	
11	2019	\$0	\$188,466,571	\$0	\$188,466,571	\$1,884,666	\$188,466,571	\$1,884,666	
12	2020	\$0	\$194,120,568	\$0	\$194,120,568	\$1,941,206	\$194,120,568	\$1,941,206	
13	2021	\$0	\$199,944,185	\$0	\$199,944,185	\$1,999,442	\$199,944,185	\$1,999,442	
14	2022	\$0	\$205,942,510	\$0	\$205,942,510	\$2,059,425	\$205,942,510	\$2,059,425	
15	2023	\$0	\$212,120,786	\$0	\$212,120,786	\$2,121,208	\$212,120,786	\$2,121,208	
16	2024	\$0	\$218,484,409	\$0	\$218,484,409	\$2,184,844	\$218,484,409	\$2,184,844	
17	2025	\$0	\$225,038,942	\$0	\$225,038,942	\$2,250,389	\$225,038,942	\$2,250,389	
18	2026	\$0	\$231,790,110	\$0	\$231,790,110	\$2,317,901	\$231,790,110	\$2,317,901	
19	2027	\$0	\$238,743,813	\$0	\$238,743,813	\$2,387,438	\$238,743,813	\$2,387,438	
20	2028	\$0	\$245,906,128	\$0	\$245,906,128	\$2,459,061	\$245,906,128	\$2,459,061	
21	2029	\$0	\$253,283,311	\$0	\$253,283,311	\$2,532,833	\$253,283,311	\$2,532,833	
22	2030	\$0	\$260,881,811	\$0	\$260,881,811	\$2,608,818	\$260,881,811	\$2,608,818	
23	2031	\$0	\$268,708,265	\$0	\$268,708,265	\$2,687,083	\$268,708,265	\$2,687,083	
24	2032	\$0	\$276,769,513	\$0	\$276,769,513	\$2,767,695	\$276,769,513	\$2,767,695	
25	2033	\$0	\$285,072,598	\$0	\$285,072,598	\$2,850,726	\$285,072,598	\$2,850,726	
Total		\$153,240,569	\$4,526,233,015	\$7,595,246	\$4,687,068,830	\$46,870,688	\$4,679,473,584	\$46,794,736	

Exhibit K-2 forecasts annual sales volume from West Love Market retail center in the TIF zone. The West Love Market consists of approximately 321,000 square feet of retail space. By 2033, the City and DART will each receive approximately \$47 million (total dollars) in incremental sales tax revenue as a result of the West Love Market retail development in the Maple-Mockingbird TIF District. The sales tax generated for the City by store sales in this development as well as other retail space anticipated to be developed within the district would likely approximate the combined real and business personal property tax increments from all property developments forecasted for the TIF zone over the same term of years.

Financial Assumptions

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

Inflation. The generally accepted inflation for construction costs and the value of improvements is 3% per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of 5% per annum.

Appreciation. Property appreciation is assumed to be 1.5% percent per annum on average.

Tax Rate Changes. Although tax rates will certainly increase during the 25-year development period, the financial plan assumes that the 2008 tax rate will remain constant for the life of the Maple/Mockingbird TIF District, except to incorporate any tax rate changes that may occur.

Remittance to the TIF Fund. The proposed duration of the Maple/Mockingbird TIF District is 25 years (it is scheduled to terminate December 31, 2033). The City of Dallas will participate at a variable participation rate (the City's yearly participation rates are identified on page 7). Dallas County is expected to participate at a rate of 0% in 2008, followed by a rate of 55% in 2009 and thereafter. TIF collections will terminate once the TIF budget of \$27,780,373 (net present value) has been collected or December 31, 2033, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached in 2031, after 23 years of collections.

Financial Feasibility

The private development plans, public improvement program, general financing strategy and financial assumptions were all included in a preliminary assessment prepared by Stein Planning and Management and the City of Dallas, Office of Economic Development. The study is intended to be used as part of the economic feasibility study for the District in accordance with the provisions of Section 311.011, Texas Tax Code, and is available upon request.

During the Maple/Mockingbird TIF District's 25-year term, cumulative private development is expected to increase property value to approximately \$553 million. The TIF will only receive revenue from the taxable value which exceeds the base year's value. As a result, the "captured" taxable value accruing to the Maple-Mockingbird TIF District will be \$27.8 million NPV or \$55 million total dollars.

If revenues are received at the predicted rate, increment collections will be reached and final project improvements completed by Year 23 of the TIF term. On a strict "pay-as-you-go" basis, the progress of the public improvements portion of the development program is driven by 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. However, if revenues do not meet expectations, then the progression of public improvements will be slowed or discontinued altogether based upon the advice of the Board of Directors and the approval of the City Council.

The Reinvestment Zone Financing Plan provides that the City and County will begin to realize additional revenues from the TIF in Year 2 (2010) of the program.

Based upon a set of TIF District analysis and assumptions, the Project Plan and Reinvestment Zone Financing Plan is feasible.

TIF Project Costs and Debt Service

Pursuant to this Project Plan and Reinvestment Zone Financing Plan and pursuant to one or more development agreements, balances in the TIF fund will be disbursed to reimburse TIF project costs. The City will not be obligated to reimburse TIF project costs unless there are sufficient dollars in the TIF fund to facilitate reimbursement. Disbursement from the TIF fund shall be executed in a timely fashion and not unreasonably withheld.

Reimbursement of TIF project costs appears to be economically feasible if development, project cost expenses, real property appraisals, tax levies and tax collections occur according to the analyses and assumptions in this plan.

The reinvestment zone was designated by the City Council in calendar year 2008, thus making the certified 2008 tax roll (based on January 1, 2008 conditions) the base value for the zone. The TIF zone will terminate at the end of calendar year 2033 or at such other date as set by the City Council. This extended term enables the City of Dallas and other local taxing jurisdictions to allocate percentages of tax increments to the TIF fund in later years if, in their discretion, further investments are warranted. The City Council may terminate this TIF zone at an earlier date if all obligations of the TIF fund have been satisfied. The City Council may also terminate this zone within three years of the adoption of the Final Project Plan and Reinvestment Zone Financing Plan if the TIF fund has no financial obligations.

The tax increment financing fund may have a residual balance of cash after all its financial obligations have been met. Any residual balance will be refunded to taxing entities participating in the TIF program on a pro rata basis according to their respective contributions.

No bonded indebtedness is currently anticipated for the TIF fund. The City may, however, determine at a future date that it would be advantageous to issue obligations backed by a reliable cash flow to the TIF fund and/or other sources, thus reimbursing TIF project costs at an earlier date than otherwise. The City reserves all powers to

determine the appropriateness of issuing securities and to approve an issue of securities, yet it has no obligation to issue securities to prepay TIF obligations.

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 Maple/Mockingbird TIF District Board of Directors has adopted specific policies for the Maple/Mockingbird TIF District:

- Public improvements will occur at a pace that coincides with private development.
- Private developers must enter into a development agreement with the City if they desire the municipality to share in the costs of infrastructure improvements required for their projects.
- Reimbursement priorities and the method of apportioning available increment will be described in the Development Agreement.
- Each Development Agreement is unique. Accordingly, the nature and extent of support from public funds may change over time as the District becomes more developed.
- The City may negotiate with financial institutions to secure notes or lines of credit to aid in the funding of projects within the TIF District, using any financial instrument, subject to City Council approval, or may issue certificates of obligation or TIF bonds for projects as described earlier in the Project Plan.
- If a developer requests funding for infrastructure improvements at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:
 - Deferred until funds are available
 - Constructed at the sole expense of the developer
 - Constructed at the expense of the developer with the City providing reimbursement as sufficient funds become available
- Should project costs that directly benefit the project's developer be paid, such as grants made to a developer as permitted by Chapter 311, Texas Tax Code, the City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the Maple/Mockingbird TIF District's economy, eliminating unemployment or underemployment, and developing or expanding the District's transportation, business and commercial activity.

- Some desired improvements that benefit the entire district are beyond the capacity of TIF funding. Other sources of funding, such as General Obligation Bonds and grants will be explored for these types of improvements.

The Maple/Mockingbird TIF Board may periodically recommend amendments to these financial policies which will affect the TIF District's operations.

Conclusion

Based upon a set of analyses and assumptions relevant to the Maple/Mockingbird TIF District Preliminary Project Plan and Reinvestment Zone Financing Plan, the plan has been determined to be feasible. The success of the District's development projects will allow the City of Dallas to improve and increase the area's inventory of affordable housing units as well as create new commercial and retail uses to complement the district. Additionally, adopting design standards, modifying the area's zoning codes, and providing incentives to attract a more desirable mix of development will enable the Maple/Mockingbird TIF District to serve as a model for redeveloping similar areas.

Appendix A: 2008 DCAD Certified Real Property Accounts in the Maple/Mockingbird TIF District

DCAD ACCOUNT NUMBER	PROPERTY ADDRESS	YRS ELIGIBLE	2008 BASE TAXABLE	EXEMPT
00DALAREARAPTT230	555 2ND AVE	2009 - 2033	\$0	X
00DARTUNIONPCT230	99999 NO NAME ST	2009 - 2033	\$0	X
00000216883000000	2504 BOMAR AVE	2009 - 2033	\$110,700	
00000216886000000	2506 BOMAR AVE	2009 - 2033	\$88,560	
00000216889000000	2514 BOMAR AVE	2009 - 2033	\$44,280	
00000216940000000	2515 BOMAR AVE	2009 - 2033	\$110,700	
00000216892000000	2518 BOMAR AVE	2009 - 2033	\$44,280	
00000216943000000	2519 BOMAR AVE	2009 - 2033	\$184,840	
00000216895000000	2522 BOMAR AVE	2009 - 2033	\$44,280	
00000216946000000	2523 BOMAR AVE	2009 - 2033	\$328,480	
00000216898000000	2602 BOMAR AVE	2009 - 2033	\$47,780	
00000216949000000	2603 BOMAR AVE	2009 - 2033	\$198,040	
00000216901000000	2606 BOMAR AVE	2009 - 2033	\$44,280	
00000216952000000	2607 BOMAR AVE	2009 - 2033	\$187,220	
00000216904000000	2610 BOMAR AVE	2009 - 2033	\$44,280	
00000216955000000	2611 BOMAR AVE	2009 - 2033	\$146,580	
00000216907000000	2614 BOMAR AVE	2009 - 2033	\$0	X
00000216958000000	2615 BOMAR AVE	2009 - 2033	\$154,030	
00000216910000000	2618 BOMAR AVE	2009 - 2033	\$80,210	
00000216913000000	2622 BOMAR AVE	2009 - 2033	\$45,000	
00000216916000000	2626 BOMAR AVE	2009 - 2033	\$45,000	
00000216967000000	2703 BOMAR AVE	2009 - 2033	\$46,900	
00000216919000000	2706 BOMAR AVE	2009 - 2033	\$45,000	
00000216970000000	2707 BOMAR AVE	2009 - 2033	\$0	X
00000216973000000	2711 BOMAR AVE	2009 - 2033	\$0	X
00000216925000000	2714 BOMAR AVE	2009 - 2033	\$220,400	
00000216928000000	2718 BOMAR AVE	2009 - 2033	\$116,660	
00000429385000000	2500 BUTLER ST	2009 - 2033	\$117,030	
00000429376000000	2503 BUTLER ST	2009 - 2033	\$1,153,240	
00000429382000000	2522 BUTLER ST	2009 - 2033	\$446,580	
00000429394000000	2525 BUTLER ST	2009 - 2033	\$360,430	
00000429379000000	2530 BUTLER ST	2009 - 2033	\$148,820	
00000429391000000	2531 BUTLER ST	2009 - 2033	\$0	X
00000429388000000	2537 BUTLER ST	2009 - 2033	\$0	X
00000429835000000	6021 CEDAR SPRINGS RD	2009 - 2033	\$1,931,480	
00000429868000000	6101 CEDAR SPRINGS RD	2009 - 2033	\$1,476,810	
00000429850000000	6211 CEDAR SPRINGS RD	2009 - 2033	\$2,385,340	
00000429841000000	6303 CEDAR SPRINGS RD	2009 - 2033	\$2,300,000	
00000429838000000	6415 CEDAR SPRINGS RD	2009 - 2033	\$805,280	
00000222718000100	6500 CEDAR SPRINGS RD	2009 - 2033	\$276,360	
00000222718000000	6519 CEDAR SPRINGS RD	2009 - 2033	\$2,562,920	
00000429370000000	5404 DENTON DR	2009 - 2033	\$770,450	
00000429364000000	5515 DENTON DR	2009 - 2033	\$1,972,090	
00000429907000000	5723 DENTON DR	2009 - 2033	\$67,080	
00000429826000000	6000 DENTON DR	2009 - 2033	\$2,522,650	
00572100000010000	6025 DENTON DR	2009 - 2033	\$1,400,000	
00000429896000000	6115 DENTON DR	2009 - 2033	\$85,000	
00000429896000100	6115 DENTON DR	2009 - 2033	\$0	X
005720000A0020000	6124 DENTON DR	2009 - 2033	\$1,869,680	
005720000A0010000	6134 DENTON DR	2009 - 2033	\$816,840	
00000429880000000	6200 DENTON DR	2009 - 2033	\$2,613,390	
00000216976000000	6211 DENTON DR	2009 - 2033	\$0	X
00000216976009900	6211 DENTON DR	2009 - 2033	\$204,440	
00000429856000000	6302 DENTON DR	2009 - 2033	\$177,210	

Appendix A: 2008 DCAD Certified Real Property Accounts in the Maple/Mockingbird TIF District (continued)

DCAD ACCOUNT NUMBER	PROPERTY ADDRESS	YRS ELIGIBLE	2008 BASE TAXABLE	EXEMPT
0057200000140000	6316 DENTON DR	2009 - 2033	\$400,310	
00000429871000000	6320 DENTON DR	2009 - 2033	\$687,348	
00000429874000000	6320 DENTON DR	2009 - 2033	\$550,036	
00000429904000000	6333 DENTON DR	2009 - 2033	\$6,698,440	
00000429877000000	6410 DENTON DR	2009 - 2033	\$0	X
00000429847000000	6420 DENTON DR	2009 - 2033	\$289,430	
00000429934000000	6700 DENTON DR	2009 - 2033	\$2,758,620	
00000429364000100	5448 DENTON DR CUT OFF	2009 - 2033	\$1,379,530	
00000429355000000	5520 DENTON DR CUT OFF DR	2009 - 2033	\$360,840	
00000335647000000	2717 EGAN AVE	2009 - 2033	\$96,820	
00000335650000000	2723 EGAN AVE	2009 - 2033	\$30,980	
00000430693000000	2030 EMPIRE CENTRAL DR	2009 - 2033	\$382,290	
00000430730000000	2040 EMPIRE CENTRAL DR	2009 - 2033	\$0	X
00000430711000000	2102 EMPIRE CENTRAL DR	2009 - 2033	\$159,690	
00000430729000000	2102 EMPIRE CENTRAL DR	2009 - 2033	\$514,690	
00000430798000000	2122 EMPIRE CENTRAL DR	2009 - 2033	\$27,230	
00000430795000000	2126 EMPIRE CENTRAL DR	2009 - 2033	\$64,520	
00000430792000000	2130 EMPIRE CENTRAL DR	2009 - 2033	\$27,840	
00000214603000000	2148 EMPIRE CENTRAL DR	2009 - 2033	\$62,500	
00000214606000000	2152 EMPIRE CENTRAL DR	2009 - 2033	\$22,883	
00000214609000000	2156 EMPIRE CENTRAL DR	2009 - 2033	\$68,000	
00000214612000000	2160 EMPIRE CENTRAL DR	2009 - 2033	\$92,000	
00000214558000000	2202 EMPIRE CENTRAL DR	2009 - 2033	\$641,470	
00000214546000000	2232 EMPIRE CENTRAL DR	2009 - 2033	\$2,367,550	
00000214561000000	2328 EMPIRE CENTRAL DR	2009 - 2033	\$472,850	
00000334594500000	2400 EMPIRE CENTRAL DR	2009 - 2033	\$922,410	
00000214573000000	2414 EMPIRE CENTRAL DR	2009 - 2033	\$109,900	
00000429931000000	2620 EMPIRE CENTRAL DR	2009 - 2033	\$231,960	
00000429922000000	2728 EMPIRE CENTRAL DR	2009 - 2033	\$3,320,760	
00000325519000000	2618 FIELDER CT	2009 - 2033	\$163,200	
00000325516000000	2622 FIELDER CT	2009 - 2033	\$39,990	
00000325513000000	2626 FIELDER CT	2009 - 2033	\$39,300	
00000325507000000	2630 FIELDER CT	2009 - 2033	\$187,900	
00000325501000000	2704 FIELDER CT	2009 - 2033	\$40,000	
00000325504000000	2710 FIELDER CT	2009 - 2033	\$78,390	
00000325498000000	2714 FIELDER CT	2009 - 2033	\$39,550	
00000325495000000	2718 FIELDER CT	2009 - 2033	\$38,400	
00000325492000000	2722 FIELDER CT	2009 - 2033	\$47,240	
00000325489000000	2726 FIELDER CT	2009 - 2033	\$0	X
00000211489380000	5139 FLEETWOOD OAKS DR	2009 - 2033	\$64,090	
0059M710000G00101	5212 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000G00102	5212 FLEETWOOD OAKS DR	2009 - 2033	\$39,090	
0059M710000G00103	5212 FLEETWOOD OAKS DR	2009 - 2033	\$56,704	
0059M710000G00201	5212 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000G00202	5212 FLEETWOOD OAKS DR	2009 - 2033	\$45,000	
0059M710000G00203	5212 FLEETWOOD OAKS DR	2009 - 2033	\$70,880	
0059M710000G00104	5214 FLEETWOOD OAKS DR	2009 - 2033	\$56,704	
0059M710000G00105	5214 FLEETWOOD OAKS DR	2009 - 2033	\$39,090	
0059M710000G00106	5214 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000G00204	5214 FLEETWOOD OAKS DR	2009 - 2033	\$0	X
0059M710000G00205	5214 FLEETWOOD OAKS DR	2009 - 2033	\$39,090	
0059M710000G00206	5214 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000F00107	5218 FLEETWOOD OAKS DR	2009 - 2033	\$54,372	
0059M710000F00108	5218 FLEETWOOD OAKS DR	2009 - 2033	\$121,200	

Appendix A: 2008 DCAD Certified Real Property Accounts in the Maple/Mockingbird TIF District (continued)

DCAD ACCOUNT NUMBER	PROPERTY ADDRESS	YRS ELIGIBLE	2008 BASE TAXABLE	EXEMPT
0059M710000F00207	5218 FLEETWOOD OAKS DR	2009 - 2033	\$54,372	
0059M710000F00208	5218 FLEETWOOD OAKS DR	2009 - 2033	\$73,730	
0059M710000F00109	5220 FLEETWOOD OAKS DR	2009 - 2033	\$73,730	
0059M710000F00110	5220 FLEETWOOD OAKS DR	2009 - 2033	\$56,576	
0059M710000F00209	5220 FLEETWOOD OAKS DR	2009 - 2033	\$58,984	
0059M710000F00210	5220 FLEETWOOD OAKS DR	2009 - 2033	\$121,200	
0059M710000F00111	5222 FLEETWOOD OAKS DR	2009 - 2033	\$92,000	
0059M710000F00112	5222 FLEETWOOD OAKS DR	2009 - 2033	\$73,730	
0059M710000F00211	5222 FLEETWOOD OAKS DR	2009 - 2033	\$54,372	
0059M710000F00212	5222 FLEETWOOD OAKS DR	2009 - 2033	\$54,372	
00000211483000000	5225 FLEETWOOD OAKS DR	2009 - 2033	\$5,608,940	
0059M710000F00114	5226 FLEETWOOD OAKS DR	2009 - 2033	\$73,730	
0059M710000F00115	5226 FLEETWOOD OAKS DR	2009 - 2033	\$96,960	
0059M710000F00214	5226 FLEETWOOD OAKS DR	2009 - 2033	\$90,258	
0059M710000F00215	5226 FLEETWOOD OAKS DR	2009 - 2033	\$58,984	
0059M710000F00116	5232 FLEETWOOD OAKS DR	2009 - 2033	\$21,669	
0059M710000F00117	5232 FLEETWOOD OAKS DR	2009 - 2033	\$54,372	
0059M710000F00216	5232 FLEETWOOD OAKS DR	2009 - 2033	\$73,730	
0059M710000F00217	5232 FLEETWOOD OAKS DR	2009 - 2033	\$73,730	
0059M710000E00118	5234 FLEETWOOD OAKS DR	2009 - 2033	\$56,704	
0059M710000E00119	5234 FLEETWOOD OAKS DR	2009 - 2033	\$39,090	
0059M710000E00120	5234 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000E00218	5234 FLEETWOOD OAKS DR	2009 - 2033	\$89,336	
0059M710000E00219	5234 FLEETWOOD OAKS DR	2009 - 2033	\$39,090	
0059M710000E00220	5234 FLEETWOOD OAKS DR	2009 - 2033	\$31,240	
0059M710000E00121	5238 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000E00122	5238 FLEETWOOD OAKS DR	2009 - 2033	\$39,090	
0059M710000E00123	5238 FLEETWOOD OAKS DR	2009 - 2033	\$78,540	
0059M710000E00221	5238 FLEETWOOD OAKS DR	2009 - 2033	\$40,750	
0059M710000E00222	5238 FLEETWOOD OAKS DR	2009 - 2033	\$39,090	
0059M710000E00223	5238 FLEETWOOD OAKS DR	2009 - 2033	\$92,000	
00000211490040000	5303 FLEETWOOD OAKS DR	2009 - 2033	\$64,480	
00000211490060000	5303 FLEETWOOD OAKS DR	2009 - 2033	\$0	X
00000211490160000	5303 FLEETWOOD OAKS DR	2009 - 2033	\$64,480	
00000211490180000	5303 FLEETWOOD OAKS DR	2009 - 2033	\$44,480	
00000211490200000	5303 FLEETWOOD OAKS DR	2009 - 2033	\$64,090	
00000211489980000	5305 FLEETWOOD OAKS DR	2009 - 2033	\$64,090	
00000211490000000	5305 FLEETWOOD OAKS DR	2009 - 2033	\$44,480	
00000211490020000	5305 FLEETWOOD OAKS DR	2009 - 2033	\$51,584	
00000211490100000	5305 FLEETWOOD OAKS DR	2009 - 2033	\$36,048	
00000211490120000	5305 FLEETWOOD OAKS DR	2009 - 2033	\$44,480	
00000211490140000	5305 FLEETWOOD OAKS DR	2009 - 2033	\$64,480	
0059M710000D00124	5306 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000D00125	5306 FLEETWOOD OAKS DR	2009 - 2033	\$38,920	
0059M710000D00126	5306 FLEETWOOD OAKS DR	2009 - 2033	\$30,580	
0059M710000D00127	5306 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000D00224	5306 FLEETWOOD OAKS DR	2009 - 2033	\$0	X
0059M710000D00225	5306 FLEETWOOD OAKS DR	2009 - 2033	\$40,750	
0059M710000D00226	5306 FLEETWOOD OAKS DR	2009 - 2033	\$41,500	
0059M710000D00227	5306 FLEETWOOD OAKS DR	2009 - 2033	\$0	X
0059M710000B00135	5310 FLEETWOOD OAKS DR	2009 - 2033	\$31,240	
0059M710000B00136	5310 FLEETWOOD OAKS DR	2009 - 2033	\$38,920	
0059M710000B00137	5310 FLEETWOOD OAKS DR	2009 - 2033	\$38,920	
0059M710000B00138	5310 FLEETWOOD OAKS DR	2009 - 2033	\$0	X
0059M710000B00235	5310 FLEETWOOD OAKS DR	2009 - 2033	\$31,240	

Appendix A: 2008 DCAD Certified Real Property Accounts in the Maple/Mockingbird TIF District (continued)

DCAD ACCOUNT NUMBER	PROPERTY ADDRESS	YRS ELIGIBLE	2008 BASE TAXABLE	EXEMPT
0059M710000B00236	5310 FLEETWOOD OAKS DR	2009 - 2033	\$50,740	
0059M710000B00237	5310 FLEETWOOD OAKS DR	2009 - 2033	\$34,750	
0059M710000B00238	5310 FLEETWOOD OAKS DR	2009 - 2033	\$31,240	
0059M710000C00132	5310 FLEETWOOD OAKS DR	2009 - 2033	\$40,150	
0059M710000C00133	5310 FLEETWOOD OAKS DR	2009 - 2033	\$39,420	
0059M710000C00134	5310 FLEETWOOD OAKS DR	2009 - 2033	\$40,260	
0059M710000C00232	5310 FLEETWOOD OAKS DR	2009 - 2033	\$100,380	
0059M710000C00233	5310 FLEETWOOD OAKS DR	2009 - 2033	\$98,560	
0059M710000C00234	5310 FLEETWOOD OAKS DR	2009 - 2033	\$42,930	
0059M710000D00128	5310 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000D00129	5310 FLEETWOOD OAKS DR	2009 - 2033	\$38,920	
0059M710000D00130	5310 FLEETWOOD OAKS DR	2009 - 2033	\$30,580	
0059M710000D00131	5310 FLEETWOOD OAKS DR	2009 - 2033	\$0	X
0059M710000D00228	5310 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000D00229	5310 FLEETWOOD OAKS DR	2009 - 2033	\$30,580	
0059M710000D00230	5310 FLEETWOOD OAKS DR	2009 - 2033	\$38,920	
0059M710000D00231	5310 FLEETWOOD OAKS DR	2009 - 2033	\$79,520	
00000211489580000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$0	X
00000211489600000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$39,320	
00000211489620000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$49,150	
00000211489640000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$50,180	
00000211489660000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$50,180	
00000211489680000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$49,150	
00000211489700000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$39,320	
00000211489720000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$39,320	
00000211489740000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$44,990	
00000211489760000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$44,990	
00000211489780000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$44,990	
00000211489800000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$35,992	
00000211489820000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$51,200	
00000211489840000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$0	X
00000211489860000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$44,990	
00000211489880000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$35,992	
00000211489900000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$44,990	
00000211489920000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$44,990	
00000211489940000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$51,200	
00000211489960000	5311 FLEETWOOD OAKS DR	2009 - 2033	\$34,084	
00000211489400000	5315 FLEETWOOD OAKS DR	2009 - 2033	\$36,852	
00000211489420000	5315 FLEETWOOD OAKS DR	2009 - 2033	\$44,480	
00000211489440000	5315 FLEETWOOD OAKS DR	2009 - 2033	\$0	X
00000211489520000	5315 FLEETWOOD OAKS DR	2009 - 2033	\$64,090	
00000211489540000	5315 FLEETWOOD OAKS DR	2009 - 2033	\$44,480	
00000211489560000	5315 FLEETWOOD OAKS DR	2009 - 2033	\$37,077	
00000211489340000	5319 FLEETWOOD OAKS DR	2009 - 2033	\$64,480	
00000211489360000	5319 FLEETWOOD OAKS DR	2009 - 2033	\$44,480	
00000211489460000	5319 FLEETWOOD OAKS DR	2009 - 2033	\$64,480	
00000211489480000	5319 FLEETWOOD OAKS DR	2009 - 2033	\$44,480	
00000211489500000	5319 FLEETWOOD OAKS DR	2009 - 2033	\$36,852	
0059M710000A00143	5322 FLEETWOOD OAKS DR	2009 - 2033	\$31,240	
0059M710000A00144	5322 FLEETWOOD OAKS DR	2009 - 2033	\$38,920	
0059M710000A00145	5322 FLEETWOOD OAKS DR	2009 - 2033	\$38,920	
0059M710000A00146	5322 FLEETWOOD OAKS DR	2009 - 2033	\$31,240	
0059M710000A00243	5322 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000A00244	5322 FLEETWOOD OAKS DR	2009 - 2033	\$41,500	
0059M710000A00245	5322 FLEETWOOD OAKS DR	2009 - 2033	\$38,920	

Appendix A: 2008 DCAD Certified Real Property Accounts in the Maple/Mockingbird TIF District (continued)

DCAD ACCOUNT NUMBER	PROPERTY ADDRESS	YRS ELIGIBLE	2008 BASE TAXABLE	EXEMPT
0059M710000A00246	5322 FLEETWOOD OAKS DR	2009 - 2033	\$31,240	
0059M710000B00139	5322 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000B00140	5322 FLEETWOOD OAKS DR	2009 - 2033	\$38,920	
0059M710000B00141	5322 FLEETWOOD OAKS DR	2009 - 2033	\$31,136	
0059M710000B00142	5322 FLEETWOOD OAKS DR	2009 - 2033	\$31,240	
0059M710000B00239	5322 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000B00240	5322 FLEETWOOD OAKS DR	2009 - 2033	\$30,580	
0059M710000B00241	5322 FLEETWOOD OAKS DR	2009 - 2033	\$30,580	
0059M710000B00242	5322 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
00000211489160000	5323 FLEETWOOD OAKS DR	2009 - 2033	\$64,090	
00000211489180000	5323 FLEETWOOD OAKS DR	2009 - 2033	\$35,584	
00000211489200000	5323 FLEETWOOD OAKS DR	2009 - 2033	\$64,480	
00000211489280000	5323 FLEETWOOD OAKS DR	2009 - 2033	\$64,090	
00000211489300000	5323 FLEETWOOD OAKS DR	2009 - 2033	\$35,584	
00000211489320000	5323 FLEETWOOD OAKS DR	2009 - 2033	\$64,480	
00000211489100000	5325 FLEETWOOD OAKS DR	2009 - 2033	\$51,503	
00000211489120000	5325 FLEETWOOD OAKS DR	2009 - 2033	\$35,584	
00000211489140000	5325 FLEETWOOD OAKS DR	2009 - 2033	\$64,090	
00000211489220000	5325 FLEETWOOD OAKS DR	2009 - 2033	\$64,480	
00000211489240000	5325 FLEETWOOD OAKS DR	2009 - 2033	\$0	X
00000211489260000	5325 FLEETWOOD OAKS DR	2009 - 2033	\$51,272	
0059M710000A00147	5326 FLEETWOOD OAKS DR	2009 - 2033	\$39,760	
0059M710000A00148	5326 FLEETWOOD OAKS DR	2009 - 2033	\$97,300	
0059M710000A00149	5326 FLEETWOOD OAKS DR	2009 - 2033	\$97,300	
0059M710000A00150	5326 FLEETWOOD OAKS DR	2009 - 2033	\$111,670	
0059M710000A00247	5326 FLEETWOOD OAKS DR	2009 - 2033	\$31,240	
0059M710000A00248	5326 FLEETWOOD OAKS DR	2009 - 2033	\$30,580	
0059M710000A00249	5326 FLEETWOOD OAKS DR	2009 - 2033	\$77,840	
0059M710000A00250	5326 FLEETWOOD OAKS DR	2009 - 2033	\$111,670	
00000214648000000	6616 FOREST PARK RD	2009 - 2033	\$737,780	
00000214528000000	6820 FOREST PARK RD	2009 - 2033	\$1,614,900	
00000430732000000	6835 FOREST PARK RD	2009 - 2033	\$292,940	
00000430774000000	6901 FOREST PARK RD	2009 - 2033	\$167,920	
00000214552000000	6910 FOREST PARK RD	2009 - 2033	\$526,660	
00000430777000000	6911 FOREST PARK RD	2009 - 2033	\$314,800	
00000430780000000	6921 FOREST PARK RD	2009 - 2033	\$64,980	
00000430783000000	6925 FOREST PARK RD	2009 - 2033	\$24,850	
00000430786000000	6929 FOREST PARK RD	2009 - 2033	\$42,640	
00000214600000000	6930 FOREST PARK RD	2009 - 2033	\$1,172,860	
00000430789000000	6931 FOREST PARK RD	2009 - 2033	\$25,770	
00000430612000000	6612 HARRY HINES BLVD	2009 - 2033	\$2,118,780	
00000430624000000	6720 HARRY HINES BLVD	2009 - 2033	\$493,710	
00000430699000000	6814 HARRY HINES BLVD	2009 - 2033	\$1,650,000	
0057600C000020000	6920 HARRY HINES BLVD	2009 - 2033	\$185,800	
0057600C000010000	6930 HARRY HINES BLVD	2009 - 2033	\$643,650	
00000430621000000	2032 HAWES AVE	2009 - 2033	\$191,440	
00000430630000000	2108 HAWES AVE	2009 - 2033	\$35,690	
00000430627000000	2110 HAWES AVE	2009 - 2033	\$46,440	
00000430603000000	2112 HAWES AVE	2009 - 2033	\$28,180	
00000430606000000	2114 HAWES AVE	2009 - 2033	\$47,090	
00000430609000000	2116 HAWES AVE	2009 - 2033	\$112,400	
00000430597000000	2128 HAWES AVE	2009 - 2033	\$238,050	
00000430600000000	2132 HAWES AVE	2009 - 2033	\$708,360	
00000222679000000	2510 HAWES AVE	2009 - 2033	\$1,155,090	
00000222652000000	2608 HAWES AVE	2009 - 2033	\$676,320	

Appendix A: 2008 DCAD Certified Real Property Accounts in the Maple/Mockingbird TIF District (continued)

DCAD ACCOUNT NUMBER	PROPERTY ADDRESS	YRS ELIGIBLE	2008 BASE TAXABLE	EXEMPT
0000022265500000	2640 HAWES AVE	2009 - 2033	\$45,500	
0000022268200000	2700 HAWES AVE	2009 - 2033	\$76,200	
0000042991900000	2705 HAWES AVE	2009 - 2033	\$592,690	
0000022265800000	2712 HAWES AVE	2009 - 2033	\$166,820	
0000022266100000	2718 HAWES AVE	2009 - 2033	\$154,880	
0000021146800000	2514 HUDNALL ST	2009 - 2033	\$95,250	
0000042936100000	2601 HUDNALL ST	2009 - 2033	\$2,475,340	
002371000D31A0000	2333 INWOOD RD	2009 - 2033	\$342,590	
0000021480700000	2339 INWOOD RD	2009 - 2033	\$804,720	
0023710D0032A0000	2407 INWOOD RD	2009 - 2033	\$67,500	
0000021481600000	2419 INWOOD RD	2009 - 2033	\$570,310	
0000021481900000	2419 INWOOD RD	2009 - 2033	\$144,000	
002371000D32B0000	2419 INWOOD RD	2009 - 2033	\$1,274,170	
005708000A0020000	2506 INWOOD RD	2009 - 2033	\$920,240	
0000042947200000	2515 INWOOD RD	2009 - 2033	\$2,600,000	
005708000A0100000	2516 INWOOD RD	2009 - 2033	\$397,350	
005708000A0010000	2522 INWOOD RD	2009 - 2033	\$781,550	
0000042941900000	2603 INWOOD RD	2009 - 2033	\$100,410	
00000429419000100	2603 INWOOD RD	2009 - 2033	\$759,000	
005708000A0030000	2608 INWOOD RD	2009 - 2033	\$1,690,490	
005708000A0030100	2608 INWOOD RD	2009 - 2033	\$0	X
0000042944800000	2615 INWOOD RD	2009 - 2033	\$196,900	
005708000A0040000	2708 INWOOD RD	2009 - 2033	\$0	X
0000042945700000	2711 INWOOD RD	2009 - 2033	\$256,020	
0000042946000000	2715 INWOOD RD	2009 - 2033	\$56,000	
0000042946300000	2719 INWOOD RD	2009 - 2033	\$74,160	
005708000A0050000	2722 INWOOD RD	2009 - 2033	\$0	X
005709000A05A0000	2727 INWOOD RD	2009 - 2033	\$1,988,160	
005709000A22A0000	2727 INWOOD RD	2009 - 2033	\$182,950	
0000042982900000	2929 INWOOD RD	2009 - 2033	\$0	X
0000042956200000	2504 KIMSEY DR	2009 - 2033	\$40,912	
0000042956500000	2508 KIMSEY DR	2009 - 2033	\$58,730	
0000042956800000	2512 KIMSEY DR	2009 - 2033	\$52,240	
0000042963400000	2517 KIMSEY DR	2009 - 2033	\$270,000	
0000042957100000	2518 KIMSEY DR	2009 - 2033	\$0	X
0000042963700000	2519 KIMSEY DR	2009 - 2033	\$45,000	
0000042957400000	2522 KIMSEY DR	2009 - 2033	\$45,000	
0000042964000000	2523 KIMSEY DR	2009 - 2033	\$103,570	
0000042957700000	2526 KIMSEY DR	2009 - 2033	\$33,233	
0000042958000000	2602 KIMSEY DR	2009 - 2033	\$54,450	
0000042964600000	2603 KIMSEY DR	2009 - 2033	\$54,860	
0000042958300000	2606 KIMSEY DR	2009 - 2033	\$45,000	
0000042964900000	2607 KIMSEY DR	2009 - 2033	\$54,760	
0000042958600000	2610 KIMSEY DR	2009 - 2033	\$55,020	
0000042965200000	2611 KIMSEY DR	2009 - 2033	\$320,000	
0000042958900000	2614 KIMSEY DR	2009 - 2033	\$36,426	
0000042959200000	2618 KIMSEY DR	2009 - 2033	\$52,790	
0000042965800000	2619 KIMSEY DR	2009 - 2033	\$45,000	
0000042959500000	2622 KIMSEY DR	2009 - 2033	\$38,313	
0000042966100000	2623 KIMSEY DR	2009 - 2033	\$61,730	
0000042959800000	2626 KIMSEY DR	2009 - 2033	\$36,464	
0000042966400000	2627 KIMSEY DR	2009 - 2033	\$33,500	
0000042960100000	2702 KIMSEY DR	2009 - 2033	\$56,440	
0000042966700000	2703 KIMSEY DR	2009 - 2033	\$45,000	
0000042960400000	2706 KIMSEY DR	2009 - 2033	\$0	X

Appendix A: 2008 DCAD Certified Real Property Accounts in the Maple/Mockingbird TIF District (continued)

DCAD ACCOUNT NUMBER	PROPERTY ADDRESS	YRS ELIGIBLE	2008 BASE TAXABLE	EXEMPT
0000042967000000	2707 KIMSEY DR	2009 - 2033	\$54,040	
0000042960700000	2710 KIMSEY DR	2009 - 2033	\$38,841	
0000042967300000	2711 KIMSEY DR	2009 - 2033	\$57,410	
0000042961000000	2714 KIMSEY DR	2009 - 2033	\$55,100	
0000042967600000	2715 KIMSEY DR	2009 - 2033	\$57,680	
0000042961300000	2718 KIMSEY DR	2009 - 2033	\$59,800	
0000042967900000	2719 KIMSEY DR	2009 - 2033	\$45,000	
0000042961600000	2722 KIMSEY DR	2009 - 2033	\$54,110	
0000042968200000	2723 KIMSEY DR	2009 - 2033	\$45,000	
0000042961900000	2724 KIMSEY DR	2009 - 2033	\$123,750	
0000042968500000	2727 KIMSEY DR	2009 - 2033	\$0	X
0000043075900000	2100 LANGSTON CT	2009 - 2033	\$26,070	
0000043076200000	2119 LANGSTON CT	2009 - 2033	\$159,110	
0000043076500000	2123 LANGSTON CT	2009 - 2033	\$92,690	
0000043076800000	2127 LANGSTON CT	2009 - 2033	\$0	X
0000043077100000	2131 LANGSTON CT	2009 - 2033	\$100,680	
0000021699100000	2514 MANOR WAY	2009 - 2033	\$36,600	
0000021703900000	2515 MANOR WAY	2009 - 2033	\$525,000	
0000021699400000	2518 MANOR WAY	2009 - 2033	\$39,500	
0000021699700000	2522 MANOR WAY	2009 - 2033	\$43,190	
0000021700000000	2602 MANOR WAY	2009 - 2033	\$62,480	
0000021704500000	2603 MANOR WAY	2009 - 2033	\$110,040	
0000021700300000	2606 MANOR WAY	2009 - 2033	\$324,870	
002451000212A0000	2607 MANOR WAY	2009 - 2033	\$1,499,980	
0000021700600000	2610 MANOR WAY	2009 - 2033	\$43,910	
0000021700900000	2612 MANOR WAY	2009 - 2033	\$158,500	
002449000211A0000	2616 MANOR WAY	2009 - 2033	\$247,080	
0000021706000000	2623 MANOR WAY	2009 - 2033	\$66,070	
0000021701800000	2702 MANOR WAY	2009 - 2033	\$80,200	
0000021706300000	2703 MANOR WAY	2009 - 2033	\$44,910	
0000021702100000	2706 MANOR WAY	2009 - 2033	\$69,830	
0000021706600000	2707 MANOR WAY	2009 - 2033	\$217,270	
0000021702400000	2710 MANOR WAY	2009 - 2033	\$44,910	
0000021706900000	2711 MANOR WAY	2009 - 2033	\$61,600	
0000021698300000	2715 MANOR WAY	2009 - 2033	\$0	X
0000021707500000	2719 MANOR WAY	2009 - 2033	\$186,730	
0000021702700000	2720 MANOR WAY	2009 - 2033	\$191,210	
0000042983200000	2825 MANOR WAY	2009 - 2033	\$642,840	
0000021150300000	5010 MAPLE AVE	2009 - 2033	\$3,706,990	
0000021150100000	5120 MAPLE AVE	2009 - 2033	\$413,530	
0000021145300000	5308 MAPLE AVE	2009 - 2033	\$23,000	
00000211453000100	5308 MAPLE AVE	2009 - 2033	\$1,540,000	
0000021147100000	5312 MAPLE AVE	2009 - 2033	\$241,000	
0000021145600000	5320 MAPLE AVE	2009 - 2033	\$271,130	
0000021145900000	5326 MAPLE AVE	2009 - 2033	\$337,350	
0000042937300000	5454 MAPLE AVE	2009 - 2033	\$492,160	
005708000A0090000	5522 MAPLE AVE	2009 - 2033	\$1,990,600	
005708000A0080000	5538 MAPLE AVE	2009 - 2033	\$0	X
005708000A0070100	5542 MAPLE AVE	2009 - 2033	\$0	X
005708000A0110000	5542 MAPLE AVE	2009 - 2033	\$1,300,000	
005708000A0070000	5602 MAPLE AVE	2009 - 2033	\$756,360	
005708000A0060000	5610 MAPLE AVE	2009 - 2033	\$781,670	
0000021481300000	5701 MAPLE AVE	2009 - 2033	\$2,526,400	
00000429472000200	5740 MAPLE AVE	2009 - 2033	\$709,080	
005711000C0010000	5760 MAPLE AVE	2009 - 2033	\$1,659,400	

Appendix A: 2008 DCAD Certified Real Property Accounts in the Maple/Mockingbird TIF District (continued)

DCAD ACCOUNT NUMBER	PROPERTY ADDRESS	YRS ELIGIBLE	2008 BASE TAXABLE	EXEMPT
0000042962500000	5800 MAPLE AVE	2009 - 2033	\$563,500	
00000429559000100	5830 MAPLE AVE	2009 - 2033	\$2,500	
00000429559000000	5850 MAPLE AVE	2009 - 2033	\$275,000	
00000214801000000	5855 MAPLE AVE	2009 - 2033	\$835,040	
00000429631000000	5900 MAPLE AVE	2009 - 2033	\$164,330	
00000214684000000	5901 MAPLE AVE	2009 - 2033	\$132,580	
00000214681000000	5907 MAPLE AVE	2009 - 2033	\$223,330	
00000429628000000	5908 MAPLE AVE	2009 - 2033	\$105,170	
00000429892000000	5914 MAPLE AVE	2009 - 2033	\$664,020	
00000214675000000	5919 MAPLE AVE	2009 - 2033	\$3,645,790	
00000214750000000	5925 MAPLE AVE	2009 - 2033	\$2,745,270	
00000429886000000	5930 MAPLE AVE	2009 - 2033	\$1,402,410	
00000429889000000	6008 MAPLE AVE	2009 - 2033	\$1,600,000	
00000429898000000	6102 MAPLE AVE	2009 - 2033	\$1,515,100	
00000216935000000	6200 MAPLE AVE	2009 - 2033	\$1,021,180	
00000217030000000	6300 MAPLE AVE	2009 - 2033	\$482,990	
00000335644000000	6418 MAPLE AVE	2009 - 2033	\$52,810	
00000325486000000	6434 MAPLE AVE	2009 - 2033	\$1,900,000	
00257000000020000	6614 MAPLE AVE	2009 - 2033	\$484,000	
00000214639000000	6627 MAPLE AVE	2009 - 2033	\$1,336,690	
002570000000030000	6636 MAPLE AVE	2009 - 2033	\$314,860	
00000222646000000	6638 MAPLE AVE	2009 - 2033	\$176,500	
00000214636000000	6641 MAPLE AVE	2009 - 2033	\$731,400	
00000222649000000	6644 MAPLE AVE	2009 - 2033	\$62,800	
00000429916000000	6700 MAPLE AVE	2009 - 2033	\$1,600,000	
00000214537000000	6707 MAPLE AVE	2009 - 2033	\$225,430	
00000214525000000	6721 MAPLE AVE	2009 - 2033	\$656,800	
00572300000000100	6800 MAPLE AVE	2009 - 2033	\$0	X
002367000C0010000	6801 MAPLE AVE	2009 - 2033	\$181,620	
00000429943000000	6814 MAPLE AVE	2009 - 2033	\$33,570	
00000429937000000	6822 MAPLE AVE	2009 - 2033	\$145,000	
00000429928000000	6900 MAPLE AVE	2009 - 2033	\$710,080	
00000429910000000	6926 MAPLE AVE	2009 - 2033	\$119,390	
002367000C0020000	6901 MAPLE ST	2009 - 2033	\$403,650	
0025710A000010000	3040 MOCKINGBIRD LN	2009 - 2033	\$598,950	
00000214585000000	6904 MOHAWK DR	2009 - 2033	\$0	X
00000214597000000	6907 MOHAWK DR	2009 - 2033	\$67,840	
00000214582000000	6910 MOHAWK DR	2009 - 2033	\$31,500	
00000214594000000	6911 MOHAWK DR	2009 - 2033	\$19,650	
00000214591000000	6919 MOHAWK DR	2009 - 2033	\$99,528	
00000214579000000	6922 MOHAWK DR	2009 - 2033	\$109,570	
00000214588000000	6925 MOHAWK DR	2009 - 2033	\$105,980	
00000214576000000	6926 MOHAWK DR	2009 - 2033	\$50,000	
00000429490000000	5711 SADLER CIR	2009 - 2033	\$136,800	
00000429493000000	5713 SADLER CIR	2009 - 2033	\$20,810	
00000429496000000	5715 SADLER CIR	2009 - 2033	\$8,050	
00000429499000000	5715 SADLER CIR	2009 - 2033	\$6,920	
00000429502000000	5715 SADLER CIR	2009 - 2033	\$79,800	
00000429508000100	5715 SADLER CIR	2009 - 2033	\$5,180	
00000429505000000	5717 SADLER CIR	2009 - 2033	\$137,650	
00000429511000000	5719 SADLER CIR	2009 - 2033	\$31,150	
00000429514000000	5721 SADLER CIR	2009 - 2033	\$30,510	
00000429517000000	5723 SADLER CIR	2009 - 2033	\$42,080	
00000429520000000	5725 SADLER CIR	2009 - 2033	\$39,876	
00000429523000000	5727 SADLER CIR	2009 - 2033	\$32,730	

Appendix A: 2008 DCAD Certified Real Property Accounts in the Maple/Mockingbird TIF District (continued)

DCAD ACCOUNT NUMBER	PROPERTY ADDRESS	YRS ELIGIBLE	2008 BASE TAXABLE	EXEMPT
0000042952600000	5729 SADLER CIR	2009 - 2033	\$60,300	
0000042952900000	5731 SADLER CIR	2009 - 2033	\$149,700	
0000042953200000	5733 SADLER CIR	2009 - 2033	\$154,400	
0000042953500000	5735 SADLER CIR	2009 - 2033	\$172,500	
0000042953800000	5737 SADLER CIR	2009 - 2033	\$40,250	
0000042954100000	5739 SADLER CIR	2009 - 2033	\$26,250	
005710000B19A0000	5747 SADLER CIR	2009 - 2033	\$646,870	
00000214678000100	2303 STUTZ RD	2009 - 2033	\$0	X
00000214714000000	2303 STUTZ RD	2009 - 2033	\$1,612,080	
00000214780000000	2316 STUTZ RD	2009 - 2033	\$1,382,530	
00000214780000100	2316 STUTZ RD	2009 - 2033	\$248,180	
00000214705000000	2321 STUTZ RD	2009 - 2033	\$274,050	
00000214783000000	2326 STUTZ RD	2009-2033	\$272,000	
00000214786000000	2330 STUTZ RD	2009-2033	\$272,000	
00000214699000000	2331 STUTZ RD	2009 - 2033	\$462,000	
00000214789000000	2402 STUTZ RD	2009 - 2033	\$489,600	
00C699302403000A1	2403 STUTZ RD	2009 - 2033	\$180,000	
00C699302403000A2	2403 STUTZ RD	2009 - 2033	\$180,000	
00C699302403000A3	2403 STUTZ RD	2009 - 2033	\$180,000	
00C699302403000A4	2403 STUTZ RD	2009 - 2033	\$180,000	
00C699302403000A5	2403 STUTZ RD	2009 - 2033	\$180,000	
00C699302407000B1	2407 STUTZ RD	2009 - 2033	\$175,000	
00C699302407000B2	2407 STUTZ RD	2009 - 2033	\$163,992	
00C699302407000B3	2407 STUTZ RD	2009 - 2033	\$163,992	
00C699302407000B4	2407 STUTZ RD	2009 - 2033	\$163,992	
00C699302407000B5	2407 STUTZ RD	2009 - 2033	\$204,990	
00C699302407000B6	2407 STUTZ RD	2009 - 2033	\$175,000	
00C3360000000000A	2415 STUTZ RD	2009 - 2033	\$179,248	
00C3360000000000B	2415 STUTZ RD	2009 - 2033	\$224,060	
00C3360000000000C	2415 STUTZ RD	2009 - 2033	\$179,248	
00C3360000000000D	2415 STUTZ RD	2009 - 2033	\$179,248	
00C3360000000000E	2415 STUTZ RD	2009 - 2033	\$224,060	
00C3360000000000F	2415 STUTZ RD	2009 - 2033	\$214,410	
00C3360000000000G	2415 STUTZ RD	2009 - 2033	\$168,186	
00C3360000000000H	2415 STUTZ RD	2009 - 2033	\$214,410	
00C3360000000000I	2415 STUTZ RD	2009 - 2033	\$168,000	
00C3360000000000J	2415 STUTZ RD	2009 - 2033	\$214,410	
00C3360000000000K	2415 STUTZ RD	2009 - 2033	\$154,800	
00000214687000000	2419 STUTZ RD	2009 - 2033	\$177,330	
0023710D0022A0000	2424 STUTZ RD	2009 - 2033	\$909,670	
005758000A03B0000	2111 W MOCKINGBIRD LN	2009 - 2033	\$1,433,960	
00000214624000000	2119 W MOCKINGBIRD LN	2009 - 2033	\$61,830	
005758000A03A0000	2121 W MOCKINGBIRD LN	2009 - 2033	\$337,680	
00000430594000000	2221 W MOCKINGBIRD LN	2009 - 2033	\$2,232,330	
0023680B0002A0000	2301 W MOCKINGBIRD LN	2009 - 2033	\$203,670	
00000214645000000	2313 W MOCKINGBIRD LN	2009 - 2033	\$222,530	
00000214636000100	2345 W MOCKINGBIRD LN	2009 - 2033	\$2,247,540	
0023680B0001A0000	2411 W MOCKINGBIRD LN	2009 - 2033	\$331,900	
00000214630000000	2415 W MOCKINGBIRD LN	2009 - 2033	\$188,890	
00000214633300000	2419 W MOCKINGBIRD LN	2009 - 2033	\$217,520	
00000214633000000	2423 W MOCKINGBIRD LN	2009 - 2033	\$187,590	
00000214633200000	2423 W MOCKINGBIRD LN	2009 - 2033	\$180,990	
00000214621000000	2449 W MOCKINGBIRD LN	2009 - 2033	\$1,073,580	
00000325444490000	2500 W MOCKINGBIRD LN	2009 - 2033	\$35,920	
00000325444450000	2500 W MOCKINGBIRD LN	2009 - 2033	\$208,500	

Appendix A: 2008 DCAD Certified Real Property Accounts in the Maple/Mockingbird TIF District (continued)

DCAD ACCOUNT NUMBER	PROPERTY ADDRESS	YRS ELIGIBLE	2008 BASE TAXABLE	EXEMPT
0025700000010000	2503 W MOCKINGBIRD LN	2009 - 2033	\$414,530	
00000325447000000	2520 W MOCKINGBIRD LN	2009 - 2033	\$460,000	
00000222691000000	2525 W MOCKINGBIRD LN	2009 - 2033	\$960,680	
00000325453000000	2526 W MOCKINGBIRD LN	2009 - 2033	\$165,030	
00000325456000000	2600 W MOCKINGBIRD LN	2009 - 2033	\$361,210	
00257000000190000	2608 W MOCKINGBIRD LN	2009 - 2033	\$32,110	
00257000000190100	2608 W MOCKINGBIRD LN	2009 - 2033	\$36,370	
00000325459000000	2616 W MOCKINGBIRD LN	2009 - 2033	\$324,600	
00000222667000100	2621 W MOCKINGBIRD LN	2009 - 2033	\$13,110	
00000325462000000	2626 W MOCKINGBIRD LN	2009 - 2033	\$1,000,000	
00000325465000000	2712 W MOCKINGBIRD LN	2009 - 2033	\$170,000	
00000325471000000	2716 W MOCKINGBIRD LN	2009 - 2033	\$266,820	
00000325477000000	2720 W MOCKINGBIRD LN	2009 - 2033	\$466,620	
00000325474000000	2726 W MOCKINGBIRD LN	2009 - 2033	\$175,000	
00000325483000000	2728 W MOCKINGBIRD LN	2009 - 2033	\$0	X
00000222685000000	2737 W MOCKINGBIRD LN	2009 - 2033	\$531,390	
00000222727000000	2800 W MOCKINGBIRD LN	2009 - 2033	\$4,106,000	
00000222724000000	2914 W MOCKINGBIRD LN	2009 - 2033	\$215,040	
0025710A000030000	3010 W MOCKINGBIRD LN	2009 - 2033	\$201,230	
0025710A000020000	3020 W MOCKINGBIRD LN	2009 - 2033	\$464,970	
0025710A000029900	3020 W MOCKINGBIRD LN	2009 - 2033	\$169,090	
MAPLE/MOCKINGBIRD TIF DISTRICT 2008 BASE VALUE			\$176,690,019	
NEW ACCTS FROM DISTRICT BOUNDARY AMENDMENT				
0023700D0017A0000	6114 FOREST PARK RD	2010 - 2033	\$4,450,000	
00000214747000000	6010 FOREST PARK RD	2010 - 2033	\$1,999,999	
00000214678000000	5940 FOREST PARK RD	2010 - 2033	\$0	X
MAPLE/MOCKINGBIRD TIF DISTRICT 2009 BASE VALUE			\$6,449,999	
NEW ACCT FROM 2026 DISTRICT BOUNDARY AMENDMENT				
00000778360000000	1545 W MOCKINGBIRD LN	2027-2033	\$7,625,740	

Appendix B: City of Dallas Zoning District Standards

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
A(A) Agricultural	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%		Agricultural & single family
R-1ac(A) Single Family	40'	10'	1 Dwelling Unit/ 1 Acre	36'	40%		Single family
R-1/2ac(A) Single Family	40'	10'	1 Dwelling Unit/ 1/2 Acre	36'	40%		Single family
R-16(A) Single Family	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	30'	40%		Single family
R-13(A) Single Family	30'	8'	1 Dwelling Unit/ 13,000 sq. ft.	30'	40%		Single family
R-10(A) Single Family	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single family
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family
D(A) Duplex	25'	5'	1 Dwelling Unit/ 3,000 sq. ft.	36'	60%	Min. Lot: 6,000 sq. ft.	Duplex & single family
TH-1(A) Townhouse	0'	0'	6 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft.	Single family
TH-2(A) Townhouse	0'	0'	9 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft.	Single family
TH-3(A) Townhouse	0'	0'	12 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft.	Single family
CH Clustered Housing	0'	0'	18 Dwelling Units/ Acre	36'	60%	Proximity Slope	Multifamily, single family
MF-1(A) Multifamily	15'	15'	Min lot 3,000 sq. ft. 1,000 sq. ft. – E 1,400 sq. ft. – 1 BR 1,800 sq. ft. – 2 BR +200 sq. ft. each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq. ft. – E 1,000 sq. ft. – 1 BR 1,200 sq. ft. – 2 BR +150 sq. ft. each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
MF-3(A) Multifamily	15'	10' Urban Form	Min lot 6,000 sq. ft. 450 sq. ft. – E 500 sq. ft. – 1 BR 550 sq. ft. – 2 BR +50 sq. ft. each add BR	90'	60%	Proximity Slope U-form setback Tower spacing	Multifamily
MF-4(A) Multifamily	15'	10'	Min lot 6,000 sq. ft. 225 sq. ft. – E 275 sq. ft. – 1 BR 325 sq. ft. – 2 BR +50 sq. ft. each add BR	240'	80%	Proximity Slope U-form setback Tower spacing	Multifamily
MH(A) Mobile Home	20'	10'	1 Dwelling Unit/ 4,000 sq. ft.	24'	20%		Manufactured homes
NO(A) Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
LO-1 Limited office – 1	15'	20' adjacent to residential OTHER: No Min.	1.0 FAR	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office – limited retail & personal service uses
LO-2 Limited office – 1	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR	95' 7 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office – limited retail & personal service uses
LO-3 Limited office – 1	15'	20' adjacent to residential OTHER: No Min.	1.75 FAR	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
MO-1 Mid-range office – 1	15'	20' adjacent to residential OTHER: No Min.	2.0 FAR	135' 10 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
MO-2 Mid-range office – 1	15'	20' adjacent to residential	3.0 FAR	160' 12 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses

Appendix B: City of Dallas Zoning District Standards (continued)

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
GO(A) General office	15'	OTHER: No Min. 20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office, lodging – limited retail & personal service uses
NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual intrusion	Retail & personal service, office
CS Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office
LI Light Industrial	15'	30' adjacent to residential OTHER: No Min.	1.0 FAR overall 0.75 office/ retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
IM Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
CA-1(A) Central area	0'	0'	20.0 FAR	Any legal height	100%		All but the heaviest industrial uses
CA-2(A) Central area	0'	0'	20.0 FAR	Any legal height	100%		All but the heaviest industrial uses
MU-1 Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office, retail & personal service, lodging, residential
MU-2 Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office, retail & personal service, lodging, residential
MU-3 Mixed use-3	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office, retail & personal service, lodging, residential, trade center
MC-1 Multiple commercial-1	15' Urban form	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 maximum	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office, retail & personal service, lodging
MC-2 Multiple commercial-2	15' Urban form	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 maximum	90' 7 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office, retail & personal service, lodging
MC-3 Multiple commercial-3	15' Urban form	20' adjacent to residential OTHER: No Min.	1.2 FAR base 1.5 maximum	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office, retail & personal service, lodging
MC-4 Multiple commercial-4	15' Urban form	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 maximum	135'	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office, retail & personal service, lodging
UC-1 Urban Corridor-1	0' Urban form	0' adjacent to CA, MU or UC; 10' adjacent to R, TH, D or CH; 5' all others	10 DU/ acre 0.6 FAR base 2.0 maximum	30' – 55' w/parking bonus	80%	2 story min. 4 story max. Proximity Slope U-form setback	Office, retail & personal service, multi-family
UC-2 Urban Corridor-2			35 DU/acre 0.85 FAR base 3.6 maximum	40' – 80' w/parking bonus	80%	3 story min. 6 story max. Proximity Slope U-form setback	Office, retail & personal service, multi-family
UC-3 Urban Corridor-3			45 DU/acre 1.0 FAR base 4.5 maximum	55' – 100' w/parking bonus	80%	4 story min. 8 story max. Proximity Slope U-form setback	Office, retail & personal service, multi-family
P(A) Parking							Surface parking