

**Project Plan and Financing Plan
for
Reinvestment Zone
Number Two,
City of Richardson, Texas
(Program for Tax Increment Financing)**

Revised November 2012

by

Stein
Planning, LLC

for



the City of Richardson

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Section 1: Objectives

The objectives for City of Richardson Tax Increment Financing Zone Number Two are economic and qualitative benefits for Richardson and Collin County. The City of Richardson determined in 2011 that designating a Tax Increment Financing Reinvestment Zone (“TIF Zone”) would likely enhance the probability of a DART rail transit alignment from DFW Airport to Plano via Richardson, better quality of urban design with more transit ridership, earlier development and greater City and County revenue than otherwise likely. Accordingly, The City of Richardson designated TIF Zone Number 2 by Ordinance 3844 on November 14, 2011.

Section 2: What Is Tax Increment Financing?

Tax increment financing (“TIF”) is a tool local governments in Texas have used since 1986 to finance public improvements within defined areas that have unique challenges or opportunities for economic development. Statutory law regarding TIF for municipalities is found in Chapter 311 of the Texas Tax Code (the “Act”). Improvements facilitated by tax increment financing should attract investment and improve communities.

A municipality or county may make an area eligible for tax increment financing by designating a reinvestment zone (“TIF zone”). Taxes on the appraised value of the zone in the year the zone was designated (the “base year”) continue flowing to the general funds of taxing units, but, for participating government units, all or part of the increased tax revenue due to greater real property values in TIF zone flows to a tax increment financing fund (“TIF fund”) for a specified maximum term of years.

Money flowing to the TIF fund is disbursed according to one or more development agreements. These are contracts between the City of Richardson and a developer. A development agreement must accord with a TIF project plan and financing plan (“TIF plan”) approved by the City Council subsequent to a recommendation by a Board of Directors (the “TIF Board”) as prescribed by the Act. The TIF fund may be used only as authorized by State law.

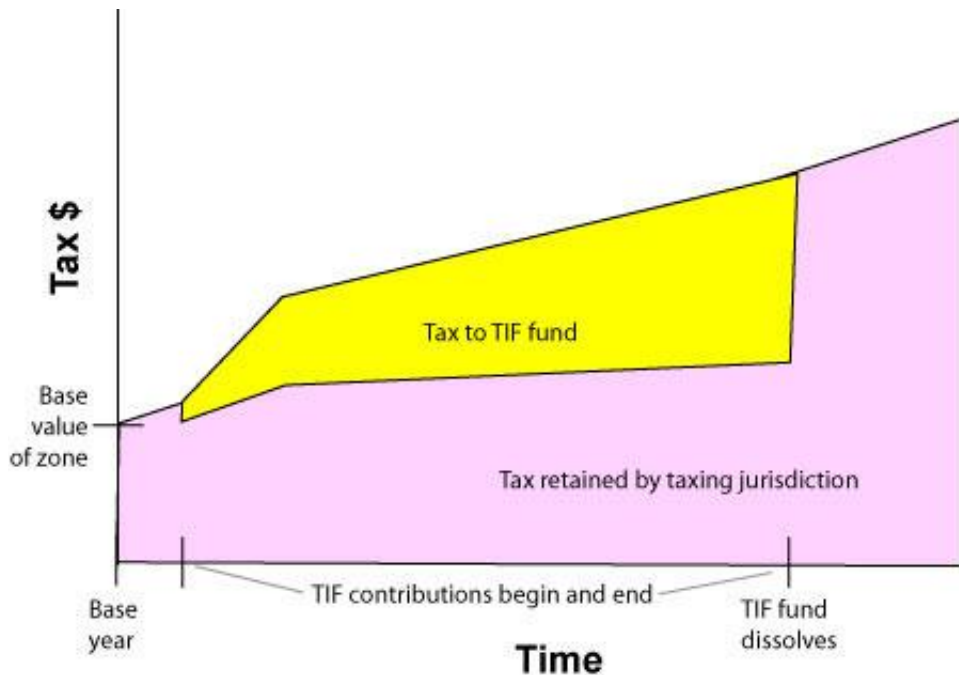
Exhibit A illustrates how rising tax revenue from greater appraised value in a TIF zone flows with time to a taxing jurisdiction’s general fund and to a TIF fund. The sloped lines depict tax revenue in the zone rising with time. Through tax year 2036, the City will deposit to TIF Fund Number Two two thirds of City tax increments due to increased real property appraisals within the boundary of TIF Zone Number Two. Collin County will be asked to invest in the TIF fund 50% of

County tax increments due to increased real property appraisals in the zone for the same term of years. Real property taxes retained from the TIF zone for the general funds of both the City and County will rise sharply upon termination of participation in the TIF fund. No City or County taxes or fees except the designated portions of real property taxes will flow to the TIF fund.

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

Mere designation of a TIF zone is not an entitlement to future tax flow, although it's a step in that direction. Only if the Richardson City Council approves execution of a development agreement consistent with a TIF project plan and financing plan may cash flow from the TIF fund and then only in accord with terms of a development agreement. A TIF Board for Zone 2 must make a recommendation to the Richardson City Council prior to Council approval of a development agreement for Zone 2.

**Exhibit A:
Real Property Tax Flow with Tax Increment Financing**



This exhibit illustrates a general concept. It is not scaled to reflect magnitudes of annual tax increases or exact proportions of flow to the TIF fund versus the general fund.

Section 3: Reinvestment Zone Description

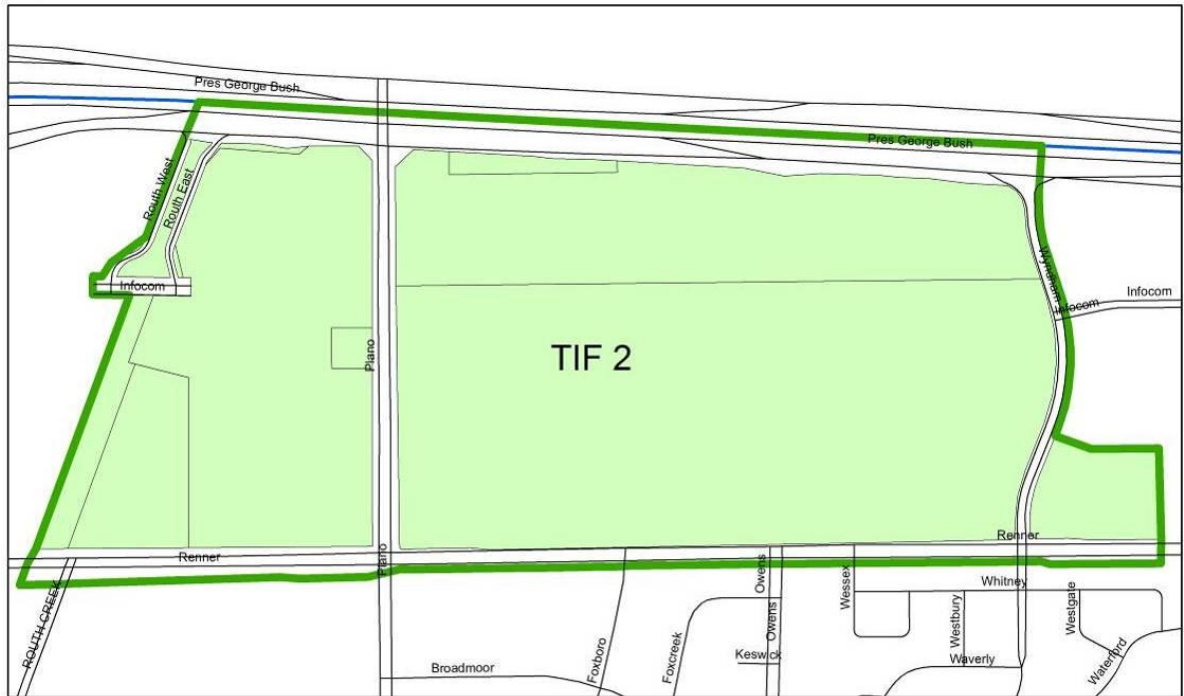
Exhibit B maps Richardson TIF Reinvestment Zone Number Two. The zone includes approximately 212 acres according to Collin Central Appraisal District records for 2011, plus public rights-of-way. The zone is bounded by the DART “Red Line” right-of-way, the President George Bush Turnpike, Wyndham Lane and Renner Road, plus approximately 7.15 acres east of Wyndham Lane. Zone boundaries that follow public rights-of-way extend from the center of the TIF zone to the far sides of such rights-of-way or to the City limit, whichever is nearer to the center of the reinvestment zone. Boundaries that approximate property lines are construed as following such property lines.

Exhibit C is another map of the zone showing the 2011 uses and conditions. The zone was and is predominantly open or undeveloped. Most parcels in the zone were and are currently appraised for property tax purposes on the basis of their agricultural value. The absence of streets, water and sewer lines, franchise utilities and sidewalks for access to and from the existing DART rail transit station impairs sound growth of this part of the City and County. The zone met other statutory tests for designating a TIF zone in that:

- (1) None of the land in the zone (infinitely less than the thirty per cent allowed by statute law) was used for residential purposes;
- (2) The 2011 total appraised value of taxable real property in the zone was \$37,485. Together with all other reinvestment zones and industrial districts within the municipality, the total appraised value of taxable real property in such zones was far less than the statutory maximum of 50%.

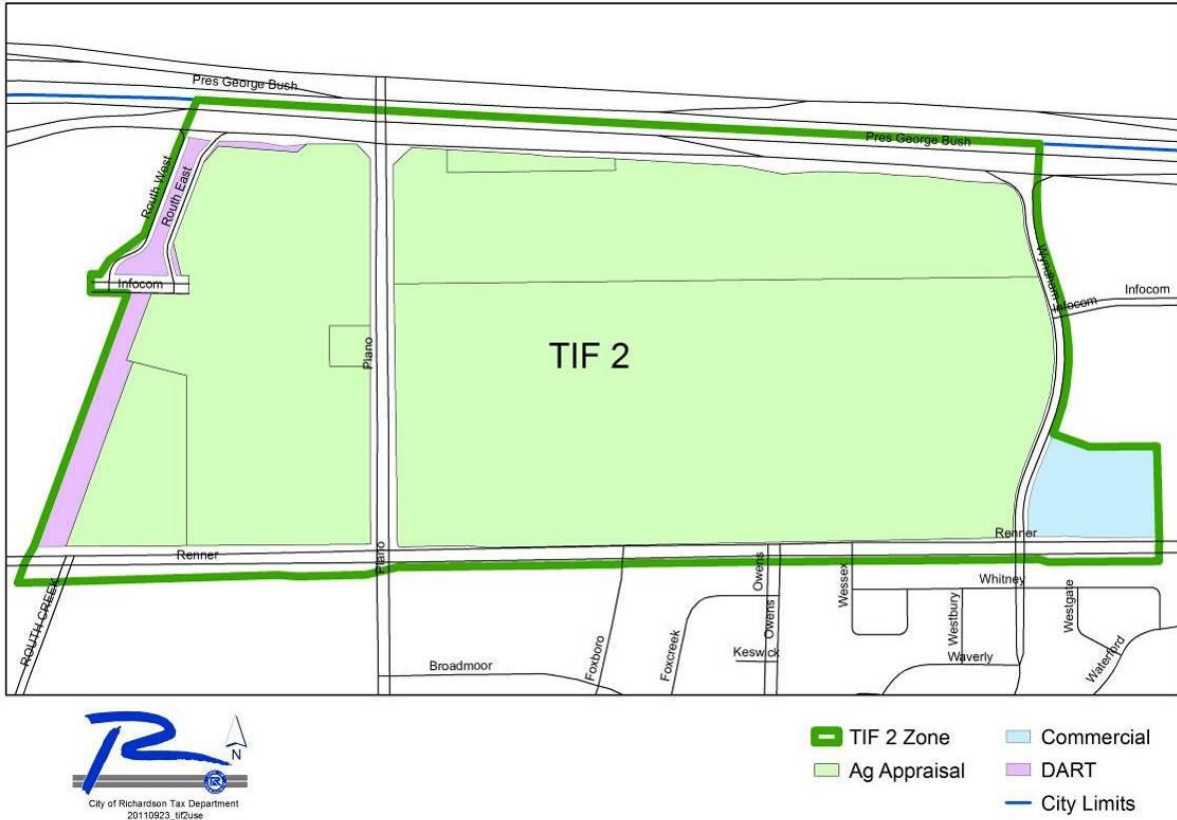
The base value of the zone is the total appraised value of all taxable real property in the zone as determined by the Collin Central Appraisal District in the certified roll for 2011. Base value is thus \$37,485. Real property accounts in the zone (according to the 2011 appraisal roll) are identified in Schedule 1.

Exhibit B: Richardson TIF Reinvestment Zone Number Two Boundary



- TIF 2 Zone
- TIF 2 Parcels
- City Limits

Exhibit C: Richardson TIF Reinvestment Zone Number Two Existing Uses and Conditions



Note that after 2011, property east of Wyndham Lane was no longer appraised at agricultural value.

Section 4: Development with Tax Increment Financing

With TIF incentives for development, Bush/75 Partners and KDC, a prospective developer of TIF Zone 2, anticipate development of Zone 2 as generally mapped in Exhibits D and E and itemized in Schedules 2 and 3. This development program anticipates approximately 8 million square feet of gross floor area, including 4,000 multi-family dwelling units and nearly 4.5 million gross square feet of office, hotel, retail and data center space, with completion of all phases by January 1, 2025.

The taxable appraised value estimates in Schedules 2, 3 and subsequent schedules in this document are by Stein Planning, LLC. These estimates of value *for tax purposes* are based on the anticipated development program and taxable values assigned to comparably developed properties in the metropolitan area by appraisal districts. An appendix of this document presents actual appraisals of comparable properties by county appraisal districts. Development costs, sale prices and appraisals for tax purposes may differ significantly.

The proposed development cannot happen without costly public infrastructure improvements. Some of the essential public improvements will serve a larger community than the zone alone. Infocom Drive, for example, the thoroughfare running east-west through the zone and beyond, will provide access from the region to the DART rail station, as well as benefits to the development site itself. Construction of a well-designed, well-built network of streets, walkways, utilities and public amenities that attracts employment, transit use, and a strong local tax base will benefit Richardson and Collin County.

Richardson ordinarily expects developers of real property to pay all or part of the costs to construct public improvements such as streets and utilities within a development site. Schedule 4 summarizes the infrastructure costs for public improvements proposed by the developers within TIF Zone 2, noting both anticipated TIF project costs and nonproject costs. Planned annual expenditures for TIF project costs are presented. Improvement items and cost estimates were provided by KDC. Greater detail for infrastructure projects is presented in Schedule 4A. Still more detailed cost estimates constitute Appendices B and C of this plan document. Richardson recognizes that there will be public benefits for the City and other jurisdictions if there is early development and transit-oriented development in this proposed TIF zone. Consequently, Richardson intends that a TIF fund for Zone 2 will reimburse significant identified TIF project costs identified in Schedules 4, 4A and the appendices. Listed TIF project items and their estimated costs will be reviewed periodically by the TIF Board and may be modified upon TIF Board recommendation and City Council approval.

Texas law requires that a TIF project plan must identify proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances and subdivision rules and regulations, if any, of the county,

if applicable. No such changes are currently proposed, but future proposals for changes are possible.

No residents will be displaced by the development currently anticipated by the TIF plan. There are no residents at present within the TIF zone.

Exhibit D: Proposed Improvements and Uses of Property In the Reinvestment Zone, West of Plano Road

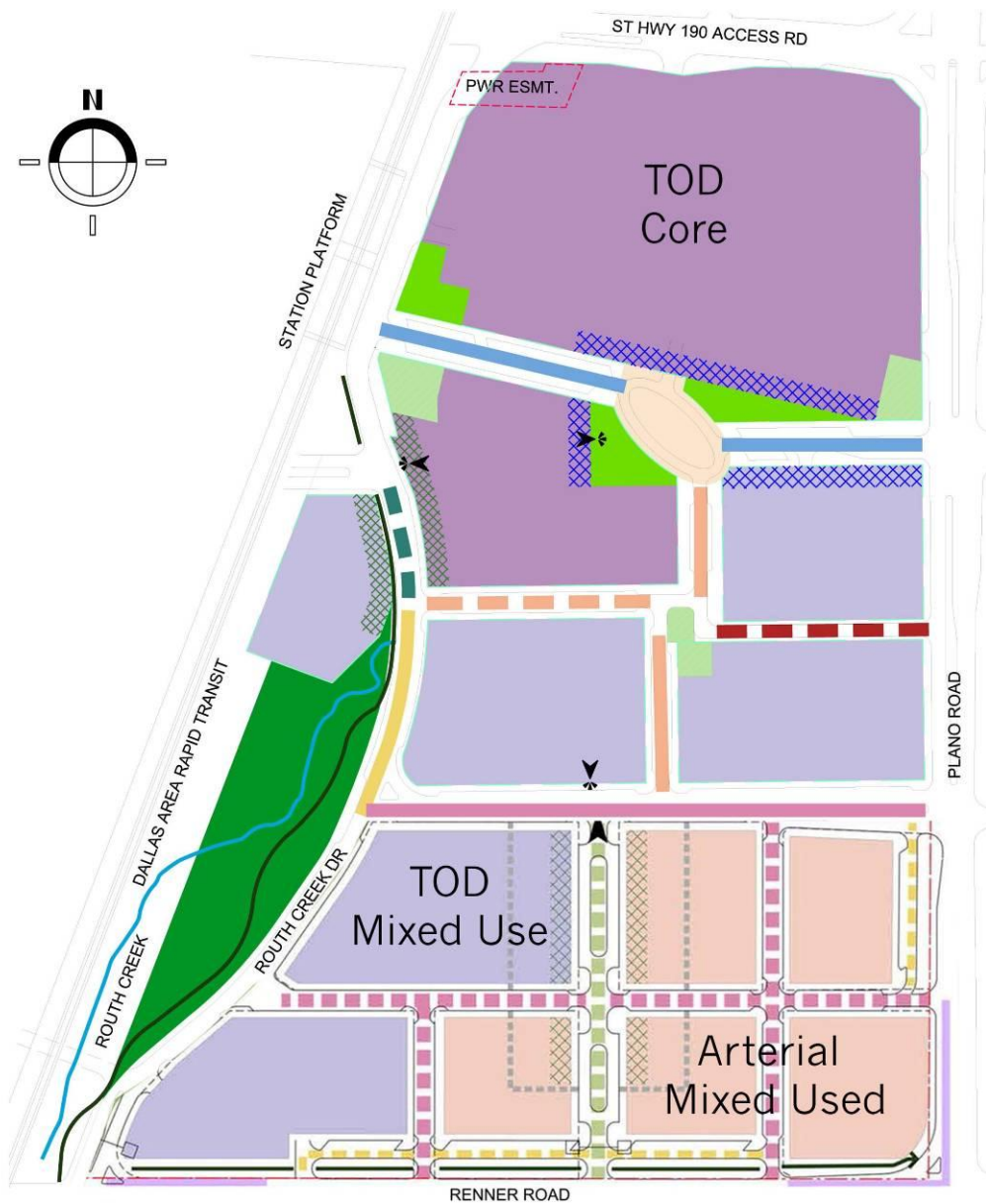
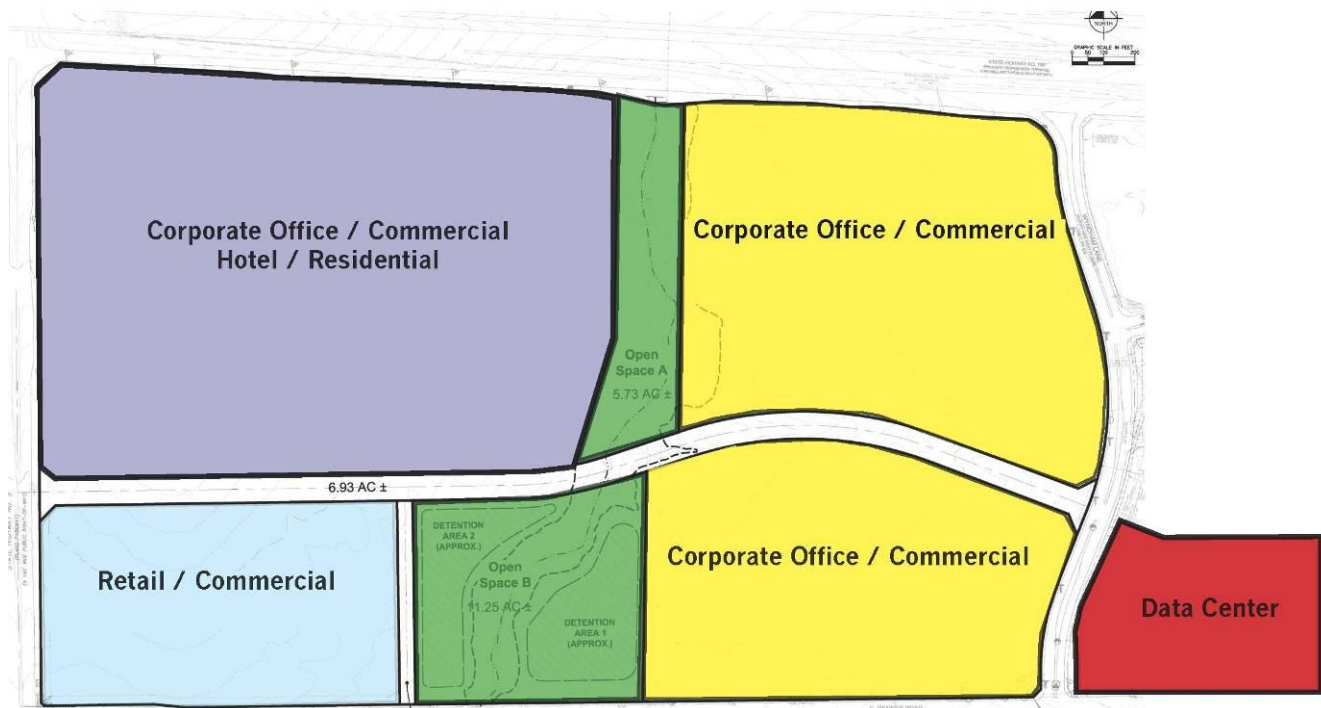


Exhibit E:
Proposed Improvements and Uses of Property
In the Reinvestment Zone, East of Plano Road



Section 5:
Financing TIF Project Costs

Based on the development program for TIF Zone 2, Schedules 5 through 7 and Schedule 9 are forecasts of annual and cumulative cash generated by property taxes (real and business personal property) and municipal sales tax within the zone during its twenty-five-year term and immediately subsequent years. These schedules assume the City pledges two-thirds of the real property tax increment to the TIF fund for tax years 2012 through 2036 and that Collin County pledges 50% of real property tax increments for the same term. (The duration of the TIF zone runs from its date of designation by the Richardson City Council through December 31, 2036. Designated shares of tax increments levied in calendar 2036 flow to the TIF fund, even if collected in a subsequent year.) Richardson

may, after tax year 2015, direct up to 11.67% of its total tax increments to a regional fund for transit on the Cotton Belt route, but that policy would not adjust the total 66.67% of increments dedicated to the TIF fund.

This analysis, particularly Schedule 8, implies that it is economically feasible for the TIF fund to pay approximately \$118 million of total TIF Zone 2 project costs, exclusive of an additional \$18 million for the Cotton Belt transit project, given all the stated assumptions. This forecast reflects a stream of cash received through 2037. The present value of cash received by the TIF fund will be less. If the TIF receipts forecast in Schedule 7 (net of funds for the Cotton Belt) are discounted to 2012 value at an annual discount rate of 5%, the 2012 value of TIF receipts approaches \$56 million. The TIF fund will not and cannot pay more cash for TIF project costs than it actually collects.

The anticipated percentage of total TIF fund receipts that will come from City tax increments is 78%. County tax increments will account for 22%. These percentages contributed to the fund should not be confused with the percentages of annual incremental real property tax that the City and County will contribute to the TIF fund.

City expenses incurred for organization and administration of the TIF program will have a senior claim to TIF revenue in every year, to the extent that such expenses have been incurred and are documented and reasonable. Unmet City expenses in any given year will roll forward to successive years until paid. Annual City expenses after the initial years are estimated at \$35,000 plus inflation.

The TIF fund will neither advance money nor borrow money to pay project costs, with one exception. The exception is that until the TIF fund accumulates an amount sufficient to pay accrued costs of TIF program organization and administration, the TIF fund may operate on credit from the City. For all other TIF project costs pursuant to a duly approved development agreement, The TIF fund may reimburse principal and interest expenses from cash in the TIF fund.

As the TIF Board and City Council evaluate TIF project costs and probable benefits before recommending agreements for reimbursement of project costs with TIF dollars, guidelines for eligibility will be useful. The following are suggested:

- 1) The proposed development is consistent with community plans and zoning and with the project and financing plan for the TIF zone, as amended from time to time.
- 2) Development of similar taxable value or quality is unlikely on the site or an alternative site in Richardson without investment of tax increment dollars.

-
- 3) Taxable development made possible by the investment of TIF dollars for project costs is likely to add net new taxable property value of at least \$15 million within 3 years of the first investment of tax increment dollars in the project.
 - 4) Agreements to reimburse TIF project cost principal will be limited to a specific total dollar amount.
 - 5) The estimated net new taxable value likely to result from an agreement to reimburse project costs will be at least ten times the total tax increment reimbursement amount within ten years after the first tax increment dollar for project costs pursuant to the agreement has been reimbursed.

The TIF fund may have a residual balance of cash after all its financial obligations have been met. Any residual balance will be prorated to taxing jurisdictions according to their deposits to the TIF fund for the year when fund obligations have been fully discharged.

Section 6: Net New Revenue for Richardson and Collin County

Beyond the greater tax volume related to increased real property values in the zone, the City of Richardson and other taxing entities will receive and retain business personal property tax related to new development. Estimates of business personal property taxes from new development are itemized by tract and year of completion in the schedules. Texas law does not authorize business personal property tax to flow to a TIF fund.

The City of Richardson will earn local sales tax from new development. Schedule 9 estimates taxable retail sales and City sales tax from new development in the TIF zone. Summary forecasts of taxes Richardson and Collin County will retain from the TIF zone are displayed in Schedules 10 and 11.

Schedule 1: Base Value of Real Property in the TIF Zone

Notes:

Base value is the value of real property liable for taxation in 2011.
Appraisals were reported by the Collin Central Appraisal District.
Taxable values reflected appraisals for agricultural use, if so appraised.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
			Collin Central Appraisal District Appraisals				
			"Market"				
Collin CAD Property ID	Address	Acres	Improvements Only	Land Only	Land per SF	Total	Total Taxable
West of Plano Road							
372965	Renner Road	10.00	\$0	\$1,206,612	\$2.77	\$1,206,612	\$1,770
2138587	Renner Road	46.11	\$0	\$5,564,174	\$2.77	\$5,564,174	\$8,162
372876	Renner Road	1.00	\$0	\$127,893	\$2.94	\$127,893	\$177
Subtotal		57.11	\$0	\$6,898,679	\$2.77	\$6,898,679	\$10,109
East of Plano Road							
2652371	Renner Road	100.64	\$0	\$12,143,584	\$2.77	\$12,143,584	\$17,814
2613350	President George Bush	45.82	\$0	\$5,528,214	\$2.77	\$5,528,214	\$8,109
373054	President George Bush	1.06	\$0	\$92,136	\$2.00	\$92,136	\$187
Subtotal		147.52	\$0	\$17,763,934	\$2.76	\$17,763,934	\$26,110
East of Wyndham Lane							
2652372	Wyndham Lane	7.15	\$0	\$863,210	\$2.77	\$863,210	\$1,266
Total base for proposed TIF zone		211.78	\$0	\$25,525,823	\$2.77	\$25,525,823	\$37,485

**Schedule 2:
Anticipated New Development in the Zone, with Estimated Appraisals in 2012 Dollars**

Notes:

Uses, completion years, floor areas and dwelling counts are estimates based on information from a property owner and are subject to change.
 Collin CAD appraisals per square foot of improvement are estimates by Stein Planning, based on appraisals of comparable properties. Estimates may require adjustments as project details evolve.
 Taxable values assume no homestead exemptions and no real property tax abatements.
 Development cost, selling price and appraisals are not necessarily the same.
 Parking garage improvements are not counted as floor area. Estimated costs and appraisals include garages.
 Existing taxable values of tracts are estimates that reflect the base year values of larger tracts, prorated according to rough estimates of land area in each tract.
 Stream Data Center is expected to appraise for \$30.8 million as of Jan. 1, 2013.

(a) Description	(b) Use	(c) Completed by Jan. 1,	(d) Floor Area (SF)	(e) Residences Units	(f) GFA / Unit	(g) Retail SF	(h) Developer's Estimated Cost per SF	(i) Total	(j) Real Property				(m) Less Taxable Base	(n) Estimated Net New Taxable	(o) Est. CCAD Appraisal of Taxable Business Personal Property			
									(k) Value (Land and Improvements)		(l) Taxable	(p) Total			(q) Per SF	(r) Total		
									Est. Collin CAD Appraisal								"Market"	"Market"
									Gross	Residences								
KDC West of Plano Road																		
West Corporate Office BTS	office	2016	1,500,000			0	\$250	\$375,000,000	\$170	\$255,000,000	\$255,000,000	\$919	\$254,999,081	\$20	\$30,000,000			
West Medical Office BTS	office	2016	50,000			0	\$250	\$12,500,000	\$200	\$10,000,000	\$10,000,000	\$919	\$9,999,081	\$80	\$4,000,000			
West retail phase 1	retail	2016	50,000			50,000	\$150	\$7,500,000	\$120	\$6,000,000	\$6,000,000	\$919	\$5,999,081	\$25	\$1,250,000			
KDC residential phase 1	multifamily	2016	255,000	300	850	0	\$120	\$30,600,000	\$100	\$25,500,000	\$25,500,000	\$919	\$25,499,081	\$0	\$0			
Limited service hotel	hotel (180 units)	2016	144,000			0	\$200	\$28,800,000	\$100	\$14,400,000	\$14,400,000	\$919	\$14,399,081	\$0	\$0			
West retail phase 2	retail	2017	50,000			50,000	\$175	\$8,750,000	\$120	\$6,000,000	\$6,000,000	\$919	\$5,999,081	\$25	\$1,250,000			
KDC residential phase 2	multifamily	2018	255,000	300	850	0	\$130	\$33,150,000	\$100	\$25,500,000	\$25,500,000	\$919	\$25,499,081	\$0	\$0			
KDC residential phase 3	multifamily	2020	255,000	300	850	0	\$140	\$35,700,000	\$100	\$25,500,000	\$25,500,000	\$919	\$25,499,081	\$0	\$0			
KDC residential phase 4	multifamily	2022	255,000	300	850	0	\$150	\$38,250,000	\$100	\$25,500,000	\$25,500,000	\$919	\$25,499,081	\$0	\$0			
Subtotal or average			2,814,000	1,200		100,000	\$203	\$570,250,000	\$140	\$393,400,000	\$393,400,000	\$8,271	\$393,391,729	\$13	\$36,500,000			
Others West of Plano Road																		
ZC residential phase 1	multifamily	2015	450,000	450	1,000	0	\$120	\$54,000,000	\$100	\$45,000,000	\$45,000,000	\$919	\$44,999,081	\$0	\$0			
ZC residential phase 2	multifamily	2017	350,000	350	1,000	0	\$130	\$45,500,000	\$100	\$35,000,000	\$35,000,000	\$919	\$34,999,081	\$0	\$0			
Subtotal or average			800,000	800		0	\$124	\$99,500,000	\$100	\$80,000,000	\$80,000,000	\$1,838	\$79,998,162	\$0	\$0			
East of Plano Road																		
East Corporate Campus, phase 1	office	2015	536,000			0	\$175	\$93,800,000	\$140	\$75,040,000	\$75,040,000	\$1,865	\$75,038,135	\$20	\$10,720,000			
East retail phase 1	retail	2016	100,000			100,000	\$150	\$15,000,000	\$120	\$12,000,000	\$12,000,000	\$1,865	\$11,998,135	\$25	\$2,500,000			
Office BTS 1	office	2017	300,000			0	\$260	\$78,000,000	\$170	\$51,000,000	\$51,000,000	\$1,865	\$50,998,135	\$20	\$6,000,000			
Full-service hotel	hotel (300 units)	2018	270,000			0	\$250	\$67,500,000	\$120	\$32,400,000	\$32,400,000	\$1,865	\$32,398,135	\$0	\$0			
East retail phase 2	retail	2018	50,000			50,000	\$175	\$8,750,000	\$120	\$6,000,000	\$6,000,000	\$1,865	\$5,998,135	\$25	\$1,250,000			
East Corporate campus, phase 2	office	2018	386,000			0	\$190	\$73,340,000	\$170	\$65,620,000	\$65,620,000	\$1,865	\$65,618,135	\$20	\$7,720,000			
Office BTS 2	office	2019	300,000			0	\$270	\$81,000,000	\$170	\$51,000,000	\$51,000,000	\$1,865	\$50,998,135	\$20	\$6,000,000			
KDC residential phase 1	multifamily	2019	425,000	500	850	0	\$140	\$59,500,000	\$100	\$42,500,000	\$42,500,000	\$1,865	\$42,498,135	\$0	\$0			
East retail phase 3	retail	2019	50,000			50,000	\$190	\$9,500,000	\$120	\$6,000,000	\$6,000,000	\$1,865	\$5,998,135	\$25	\$1,250,000			
KDC residential phase 2	multifamily	2021	425,000	500	850	0	\$150	\$63,750,000	\$100	\$42,500,000	\$42,500,000	\$1,865	\$42,498,135	\$0	\$0			
Office BTS 3	office	2021	300,000			0	\$280	\$84,000,000	\$170	\$51,000,000	\$51,000,000	\$1,865	\$50,998,135	\$20	\$6,000,000			
KDC residential phase 3	multifamily	2023	425,000	500	850	0	\$160	\$68,000,000	\$100	\$42,500,000	\$42,500,000	\$1,865	\$42,498,135	\$0	\$0			
Office BTS 4	office	2023	300,000			0	\$300	\$90,000,000	\$170	\$51,000,000	\$51,000,000	\$1,865	\$50,998,135	\$20	\$6,000,000			
KDC residential phase 4	multifamily	2025	425,000	500	850	0	\$175	\$74,375,000	\$100	\$42,500,000	\$42,500,000	\$1,865	\$42,498,135	\$0	\$0			
Subtotal or average			4,292,000	2,000		200,000	\$202	\$866,515,000	\$133	\$571,060,000	\$571,060,000	\$26,110	\$571,033,890	\$11	\$47,440,000			
East of Wyndham Road																		
Stream Data Center	data center	2013	74,555			0	\$500	\$37,277,500	\$413	\$30,800,000	\$30,800,000	\$1,266	\$30,798,734	\$275	\$20,502,625			
Total or average			7,980,555	4,000		300,000	\$197	\$1,573,542,500	\$135	\$1,075,260,000	\$1,075,260,000	\$37,485	\$1,075,222,515	\$13	\$104,442,625			

Schedule 3: Anticipated New Development in the TIF Zone, by Year, with Estimated Appraisals in 2012 Dollars

Development information is imported from another schedule and rearranged according to anticipated year of completion.

(a) Completed by Jan. 1,	(b) Description	(c) Use	(d) through (m) Real Property										(n) through (o) Est. CCAD Appraisal of Taxable Business Personal Property			
			Improvements			Value (Land and Improvements)							Less Existing Taxable	Estimated Net New Taxable	Per SF	Total
			Gross Floor Area (SF)	Res. Units	Retail SF	Developer's Estimated Cost per SF	Total	Est. Collin CAD Appraisal		Taxable						
								"Market"	"Market"							
2013	Stream Data Center	data center	74,555	0	0	\$500	\$37,277,500	\$413	\$30,800,000	\$30,800,000	\$1,266	\$30,798,734	\$275	\$20,502,625		
2015	East Corporate Campus, phase 1	office	536,000	0	0	\$175	\$93,800,000	\$140	\$75,040,000	\$75,040,000	\$1,865	\$75,038,135	\$20	\$10,720,000		
2015	ZC residential phase 1	multifamily	450,000	450	0	\$120	\$54,000,000	\$100	\$45,000,000	\$45,000,000	\$919	\$44,999,081	\$0	\$0		
2016	West Corporate Office BTS	office	1,500,000	0	0	\$250	\$375,000,000	\$170	\$255,000,000	\$255,000,000	\$919	\$254,999,081	\$20	\$30,000,000		
2016	West Medical Office BTS	office	50,000	0	0	\$250	\$12,500,000	\$200	\$10,000,000	\$10,000,000	\$919	\$9,999,081	\$80	\$4,000,000		
2016	West retail phase 1	retail	50,000	0	50,000	\$150	\$7,500,000	\$120	\$6,000,000	\$6,000,000	\$919	\$5,999,081	\$25	\$1,250,000		
2016	KDC residential phase 1	multifamily	255,000	300	0	\$120	\$30,600,000	\$100	\$25,500,000	\$25,500,000	\$919	\$25,499,081	\$0	\$0		
2016	Limited service hotel	hotel (180 units)	144,000	0	0	\$200	\$28,800,000	\$100	\$14,400,000	\$14,400,000	\$919	\$14,399,081	\$0	\$0		
2016	East retail phase 1	retail	100,000	0	100,000	\$150	\$15,000,000	\$120	\$12,000,000	\$12,000,000	\$1,865	\$11,998,135	\$25	\$2,500,000		
2017	West retail phase 2	retail	50,000	0	50,000	\$175	\$8,750,000	\$120	\$6,000,000	\$6,000,000	\$919	\$5,999,081	\$25	\$1,250,000		
2017	Office BTS 1	office	300,000	0	0	\$260	\$78,000,000	\$170	\$51,000,000	\$51,000,000	\$1,865	\$50,998,135	\$20	\$6,000,000		
2017	ZC residential phase 2	multifamily	350,000	350	0	\$130	\$45,500,000	\$100	\$35,000,000	\$35,000,000	\$919	\$34,999,081	\$0	\$0		
2018	KDC residential phase 2	multifamily	255,000	300	0	\$130	\$33,150,000	\$100	\$25,500,000	\$25,500,000	\$919	\$25,499,081	\$0	\$0		
2018	Full-service hotel	hotel (300 units)	270,000	0	0	\$250	\$67,500,000	\$120	\$32,400,000	\$32,400,000	\$1,865	\$32,398,135	\$0	\$0		
2018	East retail phase 2	retail	50,000	0	50,000	\$175	\$8,750,000	\$120	\$6,000,000	\$6,000,000	\$1,865	\$5,998,135	\$25	\$1,250,000		
2018	East Corporate campus, phase 2	office	386,000	0	0	\$190	\$73,340,000	\$170	\$65,620,000	\$65,620,000	\$1,865	\$65,618,135	\$20	\$7,720,000		
2019	Office BTS 2	office	300,000	0	0	\$270	\$81,000,000	\$170	\$51,000,000	\$51,000,000	\$1,865	\$50,998,135	\$20	\$6,000,000		
2019	KDC residential phase 1	multifamily	425,000	500	0	\$140	\$59,500,000	\$100	\$42,500,000	\$42,500,000	\$1,865	\$42,498,135	\$0	\$0		
2019	East retail phase 3	retail	50,000	0	50,000	\$190	\$9,500,000	\$120	\$6,000,000	\$6,000,000	\$1,865	\$5,998,135	\$25	\$1,250,000		
2020	KDC residential phase 3	multifamily	255,000	300	0	\$140	\$35,700,000	\$100	\$25,500,000	\$25,500,000	\$919	\$25,499,081	\$0	\$0		
2021	KDC residential phase 2	multifamily	425,000	500	0	\$150	\$63,750,000	\$100	\$42,500,000	\$42,500,000	\$1,865	\$42,498,135	\$0	\$0		
2021	Office BTS 3	office	300,000	0	0	\$280	\$84,000,000	\$170	\$51,000,000	\$51,000,000	\$1,865	\$50,998,135	\$20	\$6,000,000		
2022	KDC residential phase 4	multifamily	255,000	300	0	\$150	\$38,250,000	\$100	\$25,500,000	\$25,500,000	\$919	\$25,499,081	\$0	\$0		
2023	KDC residential phase 3	multifamily	425,000	500	0	\$160	\$68,000,000	\$100	\$42,500,000	\$42,500,000	\$1,865	\$42,498,135	\$0	\$0		
2023	Office BTS 4	office	300,000	0	0	\$300	\$90,000,000	\$170	\$51,000,000	\$51,000,000	\$1,865	\$50,998,135	\$20	\$6,000,000		
2025	KDC residential phase 4	multifamily	425,000	500	0	\$175	\$74,375,000	\$100	\$42,500,000	\$42,500,000	\$1,865	\$42,498,135	\$0	\$0		
Total or average			7,980,555	4,000	300,000	\$197	\$1,573,542,500	\$135	\$1,075,260,000	\$1,075,260,000	\$37,485	\$1,075,222,515	\$13	\$104,442,625		

Schedule 4: Summary of Estimated TIF Project Costs and Nonproject Costs

Notes:

Cost estimates are from KDC, except City administrative cost and financing cost.

Dollar figures are in \$1,000s. Sums may not add exactly due to rounding.

Cost estimates in this schedule are adjusted for anticipated inflation to the year they will be accrued.

Finance cost is estimated for the year it will be paid.

Nonproject costs are anticipated expenditures within the TIF zone during its duration that are not TIF project costs. Estimated nonproject costs are both the public improvement costs identified in this schedule and the developer's private costs of development estimated in Schedule 2.

	Estimated TIF Project Costs Accrued During Each Calendar Year													Sum as % of Project Cost Subtotal
	TIF Project Costs	Nonproject Costs	Total Costs	2013	2014	2015	2016	2017	2018	2019	2020	beyond	Sum	
Summary														
Land dedications at cost basis*	\$18,315	\$0	\$18,315	\$0	\$12,018	\$2,725	\$1,016	\$2,018	\$146	\$230	\$162	\$0	\$18,315	23.6%
Improvements west of Plano Road	\$23,257	\$8,831	\$32,088	\$4,243	\$12,501	\$6,514	\$0	\$0	\$0	\$0	\$0	\$0	\$23,257	30.0%
Improvements east of Plano Road	\$34,764	\$5,577	\$40,341	\$0	\$0	\$2,276	\$7,021	\$10,015	\$6,511	\$2,379	\$6,562	\$0	\$34,764	44.9%
Subtotal before administrative expense	\$76,336	\$14,408	\$90,744	\$4,243	\$24,519	\$11,515	\$8,038	\$12,032	\$6,657	\$2,609	\$6,724	\$0	\$76,336	98.5%
TIF admin. costs (City expense, no finance cost)	\$1,152	\$0	\$1,152	\$87	\$35	\$36	\$36	\$37	\$38	\$39	\$39	\$805	\$1,152	1.5%
Subtotal before financing expense	\$77,488	\$14,408	\$91,896	\$4,330	\$24,554	\$11,551	\$8,074	\$12,070	\$6,694	\$2,648	\$6,764	\$805	\$77,488	100.0%
Finance cost paid	\$40,545			\$0	\$165	\$1,152	\$1,628	\$1,918	\$2,371	\$2,596	\$2,642	\$28,072	\$40,545	
Total estimated TIF project costs	\$118,033			\$4,330	\$24,719	\$12,703	\$9,702	\$13,988	\$9,065	\$5,244	\$9,406	\$28,877	\$118,033	

Schedule 4A: Intermediate Details of TIF Project Cost Infrastructure

Notes:

Cost estimates are from KDC.

Dollar figures are in \$1,000s. Sums may not add exactly due to rounding.

Cost estimates in this schedule are adjusted for anticipated inflation to the year they will be accrued.

Nonproject costs are anticipated expenditures within the TIF zone during its duration that are not TIF project costs. Estimated nonproject costs are both the public improvement costs identified in this schedule and the developer's private costs of development estimated in Schedule 2.

	TIF			Total Costs	TIF Project Costs Paid During Each Calendar Year								
	Area (Acres)	Project Costs	Nonproject Costs		2013	2014	2015	2016	2017	2018	2019	2020	Total
West of Plano Road													
Open Space													
Elipitbout	0.70	\$690	\$0	\$690	\$0	\$690	\$0	\$0	\$0	\$0	\$0	\$0	\$690
Central Plaza	0.42	\$436	\$0	\$436	\$0	\$436	\$0	\$0	\$0	\$0	\$0	\$0	\$436
Triangle Plaza	0.30	\$309	\$0	\$309	\$0	\$309	\$0	\$0	\$0	\$0	\$0	\$0	\$309
Dart Plaza - North	0.28	\$304	\$0	\$304	\$0	\$304	\$0	\$0	\$0	\$0	\$0	\$0	\$304
Dart Plaza - South	0.25	\$134	\$0	\$134	\$0	\$134	\$0	\$0	\$0	\$0	\$0	\$0	\$134
Entry Plaza	0.20	\$177	\$0	\$177	\$0	\$177	\$0	\$0	\$0	\$0	\$0	\$0	\$177
South Green	0.09	\$61	\$0	\$61	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$61
Trail Park	3.57	\$386	\$1,445	\$1,831	\$0	\$386	\$0	\$0	\$0	\$0	\$0	\$0	\$386
Subtotal Open Space	5.81	\$2,498	\$1,445	\$3,943	\$0	\$2,436	\$61	\$0	\$0	\$0	\$0	\$0	\$2,498
Infrastructure													
Retail Way (A)	0.71	\$1,026	\$0	\$1,026	\$0	\$1,026	\$0	\$0	\$0	\$0	\$0	\$0	\$1,026
DART Way (B)	0.86	\$925	\$0	\$925	\$0	\$925	\$0	\$0	\$0	\$0	\$0	\$0	\$925
North / South (C1)	0.26	\$329	\$0	\$329	\$0	\$329	\$0	\$0	\$0	\$0	\$0	\$0	\$329
North / South (C2)	0.24	\$354	\$0	\$354	\$0	\$354	\$0	\$0	\$0	\$0	\$0	\$0	\$354
North / South (C3)	0.47	\$601	\$0	\$601	\$0	\$0	\$601	\$0	\$0	\$0	\$0	\$0	\$601
East / West (D1)	0.62	\$789	\$0	\$789	\$0	\$789	\$0	\$0	\$0	\$0	\$0	\$0	\$789
East / West (D2)	0.51	\$762	\$0	\$762	\$0	\$762	\$0	\$0	\$0	\$0	\$0	\$0	\$762
Infocom (E)	2.05	\$1,062	\$4,246	\$5,308	\$0	\$0	\$1,062	\$0	\$0	\$0	\$0	\$0	\$1,062
Routh Creek (F)	2.23	\$785	\$3,140	\$3,925	\$0	\$785	\$0	\$0	\$0	\$0	\$0	\$0	\$785
Renner Road (G)	0.36	\$451	\$0	\$451	\$0	\$451	\$0	\$0	\$0	\$0	\$0	\$0	\$451
Plano Road - N (X)	0.00	\$142	\$0	\$142	\$0	\$142	\$0	\$0	\$0	\$0	\$0	\$0	\$142
Plano Road - S1 (Y)	0.00	\$142	\$0	\$142	\$0	\$0	\$142	\$0	\$0	\$0	\$0	\$0	\$142
Plano Road - S2 (Z)	0.00	\$147	\$0	\$147	\$0	\$0	\$147	\$0	\$0	\$0	\$0	\$0	\$147
Box Culvert	0.00	\$1,966	\$0	\$1,966	\$1,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,966
Electrical Service	0.00	\$2,276	\$0	\$2,276	\$2,276	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,276
Other Infrastructure	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Infrastructure	8.31	\$11,759	\$7,386	\$19,145	\$4,243	\$5,564	\$1,952	\$0	\$0	\$0	\$0	\$0	\$11,759
Parking Garages													
Structured Spaces -	0.00	\$4,500	\$0	\$4,500	\$0	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500
Structured Spaces -	0.00	\$4,500	\$0	\$4,500	\$0	\$0	\$4,500	\$0	\$0	\$0	\$0	\$0	\$4,500
Subtotal Garages	0.00	\$9,000	\$0	\$9,000	\$0	\$4,500	\$4,500	\$0	\$0	\$0	\$0	\$0	\$9,000
Total - West of Plano Road	14.12	\$23,257	\$8,831	\$32,088	\$4,243	\$12,501	\$6,514	\$0	\$0	\$0	\$0	\$0	\$23,257

**Schedule 4A:
Intermediate Details of TIF Project Cost Infrastructure**

	Area (Acres)	TIF Project Costs	Nonproject Costs	Total Costs	TIF Project Costs Paid During Each Calendar Year								
					2013	2014	2015	2016	2017	2018	2019	2020	Total
East of Plano Road													
Open Space													
Central Park	0.50	\$219	\$0	\$219	\$0	\$0	\$0	\$219	\$0	\$0	\$0	\$0	\$219
Eastern Park	0.50	\$219	\$0	\$219	\$0	\$0	\$0	\$0	\$0	\$0	\$219	\$0	\$219
SW Retail Park	0.50	\$219	\$0	\$219	\$0	\$0	\$0	\$0	\$219	\$0	\$0	\$0	\$219
Entry Plaza East	0.20	\$177	\$0	\$177	\$0	\$0	\$0	\$177	\$0	\$0	\$0	\$0	\$177
Rustic Park	16.98	\$2,816	\$0	\$2,816	\$0	\$0	\$0	\$0	\$2,816	\$0	\$0	\$0	\$2,816
Subtotal Open Space	18.68	\$3,650	\$0	\$3,650	\$0	\$0	\$0	\$396	\$3,035	\$0	\$219	\$0	\$3,650
Infrastructure													
Retail Way (A1)	0.67	\$719	\$0	\$719	\$0	\$0	\$0	\$719	\$0	\$0	\$0	\$0	\$719
Hotel Way (B1)	0.67	\$719	\$0	\$719	\$0	\$0	\$0	\$719	\$0	\$0	\$0	\$0	\$719
Retail Way (A3)	0.48	\$514	\$0	\$514	\$0	\$0	\$0	\$0	\$0	\$514	\$0	\$0	\$514
Retail Way (A4)	0.63	\$668	\$0	\$668	\$0	\$0	\$0	\$0	\$0	\$668	\$0	\$0	\$668
Central Park N (A2)	0.10	\$142	\$0	\$142	\$0	\$0	\$0	\$142	\$0	\$0	\$0	\$0	\$142
Central Park W (C1)	0.25	\$355	\$0	\$355	\$0	\$0	\$0	\$355	\$0	\$0	\$0	\$0	\$355
Central Park EN (C2)	0.25	\$355	\$0	\$355	\$0	\$0	\$0	\$355	\$0	\$0	\$0	\$0	\$355
Central Park S (C3)	0.10	\$142	\$0	\$142	\$0	\$0	\$0	\$142	\$0	\$0	\$0	\$0	\$142
Central Park ES (C4)	0.29	\$376	\$0	\$376	\$0	\$0	\$0	\$0	\$376	\$0	\$0	\$0	\$376
East / West (B2)	1.03	\$1,315	\$0	\$1,315	\$0	\$0	\$0	\$0	\$0	\$0	\$1,315	\$0	\$1,315
Garage Way W (D1)	0.28	\$581	\$0	\$581	\$0	\$0	\$0	\$0	\$0	\$581	\$0	\$0	\$581
Center Drive (D2)	0.66	\$845	\$0	\$845	\$0	\$0	\$0	\$0	\$0	\$0	\$845	\$0	\$845
Garage Way E (E1)	0.17	\$349	\$0	\$349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$349	\$349
Eastern Park N (E2)	0.12	\$151	\$0	\$151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151	\$151
Eastern Park W (E3)	0.31	\$377	\$0	\$377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377	\$377
Eastern Park S (E3)	0.12	\$151	\$0	\$151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$151	\$151
Eastern Park E (E4)	0.31	\$377	\$0	\$377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377	\$377
East Drive N (E5)	0.22	\$282	\$0	\$282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282	\$282
East Drive S (E6)	0.29	\$376	\$0	\$376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$376	\$376
SW Retail Drive (C5)	0.88	\$1,127	\$0	\$1,127	\$0	\$0	\$0	\$0	\$1,127	\$0	\$0	\$0	\$1,127
Fox North (D3)	0.55	\$687	\$0	\$687	\$0	\$0	\$0	\$0	\$687	\$0	\$0	\$0	\$687
Infocom (F)	6.93	\$1,394	\$5,577	\$6,971	\$0	\$0	\$0	\$1,394	\$0	\$0	\$0	\$0	\$1,394
Renner Trail	0.00	\$247	\$0	\$247	\$0	\$0	\$0	\$0	\$0	\$247	\$0	\$0	\$247
Plano Road - N (P)	0.00	\$142	\$0	\$142	\$0	\$0	\$0	\$142	\$0	\$0	\$0	\$0	\$142
Plano Road - S1 (Q)	0.00	\$142	\$0	\$142	\$0	\$0	\$0	\$0	\$142	\$0	\$0	\$0	\$142
Plano Road - S2 (R)	0.00	\$147	\$0	\$147	\$0	\$0	\$0	\$0	\$147	\$0	\$0	\$0	\$147
Electrical Service	0.00	\$2,276	\$0	\$2,276	\$0	\$0	\$2,276	\$0	\$0	\$0	\$0	\$0	\$2,276
Ped. Xing - Plano Rd	0.00	\$2,657	\$0	\$2,657	\$0	\$0	\$0	\$2,657	\$0	\$0	\$0	\$0	\$2,657
Subtotal Infrastructure	15.31	\$17,614	\$5,577	\$23,191	\$0	\$0	\$2,276	\$6,626	\$2,480	\$2,011	\$2,160	\$2,062	\$17,614
Parking Garages													
Structured Spaces - 500	0.00	\$4,500	\$0	\$4,500	\$0	\$0	\$0	\$0	\$4,500	\$0	\$0	\$0	\$4,500
Structured Spaces - 500	0.00	\$4,500	\$0	\$4,500	\$0	\$0	\$0	\$0	\$0	\$4,500	\$0	\$0	\$4,500
Structured Spaces - 500	0.00	\$4,500	\$0	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500	\$4,500
Subtotal Garages	0.00	\$13,500	\$0	\$13,500	\$0	\$0	\$0	\$0	\$4,500	\$4,500	\$0	\$4,500	\$13,500
Total - East of Plano Road	33.99	\$34,764	\$5,577	\$40,341	\$0	\$0	\$2,276	\$7,021	\$10,015	\$6,511	\$2,379	\$6,562	\$34,764

Schedule 5: Forecast of Annual Taxable Property Values and City of Richardson Property Taxes from the TIF Zone

Notes:

Estimated net new appraisals due to new improvements are from a separate schedule.
 Business personal property at Stream data center (1811 E. Renner Road) is added to the roll Jan. 1, 2013. Real property value for the same site was added Jan. 1, 2012.
 Tax rate is for 2012. Later years are assumed a constant. Actual rates will be set annually.
 The net new appraisal added for Jan. 1, 2013, before inflation adjustment, is the value that brings the total taxable Jan. 1, 2013 appraisal for the Stream Data Center to an anticipated \$30.8 million.

(a)	(b)	(c) Real Property										(m) Business Personal Property					
		Appraisal Without Improvements New This Year; Post-completion Appraisals Rise 1.00%		Net New Appraisals Related to Development		Adjusted for Pre-completion Inflation @ 3.00%		Total Taxable Real Property	Captured Appraised Value for Jan. 1	City Real Property Tax on Captured Appraised Value @ \$0.63516 per \$100	TIF Fund Receipts on This % of Captured Appraised Value	TIF Fund Receipts in Calendar Year	City Real Property Tax Increments to TIF Fund	City RP Tax Retained for General Fund	Appraisal Without Improvements Added This Year; Post-completion Appraisals Rise 1.00%	Appraisals Related to New Improvements	
Year	Jan. 1, After 2012	In 2012 Dollars	After 2012	Appraisal	of This Year	Value	Appraised	Calendar Year	Value	Year	Fund	General Fund	After 2012	In 2012 Dollars	After 2012	Total	
Base	2011			\$37,485	\$0	\$0	0%	2012	\$0		\$238	\$0	\$0	\$0	\$0	\$0	\$0
1	2012			\$16,046,379	\$16,008,894	\$101,682	66.67%	2013	\$67,788		\$34,132	\$0	\$0	\$0	\$0	\$0	\$0
2	2013	\$16,206,843	\$13,894,800	\$14,311,644	\$30,518,486	\$30,481,001	66.67%	2014	\$129,069		\$64,772	\$0	\$20,502,625	\$21,117,704	\$21,117,704	\$134,131	
3	2014	\$30,823,671	\$0	\$0	\$30,823,671	\$30,786,186	66.67%	2015	\$130,361		\$65,419	\$21,328,881	\$0	\$0	\$21,328,881	\$135,473	
4	2015	\$31,131,908	\$120,037,216	\$131,167,907	\$162,299,815	\$162,262,330	66.67%	2016	\$687,084		\$343,780	\$21,542,170	\$10,720,000	\$11,714,033	\$33,256,203	\$211,230	
5	2016	\$163,922,813	\$322,893,540	\$363,419,524	\$527,342,337	\$527,304,852	66.67%	2017	\$2,232,820		\$1,116,648	\$33,588,765	\$37,750,000	\$42,487,958	\$76,076,723	\$483,209	
6	2017	\$532,615,760	\$40,998,162	\$47,528,106	\$580,143,867	\$580,106,382	66.67%	2018	\$2,456,402		\$1,228,439	\$76,837,490	\$7,250,000	\$8,404,737	\$85,242,227	\$541,425	
7	2018	\$585,945,305	\$129,513,486	\$154,645,875	\$740,591,181	\$740,553,696	66.67%	2019	\$3,135,801		\$1,568,138	\$86,094,649	\$8,970,000	\$10,710,649	\$96,805,298	\$614,869	
8	2019	\$747,997,093	\$99,494,405	\$122,365,568	\$870,362,661	\$870,325,176	66.67%	2020	\$3,685,305		\$1,842,891	\$97,773,351	\$7,250,000	\$8,916,586	\$106,689,937	\$677,652	
9	2020	\$879,066,288	\$25,499,081	\$32,301,473	\$911,367,761	\$911,330,276	66.67%	2021	\$3,858,937		\$1,929,707	\$107,756,836	\$0	\$0	\$107,756,836	\$684,428	
10	2021	\$920,481,438	\$93,496,270	\$121,991,426	\$1,042,472,864	\$1,042,435,379	66.67%	2022	\$4,414,088		\$2,207,282	\$108,834,405	\$6,000,000	\$7,828,639	\$116,663,044	\$740,997	
11	2022	\$1,052,897,593	\$25,499,081	\$34,268,633	\$1,087,166,225	\$1,087,128,740	66.67%	2023	\$4,603,338		\$2,301,907	\$117,829,674	\$0	\$0	\$117,829,674	\$748,407	
12	2023	\$1,098,037,888	\$93,496,270	\$129,420,704	\$1,227,458,591	\$1,227,421,106	66.67%	2024	\$5,197,392		\$2,598,934	\$119,007,971	\$6,000,000	\$8,305,403	\$127,313,374	\$808,644	
13	2024	\$1,239,733,177	\$0	\$0	\$1,239,733,177	\$1,239,695,692	66.67%	2025	\$5,249,367		\$2,624,922	\$128,586,508	\$0	\$0	\$128,586,508	\$816,730	
14	2025	\$1,252,130,509	\$42,498,135	\$62,409,944	\$1,314,540,453	\$1,314,502,968	66.67%	2026	\$5,566,131		\$2,783,304	\$129,872,373	\$0	\$0	\$129,872,373	\$824,897	
15	2026	\$1,327,685,857	\$0	\$0	\$1,327,685,857	\$1,327,648,372	66.67%	2027	\$5,621,794		\$2,811,135	\$131,171,097	\$0	\$0	\$131,171,097	\$833,146	
16	2027	\$1,340,962,716	\$0	\$0	\$1,340,962,716	\$1,340,925,231	66.67%	2028	\$5,678,014		\$2,839,245	\$132,482,808	\$0	\$0	\$132,482,808	\$841,478	
17	2028	\$1,354,372,343	\$0	\$0	\$1,354,372,343	\$1,354,334,858	66.67%	2029	\$5,734,796		\$2,867,636	\$133,807,636	\$0	\$0	\$133,807,636	\$849,893	
18	2029	\$1,367,916,067	\$0	\$0	\$1,367,916,067	\$1,367,878,582	66.67%	2030	\$5,792,145		\$2,896,311	\$135,145,712	\$0	\$0	\$135,145,712	\$858,392	
19	2030	\$1,381,595,227	\$0	\$0	\$1,381,595,227	\$1,381,557,742	66.67%	2031	\$5,850,068		\$2,925,272	\$136,497,169	\$0	\$0	\$136,497,169	\$866,975	
20	2031	\$1,395,411,180	\$0	\$0	\$1,395,411,180	\$1,395,373,695	66.67%	2032	\$5,908,570		\$2,954,523	\$137,862,141	\$0	\$0	\$137,862,141	\$875,645	
21	2032	\$1,409,365,291	\$0	\$0	\$1,409,365,291	\$1,409,327,806	66.67%	2033	\$5,967,658		\$2,984,067	\$139,240,762	\$0	\$0	\$139,240,762	\$884,402	
22	2033	\$1,423,458,944	\$0	\$0	\$1,423,458,944	\$1,423,421,459	66.67%	2034	\$6,027,336		\$3,013,906	\$140,633,170	\$0	\$0	\$140,633,170	\$893,246	
23	2034	\$1,437,693,534	\$0	\$0	\$1,437,693,534	\$1,437,656,049	66.67%	2035	\$6,087,611		\$3,044,043	\$142,039,501	\$0	\$0	\$142,039,501	\$902,178	
24	2035	\$1,452,070,469	\$0	\$0	\$1,452,070,469	\$1,452,032,984	66.67%	2036	\$6,148,488		\$3,074,482	\$143,459,897	\$0	\$0	\$143,459,897	\$911,200	
25	2036	\$1,466,591,174	\$0	\$0	\$1,466,591,174	\$1,466,553,689	66.67%	2037	\$6,209,975		\$3,105,226	\$144,894,495	\$0	\$0	\$144,894,495	\$920,312	
26	2037	\$1,481,257,086	\$0	\$0	\$1,481,257,086	\$1,481,219,601	0%	2038	\$0		\$9,408,353	\$146,343,440	\$0	\$0	\$146,343,440	\$929,515	
27	2039	\$1,496,069,656	\$0	\$0	\$1,496,069,656	\$1,496,032,171	0%	2039	\$0		\$9,502,436	\$147,806,875	\$0	\$0	\$147,806,875	\$938,810	
28	2039	\$1,511,030,353	\$0	\$0	\$1,511,030,353	\$1,510,992,868	0%	2040	\$0		\$9,597,460	\$149,284,944	\$0	\$0	\$149,284,944	\$948,198	
29	2040	\$1,526,140,656	\$0	\$0	\$1,526,140,656	\$1,526,103,171	0%	2041	\$0		\$9,693,435	\$150,777,793	\$0	\$0	\$150,777,793	\$957,680	
30	2041	\$1,541,402,063	\$0	\$0	\$1,541,402,063	\$1,541,364,578	0%	2042	\$0		\$9,790,369	\$152,285,571	\$0	\$0	\$152,285,571	\$967,257	
Total (Year 1-30)			\$1,007,320,446	\$1,213,830,804		\$207,651,370			\$106,440,338		\$101,218,174		\$104,442,625	\$119,485,709		\$21,800,418	

**Schedule 6:
Forecast of Annual Taxable Property Values and Collin County Property Taxes from the TIF Zone**

Notes:

Estimated net new appraisals due to new improvements are from a separate schedule..
 Business personal property at Stream data center (1811 E. Renner Road) is added to the roll Jan. 1, 2013. Real property value for the same site was added Jan. 1, 2012.
 Tax rate is for 2012. Later years are assumed a constant. Actual rates will be set annually.
 The net new appraisal added for Jan. 1, 2013, before inflation adjustment, is the value that brings the total taxable Jan. 1, 2013 appraisal for the Stream Data Center to an anticipated \$30.8 million.

(a)	(b)	(c) Real Property										(m) Business Personal Property				
		Appraisal Without Improvements New This Year; Post-completion Appraisals Rise	Net New Appraisals Related to Development	Adjusted for Pre-completion Inflation @ 3.00%	Total Taxable Real Property Appraisal	Captured Appraised Value for Jan. 1 of This Year	County Real Property Tax on Captured Appraised Value @ \$0.240 per \$100	TIF Fund Receipts	TIF Fund Receipts on This % of Captured Appraised Value	County Real Property Tax Increments to TIF	County RP Tax Retained for General Fund	Appraisal Without Improvements Added This Year; Post-completion Appraisals Rise	Appraisals Related to New Improvements	County BPP Tax @ \$0.240 per \$100 (to General Fund)		
Year	Jan. 1, 2011	Annually After 2012	In 2012 Dollars	After 2012	Property Appraisal	Value	Value	Value	Year	Fund	Annually After 2012	In 2012 Dollars	After 2012	Total	Fund)	
Base	2011				\$37,485	\$0	\$0	0%	2012	\$0	\$90	\$0	\$0	\$0	\$0	
1	2012				\$16,046,379	\$16,008,894	\$38,421	50.00%	2013	\$19,211	\$19,301	\$0	\$0	\$0	\$0	
2	2013	\$16,206,843	\$13,894,800	\$14,311,644	\$30,518,486	\$30,481,001	\$73,154	50.00%	2014	\$36,577	\$36,667	\$0	\$20,502,625	\$21,117,704	\$50,682	
3	2014	\$30,823,671	\$0	\$0	\$30,823,671	\$30,786,186	\$73,887	50.00%	2015	\$36,943	\$37,033	\$21,328,881	\$0	\$21,328,881	\$51,189	
4	2015	\$31,131,908	\$120,037,216	\$131,167,907	\$162,299,815	\$162,262,330	\$389,430	50.00%	2016	\$194,715	\$194,805	\$21,542,170	\$10,720,000	\$11,714,033	\$79,815	
5	2016	\$163,922,813	\$322,893,540	\$363,419,524	\$527,342,337	\$527,304,852	\$1,265,532	50.00%	2017	\$632,766	\$632,856	\$33,588,765	\$37,750,000	\$42,487,958	\$182,584	
6	2017	\$532,615,760	\$40,998,162	\$47,528,106	\$580,143,867	\$580,106,382	\$1,392,255	50.00%	2018	\$696,128	\$696,218	\$76,837,490	\$7,250,000	\$8,404,737	\$204,581	
7	2018	\$585,945,305	\$129,513,486	\$154,645,875	\$740,591,181	\$740,553,696	\$1,777,329	50.00%	2019	\$888,664	\$888,754	\$86,094,649	\$8,970,000	\$10,710,649	\$232,333	
8	2019	\$747,997,093	\$99,494,405	\$122,365,568	\$870,362,661	\$870,325,176	\$2,088,780	50.00%	2020	\$1,044,390	\$1,044,480	\$97,773,351	\$7,250,000	\$8,916,586	\$256,056	
9	2020	\$879,066,288	\$25,499,081	\$32,301,473	\$911,367,761	\$911,330,276	\$2,187,193	50.00%	2021	\$1,093,596	\$1,093,686	\$107,756,836	\$0	\$107,756,836	\$258,616	
10	2021	\$920,481,438	\$93,496,270	\$121,991,426	\$1,042,472,864	\$1,042,435,379	\$2,501,845	50.00%	2022	\$1,250,922	\$1,251,012	\$108,834,405	\$6,000,000	\$7,828,639	\$279,991	
11	2022	\$1,052,897,593	\$25,499,081	\$34,268,633	\$1,087,166,225	\$1,087,128,740	\$2,609,109	50.00%	2023	\$1,304,554	\$1,304,644	\$117,829,674	\$0	\$117,829,674	\$282,791	
12	2023	\$1,098,037,888	\$93,496,270	\$129,420,704	\$1,227,458,591	\$1,227,421,106	\$2,945,811	50.00%	2024	\$1,472,905	\$1,472,995	\$119,007,971	\$6,000,000	\$8,305,403	\$305,552	
13	2024	\$1,239,733,177	\$0	\$0	\$1,239,733,177	\$1,239,695,692	\$2,975,270	50.00%	2025	\$1,487,635	\$1,487,725	\$128,586,508	\$0	\$128,586,508	\$308,608	
14	2025	\$1,252,130,509	\$42,498,135	\$62,409,944	\$1,314,540,453	\$1,314,502,968	\$3,154,807	50.00%	2026	\$1,577,404	\$1,577,494	\$129,872,373	\$0	\$129,872,373	\$311,694	
15	2026	\$1,327,685,857	\$0	\$0	\$1,327,685,857	\$1,327,648,372	\$3,186,356	50.00%	2027	\$1,593,178	\$1,593,268	\$131,171,097	\$0	\$131,171,097	\$314,811	
16	2027	\$1,340,962,716	\$0	\$0	\$1,340,962,716	\$1,340,925,231	\$3,218,221	50.00%	2028	\$1,609,110	\$1,609,200	\$132,482,808	\$0	\$132,482,808	\$317,959	
17	2028	\$1,354,372,343	\$0	\$0	\$1,354,372,343	\$1,354,334,858	\$3,250,404	50.00%	2029	\$1,625,202	\$1,625,292	\$133,807,636	\$0	\$133,807,636	\$321,138	
18	2029	\$1,367,916,067	\$0	\$0	\$1,367,916,067	\$1,367,878,582	\$3,282,909	50.00%	2030	\$1,641,454	\$1,641,544	\$135,145,712	\$0	\$135,145,712	\$324,350	
19	2030	\$1,381,595,227	\$0	\$0	\$1,381,595,227	\$1,381,557,742	\$3,315,739	50.00%	2031	\$1,657,869	\$1,657,959	\$136,497,169	\$0	\$136,497,169	\$327,593	
20	2031	\$1,395,411,180	\$0	\$0	\$1,395,411,180	\$1,395,373,695	\$3,348,897	50.00%	2032	\$1,674,448	\$1,674,538	\$137,862,141	\$0	\$137,862,141	\$330,869	
21	2032	\$1,409,365,291	\$0	\$0	\$1,409,365,291	\$1,409,327,806	\$3,382,387	50.00%	2033	\$1,691,193	\$1,691,283	\$139,240,762	\$0	\$139,240,762	\$334,178	
22	2033	\$1,423,458,944	\$0	\$0	\$1,423,458,944	\$1,423,421,459	\$3,416,212	50.00%	2034	\$1,708,106	\$1,708,196	\$140,633,170	\$0	\$140,633,170	\$337,520	
23	2034	\$1,437,693,534	\$0	\$0	\$1,437,693,534	\$1,437,656,049	\$3,450,375	50.00%	2035	\$1,725,187	\$1,725,277	\$142,039,501	\$0	\$142,039,501	\$340,895	
24	2035	\$1,452,070,469	\$0	\$0	\$1,452,070,469	\$1,452,032,984	\$3,484,879	50.00%	2036	\$1,742,440	\$1,742,530	\$143,459,897	\$0	\$143,459,897	\$344,304	
25	2036	\$1,466,591,174	\$0	\$0	\$1,466,591,174	\$1,466,553,689	\$3,519,729	50.00%	2037	\$1,759,864	\$1,759,954	\$144,894,495	\$0	\$144,894,495	\$347,747	
26	2037	\$1,481,257,086	\$0	\$0	\$1,481,257,086	\$1,481,219,601	\$3,554,927	0%	2039	\$0	\$3,555,017	\$146,343,440	\$0	\$146,343,440	\$351,224	
27	2038	\$1,496,069,656	\$0	\$0	\$1,496,069,656	\$1,496,032,171	\$3,590,477	0%	2039	\$0	\$3,590,567	\$147,806,875	\$0	\$147,806,875	\$354,736	
28	2039	\$1,511,030,353	\$0	\$0	\$1,511,030,353	\$1,510,992,868	\$3,626,383	0%	2040	\$0	\$3,626,473	\$149,284,944	\$0	\$149,284,944	\$358,284	
29	2040	\$1,526,140,656	\$0	\$0	\$1,526,140,656	\$1,526,103,171	\$3,662,648	0%	2041	\$0	\$3,662,738	\$150,777,793	\$0	\$150,777,793	\$361,867	
30	2041	\$1,541,402,063	\$0	\$0	\$1,541,402,063	\$1,541,364,578	\$3,699,275	0%	2042	\$0	\$3,699,365	\$152,285,571	\$0	\$152,285,571	\$365,485	
Total (Year 1-30)			\$1,007,320,446	\$1,213,830,804			\$78,462,637			\$30,164,464	\$48,300,872		\$104,442,625	\$119,485,709	\$8,237,452	

Schedule 7: Forecast of Total Revenue to the TIF Fund

Notes:

City and County revenue forecasts are from separate schedules.

After tax year 2015, Richardson may elect to direct 11.67% of total real property tax increments earned from TIF Zone #2 to a fund for rail transit in the Cotton Belt corridor. If so, 55% of City tax increments from that time through the end of the TIF Zone term would flow to other project costs.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
TIF Year	Appraisal as of Jan. 1,	TIF Fund Receipts in Calendar Year	From City	From County	Total Deposits to TIF Fund	Less 11.67% / 66.67% of City Tax Increments to Cotton Belt Rail Transit	Net City Deposits to TIF, Excluding Funds for Cotton Belt Project	Net Deposits to TIF Fund, Excluding Funds for Cotton Belt Project	Cumulative Net Deposits to TIF Fund, Excluding Funds for Cotton Belt	2012 PV of Cum. Net Deposits to TIF Fund 2, Excl. Cotton Belt @ 5.00% Annual Discounts
Base	2011	2012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2012	2013	\$67,788	\$19,211	\$86,999	\$0	\$67,788	\$86,999	\$86,999	\$82,856
2	2013	2014	\$129,069	\$36,577	\$165,646	\$0	\$129,069	\$165,646	\$252,645	\$233,102
3	2014	2015	\$130,361	\$36,943	\$167,304	\$0	\$130,361	\$167,304	\$419,949	\$377,626
4	2015	2016	\$687,084	\$194,715	\$881,798	\$0	\$687,084	\$881,798	\$1,301,748	\$1,103,083
5	2016	2017	\$2,232,820	\$632,766	\$2,865,585	\$390,836	\$1,841,984	\$2,474,750	\$3,776,497	\$3,042,115
6	2017	2018	\$2,456,402	\$696,128	\$3,152,530	\$429,972	\$2,026,431	\$2,722,558	\$6,499,056	\$5,073,730
7	2018	2019	\$3,135,801	\$888,664	\$4,024,465	\$548,894	\$2,586,906	\$3,475,571	\$9,974,626	\$7,543,753
8	2019	2020	\$3,685,305	\$1,044,390	\$4,729,695	\$645,080	\$3,040,225	\$4,084,615	\$14,059,241	\$10,308,381
9	2020	2021	\$3,858,937	\$1,093,596	\$4,952,533	\$675,473	\$3,183,464	\$4,277,060	\$18,336,301	\$13,065,412
10	2021	2022	\$4,414,088	\$1,250,922	\$5,665,011	\$772,648	\$3,641,441	\$4,892,363	\$23,228,665	\$16,068,899
11	2022	2023	\$4,603,338	\$1,304,554	\$5,907,892	\$805,774	\$3,797,564	\$5,102,118	\$28,330,783	\$19,052,001
12	2023	2024	\$5,197,392	\$1,472,905	\$6,670,297	\$909,758	\$4,287,634	\$5,760,539	\$34,091,322	\$22,259,685
13	2024	2025	\$5,249,367	\$1,487,635	\$6,737,002	\$918,856	\$4,330,512	\$5,818,146	\$39,909,469	\$25,345,173
14	2025	2026	\$5,566,131	\$1,577,404	\$7,143,535	\$974,303	\$4,591,829	\$6,169,232	\$46,078,701	\$28,461,054
15	2026	2027	\$5,621,794	\$1,593,178	\$7,214,972	\$984,046	\$4,637,748	\$6,230,926	\$52,309,628	\$31,458,236
16	2027	2028	\$5,678,014	\$1,609,110	\$7,287,124	\$993,887	\$4,684,127	\$6,293,237	\$58,602,865	\$34,341,241
17	2028	2029	\$5,734,796	\$1,625,202	\$7,359,997	\$1,003,826	\$4,730,970	\$6,356,172	\$64,959,037	\$37,114,417
18	2029	2030	\$5,792,145	\$1,641,454	\$7,433,599	\$1,013,864	\$4,778,281	\$6,419,735	\$71,378,772	\$39,781,950
19	2030	2031	\$5,850,068	\$1,657,869	\$7,507,937	\$1,024,003	\$4,826,065	\$6,483,934	\$77,862,706	\$42,347,863
20	2031	2032	\$5,908,570	\$1,674,448	\$7,583,019	\$1,034,244	\$4,874,327	\$6,548,775	\$84,411,481	\$44,816,027
21	2032	2033	\$5,967,658	\$1,691,193	\$7,658,851	\$1,044,586	\$4,923,071	\$6,614,265	\$91,025,746	\$47,190,167
22	2033	2034	\$6,027,336	\$1,708,106	\$7,735,442	\$1,055,032	\$4,972,303	\$6,680,409	\$97,706,155	\$49,473,864
23	2034	2035	\$6,087,611	\$1,725,187	\$7,812,798	\$1,065,583	\$5,022,028	\$6,747,215	\$104,453,370	\$51,670,564
24	2035	2036	\$6,148,488	\$1,742,440	\$7,890,928	\$1,076,239	\$5,072,249	\$6,814,689	\$111,268,059	\$53,783,580
25	2036	2037	\$6,209,975	\$1,759,864	\$7,969,839	\$1,087,002	\$5,122,973	\$6,882,838	\$118,150,897	\$55,816,101
26	2037	2038	\$0	\$0	\$0	\$0	\$0	\$0	\$118,150,897	\$55,816,101
27	2038	2039	\$0	\$0	\$0	\$0	\$0	\$0	\$118,150,897	\$55,816,101
28	2039	2040	\$0	\$0	\$0	\$0	\$0	\$0	\$118,150,897	\$55,816,101
29	2040	2041	\$0	\$0	\$0	\$0	\$0	\$0	\$118,150,897	\$55,816,101
30	2041	2042	\$0	\$0	\$0	\$0	\$0	\$0	\$118,150,897	\$55,816,101
Total (Years 1-30)			\$106,440,338	\$30,164,464	\$136,604,802	\$18,453,905	\$87,986,433	\$118,150,897		
% from Source			78%	22%	100%					

**Schedule 8:
Forecast Timing of Annual TIF Project Costs, Annual Payouts,
Interest Accrued and Balance Obligations of the TIF Fund**

Notes:

Annual revenue forecasts for the TIF fund are from another schedule.

Interest terms, if any, on outstanding obligations of the TIF fund are to be determined. This schedule is for illustration only.

This schedule assumes interest accrues at the end of each calendar year on obligation balances carried for at least the full previous year. Interest is compounded annually.

The interest rate is the approximate maximum rate the TIF fund can likely afford to pay if interest is accrued on all project costs, including land contributions at cost basis.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
TIF Year	Appraisal as of Jan. 1,	TIF Fund Receipts in Calendar Year	Total Receipts TIF Zone #2	Potential 11.67% / 55% of City Tax Increments to Cotton Belt Rail Transit	Net Receipts for Other TIF Zone 2 Project Costs	Less TIF Admin. Expense	Net Receipts for Balance of TIF Zone 2 Project Costs After Admin. Expense	Other TIF Project Costs Accrued in Twelve Months Following Appraisal Date	TIF Fund Payout for Other Project Costs	TIF Obligation Carried Forward Before This Year's Interest Accrual	Interest Accrued This Year, If Annual Rate	Obligation Carried Forward After This Year's Interest
Base	2011	2012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2012	2013	\$86,999	\$0	\$86,999	\$86,999	\$0	\$0	\$0	\$0	\$0	\$0
2	2013	2014	\$165,646	\$0	\$165,646	\$35,000	\$130,646	\$4,243,000	\$130,646	\$4,112,354	\$0	\$4,112,354
3	2014	2015	\$167,304	\$0	\$167,304	\$35,700	\$131,604	\$24,519,000	\$131,604	\$28,499,750	\$165,317	\$28,665,067
4	2015	2016	\$881,798	\$0	\$881,798	\$36,414	\$845,384	\$11,515,000	\$845,384	\$39,334,682	\$1,152,336	\$40,487,018
5	2016	2017	\$2,865,585	\$390,836	\$2,474,750	\$37,142	\$2,437,608	\$8,038,000	\$2,437,608	\$46,087,410	\$1,627,578	\$47,714,988
6	2017	2018	\$3,152,530	\$429,972	\$2,722,558	\$37,885	\$2,684,673	\$12,032,000	\$2,684,673	\$57,062,315	\$1,918,143	\$58,980,458
7	2018	2019	\$4,024,465	\$548,894	\$3,475,571	\$38,643	\$3,436,928	\$6,657,000	\$3,436,928	\$62,200,530	\$2,371,014	\$64,571,544
8	2019	2020	\$4,729,695	\$645,080	\$4,084,615	\$39,416	\$4,045,199	\$2,609,000	\$4,045,199	\$63,135,345	\$2,595,776	\$65,731,121
9	2020	2021	\$4,952,533	\$675,473	\$4,277,060	\$40,204	\$4,236,856	\$6,724,000	\$4,236,856	\$68,218,265	\$2,642,391	\$70,860,656
10	2021	2022	\$5,665,011	\$772,648	\$4,892,363	\$41,008	\$4,851,355	\$0	\$4,851,355	\$66,009,301	\$2,848,598	\$68,857,899
11	2022	2023	\$5,907,892	\$805,774	\$5,102,118	\$41,828	\$5,060,290	\$0	\$5,060,290	\$63,797,609	\$2,768,088	\$66,565,697
12	2023	2024	\$6,670,297	\$909,758	\$5,760,539	\$42,665	\$5,717,874	\$0	\$5,717,874	\$60,847,822	\$2,675,941	\$63,523,763
13	2024	2025	\$6,737,002	\$918,856	\$5,818,146	\$43,518	\$5,774,628	\$0	\$5,774,628	\$57,749,135	\$2,553,655	\$60,302,790
14	2025	2026	\$7,143,535	\$974,303	\$6,169,232	\$44,388	\$6,124,844	\$0	\$6,124,844	\$54,177,946	\$2,424,172	\$56,602,118
15	2026	2027	\$7,214,972	\$984,046	\$6,230,926	\$45,276	\$6,185,650	\$0	\$6,185,650	\$50,416,468	\$2,275,405	\$52,691,873
16	2027	2028	\$7,287,124	\$993,887	\$6,293,237	\$46,182	\$6,247,056	\$0	\$6,247,056	\$46,444,818	\$2,118,213	\$48,563,031
17	2028	2029	\$7,359,997	\$1,003,826	\$6,356,172	\$47,105	\$6,309,066	\$0	\$6,309,066	\$42,253,965	\$1,952,234	\$44,206,199
18	2029	2030	\$7,433,599	\$1,013,864	\$6,419,735	\$48,047	\$6,371,688	\$0	\$6,371,688	\$37,834,511	\$1,777,089	\$39,611,600
19	2030	2031	\$7,507,937	\$1,024,003	\$6,483,934	\$49,008	\$6,434,926	\$0	\$6,434,926	\$33,176,675	\$1,592,386	\$34,769,061
20	2031	2032	\$7,583,019	\$1,034,244	\$6,548,775	\$49,989	\$6,498,787	\$0	\$6,498,787	\$28,270,274	\$1,397,716	\$29,667,990
21	2032	2033	\$7,658,851	\$1,044,586	\$6,614,265	\$50,988	\$6,563,276	\$0	\$6,563,276	\$23,104,714	\$1,192,653	\$24,297,367
22	2033	2034	\$7,735,442	\$1,055,032	\$6,680,409	\$52,008	\$6,628,401	\$0	\$6,628,401	\$17,668,966	\$976,754	\$18,645,720
23	2034	2035	\$7,812,798	\$1,065,583	\$6,747,215	\$53,048	\$6,694,167	\$0	\$6,694,167	\$11,951,554	\$749,558	\$12,701,112
24	2035	2036	\$7,890,928	\$1,076,239	\$6,814,689	\$54,109	\$6,760,580	\$0	\$6,760,580	\$5,940,532	\$510,585	\$6,451,117
25	2036	2037	\$7,969,839	\$1,087,002	\$6,882,838	\$55,191	\$6,827,646	\$0	\$6,710,452	\$0	\$259,335	\$0
26	2037	2038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	2038	2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	2039	2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	2040	2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	2041	2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total (Years 1-30)			\$136,604,802	\$18,453,905	\$118,150,897	\$1,151,764	\$116,999,132	\$76,337,000	\$116,881,938		\$40,544,938	

Check: TIF obligation is fully amortized only if these two numbers match
 \$118,033,702 ← AND this number is less than net receipts. \$6,710,452

Schedule 9: Forecast of City Sales Tax from Development in the TIF Zone

Notes:

Retail floor areas are based on current development plan. Retail development timing is imported from another schedule.
 Actual store sales per square foot (before inflation) may differ significantly, probably between \$100 and \$300, depending on the mix of retailers.
 Sales tax distribution to the City will lag sales dates by months. If comparable quarterly sales occur in fourth quarters of previous calendar years, City sales tax receipts for a fiscal year should approximate sales tax earned in the a calendar year.

(a) Year	(b) Calendar Year	(c) Cumulative Gross Retail Floor Area Open All Year	(d) Gross Retail Floor Area @ 90% Occupancy	(e) Values Not Adjusted for Inflation		(g) Total Taxable Sales	(h) Total Sales, Adjusted for Inflation @ 3.00% Annually After 2012	(i) City Sales Tax Earned This Year @ 1.00%	(j) Cumulative Total
				Taxable Store or Restaurant Sales Volume, If per SF	Construction Materials Taxed This Year, If of Development Cost				
0	2012	0	0	\$0		\$0	\$0	\$0	
1	2013	0	0	\$0	\$15,008,000	\$15,008,000	\$15,458,240	\$154,582	\$154,582
2	2014	0	0	\$0	\$66,300,000	\$66,300,000	\$70,337,670	\$703,377	\$857,959
3	2015	0	0	\$0	\$29,260,000	\$29,260,000	\$31,973,192	\$319,732	\$1,177,691
4	2016	150,000	135,000	\$27,000,000	\$31,004,000	\$58,004,000	\$65,284,013	\$652,840	\$1,830,531
5	2017	200,000	180,000	\$36,000,000	\$14,800,000	\$50,800,000	\$58,891,123	\$588,911	\$2,419,442
6	2018	250,000	225,000	\$45,000,000	\$18,700,000	\$63,700,000	\$76,061,131	\$760,611	\$3,180,054
7	2019	300,000	270,000	\$54,000,000	\$13,600,000	\$67,600,000	\$83,139,473	\$831,395	\$4,011,448
8	2020	300,000	270,000	\$54,000,000	\$10,200,000	\$64,200,000	\$81,326,639	\$813,266	\$4,824,715
9	2021	300,000	270,000	\$54,000,000	\$8,500,000	\$62,500,000	\$81,548,324	\$815,483	\$5,640,198
10	2022	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$72,571,484	\$725,715	\$6,365,913
11	2023	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$74,748,629	\$747,486	\$7,113,399
12	2024	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$76,991,088	\$769,911	\$7,883,310
13	2025	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$79,300,821	\$793,008	\$8,676,318
14	2026	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$81,679,845	\$816,798	\$9,493,117
15	2027	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$84,130,240	\$841,302	\$10,334,419
16	2028	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$86,654,148	\$866,541	\$11,200,961
17	2029	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$89,253,772	\$892,538	\$12,093,498
18	2030	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$91,931,385	\$919,314	\$13,012,812
19	2031	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$94,689,327	\$946,893	\$13,959,705
20	2032	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$97,530,007	\$975,300	\$14,935,006
21	2033	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$100,455,907	\$1,004,559	\$15,939,565
22	2034	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$103,469,584	\$1,034,696	\$16,974,260
23	2035	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$106,573,672	\$1,065,737	\$18,039,997
24	2036	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$109,770,882	\$1,097,709	\$19,137,706
25	2037	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$113,064,008	\$1,130,640	\$20,268,346
26	2038	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$116,455,928	\$1,164,559	\$21,432,905
27	2039	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$119,949,606	\$1,199,496	\$22,632,401
28	2040	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$123,548,094	\$1,235,481	\$23,867,882
29	2041	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$127,254,537	\$1,272,545	\$25,140,428
30	2042	300,000	270,000	\$54,000,000	\$0	\$54,000,000	\$131,072,173	\$1,310,722	\$26,451,149
Total (Years 1-30)				\$1,404,000,000	\$207,372,000		\$2,645,114,945	\$26,451,149	

Schedule 10: Summary Forecast of City of Richardson Taxes Retained from the TIF Zone

Notes:

Revenue forecasts are imported from separate schedules.

Retained tax excludes tax earned within TIF Zone 2 that is dedicated for rail transit on the Cotton Belt route.

Taxes on this schedule exclude utility franchise taxes.

(a) Year	(a) Received in Calendar or Fiscal Year Ending	(b) Real Property Tax	(c) Business Personal Property Tax	(d) Sales Tax	(e) Total	(f) Cumulative Total
0	2012	\$238	\$0	\$0	\$238	
1	2013	\$34,132	\$0	\$154,582	\$188,715	\$188,715
2	2014	\$64,772	\$134,131	\$703,377	\$902,280	\$1,090,995
3	2015	\$65,419	\$135,473	\$319,732	\$520,623	\$1,611,618
4	2016	\$343,780	\$211,230	\$652,840	\$1,207,850	\$2,819,468
5	2017	\$1,116,648	\$483,209	\$588,911	\$2,188,768	\$5,008,236
6	2018	\$1,228,439	\$541,425	\$760,611	\$2,530,475	\$7,538,711
7	2019	\$1,568,138	\$614,869	\$831,395	\$3,014,402	\$10,553,113
8	2020	\$1,842,891	\$677,652	\$813,266	\$3,333,809	\$13,886,922
9	2021	\$1,929,707	\$684,428	\$815,483	\$3,429,618	\$17,316,540
10	2022	\$2,207,282	\$740,997	\$725,715	\$3,673,994	\$20,990,534
11	2023	\$2,301,907	\$748,407	\$747,486	\$3,797,800	\$24,788,334
12	2024	\$2,598,934	\$808,644	\$769,911	\$4,177,489	\$28,965,823
13	2025	\$2,624,922	\$816,730	\$793,008	\$4,234,660	\$33,200,483
14	2026	\$2,783,304	\$824,897	\$816,798	\$4,425,000	\$37,625,482
15	2027	\$2,811,135	\$833,146	\$841,302	\$4,485,584	\$42,111,066
16	2028	\$2,839,245	\$841,478	\$866,541	\$4,547,264	\$46,658,331
17	2029	\$2,867,636	\$849,893	\$892,538	\$4,610,066	\$51,268,397
18	2030	\$2,896,311	\$858,392	\$919,314	\$4,674,016	\$55,942,413
19	2031	\$2,925,272	\$866,975	\$946,893	\$4,739,141	\$60,681,554
20	2032	\$2,954,523	\$875,645	\$975,300	\$4,805,469	\$65,487,022
21	2033	\$2,984,067	\$884,402	\$1,004,559	\$4,873,028	\$70,360,050
22	2034	\$3,013,906	\$893,246	\$1,034,696	\$4,941,847	\$75,301,897
23	2035	\$3,044,043	\$902,178	\$1,065,737	\$5,011,958	\$80,313,856
24	2036	\$3,074,482	\$911,200	\$1,097,709	\$5,083,391	\$85,397,247
25	2037	\$3,105,226	\$920,312	\$1,130,640	\$5,156,178	\$90,553,424
26	2038	\$9,408,353	\$929,515	\$1,164,559	\$11,502,427	\$102,055,851
27	2039	\$9,502,436	\$938,810	\$1,199,496	\$11,640,742	\$113,696,593
28	2040	\$9,597,460	\$948,198	\$1,235,481	\$11,781,140	\$125,477,733
29	2041	\$9,693,435	\$957,680	\$1,272,545	\$11,923,661	\$137,401,393
30	2042	\$9,790,369	\$967,257	\$1,310,722	\$12,068,348	\$149,469,741
Total (Years 1-30)		\$101,218,174	\$21,800,418	\$26,451,149	\$149,469,741	

**Schedule 11:
Summary Forecast
of Collin County Taxes
Retained from the TIF Zone**

Revenue forecasts are imported from a separate schedule.

(a)	(a)	(b)	(c)	(d)	(e)
Year	Received in Calendar or Fiscal Year Ending	Real Property Tax	Business Personal Property Tax	Total	Cumulative Total
0	2012	\$90	\$0	\$90	
1	2013	\$19,301	\$0	\$19,301	\$19,301
2	2014	\$36,667	\$50,682	\$87,350	\$106,650
3	2015	\$37,033	\$51,189	\$88,223	\$194,873
4	2016	\$194,805	\$79,815	\$274,620	\$469,493
5	2017	\$632,856	\$182,584	\$815,440	\$1,284,933
6	2018	\$696,218	\$204,581	\$900,799	\$2,185,732
7	2019	\$888,754	\$232,333	\$1,121,087	\$3,306,819
8	2020	\$1,044,480	\$256,056	\$1,300,536	\$4,607,355
9	2021	\$1,093,686	\$258,616	\$1,352,303	\$5,959,657
10	2022	\$1,251,012	\$279,991	\$1,531,004	\$7,490,661
11	2023	\$1,304,644	\$282,791	\$1,587,436	\$9,078,097
12	2024	\$1,472,995	\$305,552	\$1,778,547	\$10,856,644
13	2025	\$1,487,725	\$308,608	\$1,796,332	\$12,652,977
14	2026	\$1,577,494	\$311,694	\$1,889,187	\$14,542,164
15	2027	\$1,593,268	\$314,811	\$1,908,079	\$16,450,242
16	2028	\$1,609,200	\$317,959	\$1,927,159	\$18,377,401
17	2029	\$1,625,292	\$321,138	\$1,946,430	\$20,323,832
18	2030	\$1,641,544	\$324,350	\$1,965,894	\$22,289,725
19	2031	\$1,657,959	\$327,593	\$1,985,552	\$24,275,278
20	2032	\$1,674,538	\$330,869	\$2,005,408	\$26,280,685
21	2033	\$1,691,283	\$334,178	\$2,025,461	\$28,306,147
22	2034	\$1,708,196	\$337,520	\$2,045,715	\$30,351,862
23	2035	\$1,725,277	\$340,895	\$2,066,172	\$32,418,034
24	2036	\$1,742,530	\$344,304	\$2,086,833	\$34,504,867
25	2037	\$1,759,954	\$347,747	\$2,107,701	\$36,612,568
26	2038	\$3,555,017	\$351,224	\$3,906,241	\$40,518,810
27	2039	\$3,590,567	\$354,736	\$3,945,304	\$44,464,113
28	2040	\$3,626,473	\$358,284	\$3,984,757	\$48,448,870
29	2041	\$3,662,738	\$361,867	\$4,024,604	\$52,473,474
30	2042	\$3,699,365	\$365,485	\$4,064,850	\$56,538,325
Total (Years 1-30)		\$48,300,872	\$8,237,452	\$56,538,325	

Appendix A: Appraisals of Comparable Development in the Dallas-Fort Worth Metropolitan Area

The purpose of this schedule is to relate actual appraisals for tax purposes and other quantitative measures of comparable development in the metropolitan area.
All appraisals are for for tax year 2011, reflecting values as of January 1, 2011, unless otherwise indicated. Within use types, properties are sorted in descending order of total appraised value per SF of GFA.
Improvement appraisals include garages, if on the premises. Gross floor area measurements exclude parking garages.

(a) Use	(b) Development Identity	(c) Street Address	(d) City	(e)	(f) Gross Floor Area	(g) Land SF	(h) Floor Coverage	(i) Improvements	(j) Land	(k) Total Value	(l) Total per SF GFA	(m) Land per Land SF	(n) Appraisal Year	(o) Year Built	(p) Stories	(q) Units	(r) Bus. Personal Property	(s) BPP per SF GFA
Mixed use centers																		
	Legacy Town Center	7240 Dallas Parkway			108,337	272,816	0.40	\$1,557,760	\$4,092,240	\$5,650,000	\$52	\$15						
		5800 Legacy			62,853	140,829	0.45	\$8,556,199	\$2,112,442	\$10,668,641	\$170	\$15						
		5760 Legacy			106,144	218,236	0.49	\$22,763,481	\$2,618,827	\$25,382,308	\$239	\$12						
		7161 Bishop			30,814	52,969	0.58	\$3,869,224	\$1,059,379	\$4,928,603	\$160	\$20		2002				
		5700 Legacy			20,509	96,834	0.21	\$2,901,092	\$1,452,508	\$4,353,600	\$212	\$15		2002				
	Angelika, UO, Ginger Man	7205 Bishop			45,960	75,359	0.61	\$8,808,968	\$1,130,382	\$9,939,350	\$216	\$15					\$2,310,522	\$50
	Retail stores and theater				374,617	857,043	0.44	\$48,456,724	\$12,465,778	\$60,922,502	\$163	\$15						
		7121 Bishop			341,917	124,608	2.74	\$39,673,380	\$1,869,120	\$41,542,500	\$121	\$15						
		7120 Dallas			0	57,173	0.00	\$814,040	\$1,143,460	\$1,957,500		\$20						
	Marriott Hotel				341,917	181,780	1.88	\$40,487,420	\$3,012,580	\$43,500,000	\$127	\$17						
		6900 Dallas			374,300	292,985	1.28	\$71,605,232	\$4,394,768	\$76,000,000	\$203	\$15						
		7160 Dallas			159,007	171,278	0.93	\$27,430,831	\$2,569,169	\$30,000,000	\$189	\$15						
	Office buildings				533,307	464,262	1.15	\$99,036,063	\$6,963,937	\$106,000,000	\$199	\$15						
		7008 Bishop			312,593	200,986	1.56	\$29,690,456	\$2,411,830	\$32,102,286	\$103	\$12						
		5760 Daniel			90,122	32,082	2.81	\$6,007,527	\$802,049	\$6,809,576	\$76	\$25						
		6901 Hansell			58,886	36,198	1.63	\$4,931,820	\$904,959	\$5,836,779	\$99	\$25		2006				
		4751 Martin			135,304	65,776	2.06	\$8,860,009	\$1,183,961	\$10,043,970	\$74	\$18		1999				
		5741 Martin			237,306	121,968	1.95	\$16,392,320	\$1,463,616	\$17,855,936	\$75	\$12						
		7001 Parkwood			254,948	143,330	1.78	\$22,599,955	\$1,719,958	\$24,319,913	\$95	\$12						
		Pearson			0	102,706	0.00	\$0	\$1,540,587	\$1,540,587		\$15						
		5700 Scruggs			92,676	66,211	1.40	\$8,403,741	\$1,324,224	\$9,727,965	\$105	\$20		2006				
		5701 Scruggs			53,638	34,482	1.56	\$4,974,726	\$862,053	\$5,836,779	\$109	\$25		2004				
		5701 Scruggs			96,347	107,419	0.90	\$9,089,478	\$1,611,284	\$10,700,762	\$111	\$15		2004				
		5720 Scruggs			16,526	19,467	0.85	\$1,458,919	\$486,674	\$1,945,593	\$118	\$25		2004				
	Multi-family rental dwellings				1,348,346	930,625	1.45	\$112,408,951	\$14,311,195	\$126,720,146	\$94	\$15						
	Open space	Legacy			0	102,527	0.00	\$0	\$1,000	\$1,000	\$0	\$0						
	Legacy Town Center (except Lunsford townhomes)		Plano		2,598,187	2,536,238	1.02	\$300,389,158	\$36,754,490	\$337,143,648	\$130	\$14	2012					
		5307 Mockingbird			589,374	379,682		\$34,054,590	\$20,882,510	\$54,937,100				1999		211		
		5307 Mockingbird				7,880			\$100,000	\$100,000								
	Mockingbird Station		Dallas		589,374	387,562	1.52	\$34,054,590	\$20,982,510	\$55,037,100	\$93	\$54	2012					
	apartments, retail, office	15500 Quorum			841,707	364,467	2.31	\$55,453,660	\$4,373,600	\$59,827,260	\$71	\$12		1998	4-7	610		
	apartments, retail	4949 Addison Circle			407,762	224,857	1.81	\$41,341,830	\$2,698,280	\$44,040,110	\$108	\$12		1996	4	460		
	apartments	4901 Morris			158,253	49,353	3.21	\$14,540,390	\$592,240	\$15,132,630	\$96	\$12		1999	4	171		
	apartments	4851 Morris			97,809	66,037	1.48	\$7,839,630	\$660,370	\$8,500,000	\$87	\$10		2000	4	93		
	Post at Addison Circle		Addison		1,505,531	704,713	2.14	\$119,175,510	\$8,324,490	\$127,500,000	\$85	\$12	2012			1,334		
Mixed retail																		
	Stonebriar Mall dept. stores (5)				884,477	2,475,763	0.36	\$19,956,505	\$24,757,630	\$44,714,135	\$51	\$10						
	Other mall stores inside ring road				1,232,169	2,147,726	0.57	\$206,462,298	\$21,958,340	\$228,420,638	\$185	\$10						
	Stonebriar Mall outside ring road				525,865	3,661,545	0.14	\$43,755,263	\$53,081,085	\$96,836,348	\$184	\$14						
	Stonebriar Mall total		Frisco		2,642,511	8,285,034	0.32	\$270,174,066	\$99,797,055	\$369,971,121	\$140	\$12	2012	2000				
	South Frisco Village	2930 Preston	Frisco		234,866	1,092,703	0.21	\$20,758,376	\$8,741,624	\$29,500,000	\$126	\$8	2012	2001			\$7,735,970	\$33
		907 Bethany			753,787	1,287,546	0.59	\$87,527,665	\$7,725,279	\$95,252,944	\$126	\$6		2007				
		985 Bethany			72,060	186,228	0.39	\$6,178,709	\$1,117,366	\$7,296,075	\$101	\$6		2007				
	Watters Creek at Montgomery Farm		Allen		825,847	1,473,774	0.56	\$93,706,374	\$8,842,645	\$102,549,019	\$124	\$6	2012					

**Appendix A:
Appraisals of Comparable Development in the Dallas-Fort Worth Metropolitan Area**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)
Use	Development Identity	Street Address	City	Floor Area	Land SF	Floor Coverage	Improvements	Land	Total Value	Total per SF GFA	Land per Land SF	Appraisal Year	Year Built	Stories	Units	Bus. Property	Personal BPP per SF GFA	
	Chase Bank	908 McDermott W.		4,485	52,485	0.09	\$586,105	\$970,973	\$1,557,078	\$347	\$18	1999					\$238,615	\$53
	Hobby Lobby, Fed Ex	107 Central N.		135,221	504,826	0.27	\$14,327,760	\$3,533,782	\$17,861,542	\$132	\$7	1999					\$789,072	\$6
	Compass Bank	806 McDermott W.		2,607	54,886	0.05	\$334,590	\$987,948	\$1,322,538	\$507	\$18	1999					\$66,350	\$25
	Jack in the Box	804 McDermott W.		2,799	35,092	0.08	\$372,569	\$666,748	\$1,039,317	\$371	\$19	1999					\$98,850	\$35
	Golden Chick	802 McDermott W.		3,915	56,192	0.07	\$299,788	\$1,180,040	\$1,479,828	\$378	\$21	1999					\$159,699	\$41
	Chipotle Mexican Grill	103 Central N.		4,683	40,946	0.11	\$448,382	\$777,974	\$1,226,356	\$262	\$19	2000					\$108,989	\$23
	Stacy's Furniture, etc.	111 Central N.		125,370	447,453	0.28	\$5,287,855	\$3,355,898	\$8,643,753	\$69	\$8	1999					\$2,201,800	\$18
	Arby's	201 Central N.		2,950	35,589	0.08	\$398,076	\$605,013	\$1,003,089	\$340	\$17	1999					\$63,857	\$22
	Holiday Inn Express	205 Central N.		50,523	92,430	0.55	\$2,814,345	\$785,655	\$3,600,000	\$71	\$9	2006					\$0	\$0
	On the Border	213 Central N.		7,200	66,054	0.11	\$684,848	\$1,122,918	\$1,807,766	\$251	\$17	2000					\$224,466	\$31
		209 Central N.		4,188	23,435	0.18	\$319,117	\$398,395	\$717,512	\$171	\$17	2001						
	Jason's Deli, misc. retail	906 McDermott W.		29,259	186,380	0.16	\$3,130,756	\$1,304,660	\$4,435,416	\$152	\$7	1999					\$2,098,372	\$72
	Tom Thumb	900 McDermott W.		59,964	267,350	0.22	\$3,267,433	\$2,005,125	\$5,272,558	\$88	\$8	1999					\$2,991,904	\$50
		914 McDermott W.		7,500	29,664	0.25	\$1,173,978	\$504,288	\$1,678,266	\$224	\$17	2000						
	Chik-Fil-A	902 McDermott W.		3,910	32,247	0.12	\$552,435	\$548,199	\$1,100,634	\$281	\$17	1999					\$288,525	\$74
	SWH	810 McDermott W.		6,600	52,904	0.12	\$657,523	\$925,820	\$1,583,343	\$240	\$18	2000					\$316,700	\$48
	24-Hour Fitness	510 Watters N.		38,485	146,017	0.26	\$4,183,201	\$803,096	\$4,986,297	\$130	\$5	2002					\$477,621	\$12
	vacant	504 Watters N.		0	55,452	0.00	\$0	\$304,985	\$304,985	\$5	\$5						\$0	N.A.
	McDermott @ Central (NW corner)		Allen	489,659	2,179,403	0.22	\$38,838,761	\$20,781,517	\$59,620,278	\$122	\$10	2012					\$10,124,820	\$21
	Preston Forest Shopping Center	11700 Preston		0	364,015	0.00	\$0	\$5,460,230	\$5,460,230	\$15								
	Whole Foods	11700 Preston		78,040	51,960	1.50	\$6,153,460	\$779,400	\$6,932,860	\$89	\$15	2006					\$4,604,290	\$59
		11700 Preston		27,824	27,824	1.00	\$1,736,890	\$417,360	\$2,154,250	\$77	\$15	1960						
		11700 Preston		88,700	42,200	2.10	\$7,023,110	\$633,000	\$7,656,110	\$86	\$15	1961					\$953,510	\$11
	Staples	11700 Preston		29,680	29,280	1.01	\$2,254,060	\$439,200	\$2,693,260	\$91	\$15	1960						
		11700 Preston		21,380	21,380	1.00	\$1,675,690	\$427,600	\$2,103,290	\$98	\$20	1958						
	Wells Fargo	11730 Preston		3,120	15,655	0.20	\$605,350	\$469,650	\$1,075,000	\$345	\$30	2003					\$204,700	\$66
	Preston Forest Shopping Center		Dallas	248,744	552,314	0.45	\$19,448,560	\$8,626,440	\$28,075,000	\$113	\$16	2012						
	Willow Bend Mall dept. stores (4)			723,629	731,322	0.99	\$22,404,305	\$8,647,683	\$31,051,988	\$43	\$12							
	Other mall stores			856,870	2,684,450	0.32	\$61,155,496	\$26,844,504	\$88,000,000	\$103	\$10							
	Park Blvd. pad sites			50,628	435,252	0.12	\$6,321,746	\$11,127,991	\$17,449,737	\$345	\$26							
	Willow Bend Mall total		Plano	1,631,127	3,851,024	0.42	\$89,881,547	\$46,620,178	\$136,501,725	\$84	\$12	2012	2000					
Free-standing restaurants																		
	Applebee's	1820 University W.	McKinney	5,489	72,092	0.08	\$507,377	\$1,297,656	\$1,805,033	\$329	\$18	2012	1993				\$143,808	\$26
	Chili's	1610 N. Cockrell Hill	Dallas	5,844	85,072	0.07	\$635,920	\$1,280,080	\$1,916,000	\$328	\$15	2012	2004				\$252,860	\$43
	McDonald's	13105 Montfort	Dallas	4,612	30,000	0.15	\$766,020	\$733,980	\$1,500,000	\$325	\$24	2012	2001				\$406,190	\$88
	Red Lobster	3056 Preston	Frisco	7,087	74,226	0.10	\$604,723	\$1,484,520	\$2,089,243	\$295	\$20	2012	2001				\$183,846	\$26
	Steak N Shake	2205 Grapevine Mills	Grapevine	3,884	54,791	0.07	\$98,149	\$1,027,331	\$1,125,480	\$290	\$19	2012	2001				\$112,267	\$29
	Olive Garden	2886 Preston	Frisco	8,144	76,666	0.11	\$750,095	\$1,533,320	\$2,283,415	\$280	\$20	2012	2001				\$288,084	\$35
	Dickey's Barbecue	711 Keller Parkway	Keller	3,434	37,805	0.09	\$240,485	\$415,855	\$656,340	\$191	\$11	2012	2005				\$155,147	\$45
	Chili's	329 Spring Valley	Richardson	6,176	51,531	0.12	\$683,030	\$412,250	\$1,095,280	\$177	\$8	2012	1982				\$153,840	\$25
	Pappadeaux	725 S. Central	Richardson	10,620	130,811	0.08	\$837,440	\$1,046,490	\$1,883,930	\$177	\$8	2012	1991				\$251,300	\$24
	Chili's	12815 Preston	Dallas	6,356	17,500	0.36	\$503,360	\$516,640	\$1,020,000	\$160	\$30	2012	1983				\$280,050	\$44
	Pappasito's	723 S. Central	Richardson	9,145	71,874	0.13	\$489,060	\$574,990	\$1,064,050	\$116	\$8	2012	1982				\$225,700	\$25
	Spring Creek BBQ	270 N. Central	Richardson	6,812	39,940	0.17	\$160,900	\$599,100	\$760,000	\$112	\$15	2012	1973				\$47,080	\$7

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Use	Development Identity	Street Address	City	Floor Area	Land SF	Floor Coverage	Improvements	Land	Total Value	Total per SF GFA	Land per Land SF	Appraisal Year	Year Built	Stories	Units	Bus. Property	Personal	BPP per SF GFA	
Hotels																			
	Palomar	5300 N Central	Dallas	115,018	108,356	1.06	\$13,489,340	\$6,501,340	\$19,990,680	\$174	\$60	2012	1967	9	198				
	Ritz Carlton	2121 McKinney	Dallas	284,513	145,686	1.95	\$26,427,640	\$13,111,740	\$39,539,380	\$139	\$90	2012	2005	8	217				
		7121 Bishop		341,917	124,608	2.74	\$39,673,380	\$1,869,120	\$41,542,500	\$121	\$15								
		7120 Dallas		0	57,173	0.00	\$814,040	\$1,143,460	\$1,957,500		\$20								
	Marriott Legacy Center			341,917	181,780	1.88	\$40,487,420	\$3,012,580	\$43,500,000	\$127	\$17	2012	1999		404				
	W Hotel	2440 Victory Park	Dallas	294,261	20,086	14.65	\$35,143,910	\$1,004,290	\$36,148,200	\$123	\$50	2012	2004	12	252				
	Hampton Inn	3199 Parkwood	Frisco	67,298	127,021	0.53	\$5,296,023	\$1,905,300	\$7,201,323	\$107	\$15	2012	2002		105				
	Embassy Suites	7600 John Q. Hammons	Frisco	309,688	80,586	3.84	\$30,791,210	\$1,208,790	\$32,000,000	\$103	\$15	2012	2004		329				
	Marriott	8440 Freeport	Irving	367,000	504,367	0.73	\$34,978,160	\$2,521,840	\$37,500,000	\$102	\$5	2012	1981	19	492	\$1,078,080		\$3	
	Embassy Suites	2401 Bass Pro	Grapevine	329,353	354,251	0.93	\$29,103,239	\$3,896,761	\$33,000,000	\$100	\$11	2012	1998		329	\$107,508		\$0	
	Homewood Suites	2214 W. Grapevine Mills C	Grapevine	85,831	117,495	0.73	\$6,307,010	\$1,409,940	\$7,716,950	\$90	\$12	2012	2000		105				
	Richardson Hotel	701 E. Campbell	Richardson	238,184	304,920	0.78	\$15,808,930	\$2,439,360	\$18,248,290	\$77	\$8	2012	1986	18	342	\$20,550		\$0	
	Hilton Garden Inn	705 Central Expy. S.	Allen	94,047	151,406	0.62	\$5,913,057	\$1,286,943	\$7,200,000	\$77	\$8	2012		6	150	\$17,326		\$0	
	Holiday Inn Express	4220 Preston	Frisco	32,080	62,674	0.51	\$1,813,250	\$626,750	\$2,440,000	\$76	\$10	2012	1998						
		221 E. Las Colinas		469,805	254,760	1.84	\$32,398,970	\$2,547,600	\$34,946,570	\$74	\$10		1982	27	421				
		215 E. Las Colinas		5,135	34,834	0.15	\$314,780	\$348,340	\$663,120	\$129	\$10		1981						
	Omni Mandalay		Irving	474,940	289,594	1.64	\$32,713,750	\$2,895,940	\$35,609,690	\$75	\$10	2012			421				
		900 E. Lookout		176,800	38,155	4.63	\$11,260,330	\$305,240	\$11,565,570	\$65	\$8						\$1,791,610	\$10	
		900 E. Lookout		134,723	92,774	1.45	\$9,268,649	\$881,351	\$10,150,000	\$75	\$9								
	Marriott Renaissance		Richardson	311,523	130,929	2.38	\$20,528,979	\$1,186,591	\$21,715,570	\$70	\$9	2012	2000	12	218	\$87,140		\$0	
	Holiday Inn at Pinnacle Park	4321 Communications	Dallas	58,886	108,900	0.54	\$2,889,770	\$680,630	\$3,570,400	\$61	\$6	2012	2009	4	89				
	Super 8 Motel	220 W. Spring Valley	Richardson	26,352	57,504	0.46	\$887,960	\$460,030	\$1,347,990	\$51	\$8	2012			57				
Office buildings																			
	Texas Health Resources Center	7115 Greenville	Dallas	87,621	159,430	0.55	\$16,710,900	\$1,913,100	\$18,624,000	\$213	\$12	2012	2002	4		\$7,743,490		\$88	
	Blue Cross	1001 E. Lookout	Richardson	1,050,550	794,356	1.32	\$199,233,865	\$4,766,135	\$204,000,000	\$194	\$6	2012	2008			\$25,904,569		\$25	
	2100 McKinney	2100 McKinney	Dallas	374,654	136,491	2.74	\$52,416,830	\$12,284,190	\$64,701,020	\$173	\$90	2012	1998	13		\$8,349,040		\$22	
	Knox Park Village	3001 Knox	Dallas	79,127	87,172	0.91	\$7,986,120	\$3,486,880	\$11,473,000	\$145	\$40	2012	2002	4		\$1,534,810		\$19	
	Hall Office Park (developed tracts only)		Frisco	2,009,099	5,462,293	0.37	\$238,659,643	\$38,907,630	\$277,567,273	\$138	\$7	2012							
	Chase Tower	2200 Ross	Dallas	1,253,167	111,993	11.19	\$165,244,190	\$6,741,970	\$171,986,160	\$137	\$60	2012	1985	55		\$26,747,200		\$21	
		5201 N. O'Connor		32,887	81,478	0.40	\$6,979,220	\$814,780	\$7,794,000	\$237	\$10		1981	3					
		5205 N. O'Connor		411,592	222,967	1.85	\$52,664,330	\$2,229,670	\$54,894,000	\$133	\$10		1981	14					
		5215 N. O'Connor		735,258	210,408	3.49	\$90,074,920	\$2,104,080	\$92,179,000	\$125	\$10		1981	28					
		5221 N. O'Connor		411,592	157,408	2.61	\$52,955,920	\$1,574,080	\$54,530,000	\$132	\$10		1981	14					
	Williams Center		Irving	1,591,329	672,261	2.37	\$202,674,390	\$6,722,610	\$209,397,000	\$132	\$10	2012							
	Facial Surgery Center	6101 Chapel Hill	Plano	27,100	103,220	0.26	\$2,342,101	\$1,238,628	\$3,580,729	\$132	\$12	2012	2003						

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Use	Development Identity	Street Address	City	Floor Area	Gross Land SF	Floor Coverage	Improvements	Land	Total Value	Total per SF GFA	Land per Land SF	Appraisal Year	Year Built	Stories	Units	Bus. Property	Personal Property	BPP per SF GFA	
	TGI Friday's Headquarters	4201 Marsh	Carrollton	138,598	520,324	0.27	\$12,973,777	\$5,203,240	\$18,177,017	\$131	\$10	2012	2003	2		\$1,841,000	\$13		
	Accor	4001 International	Carrollton	139,102	357,366	0.39	\$12,288,105	\$3,573,660	\$15,861,765	\$114	\$10	2012	2003	2					
	Wayside Business Center	8222 N. Beltline	Irving	136,000	452,588	0.30	\$11,709,650	\$1,810,350	\$13,520,000	\$99	\$4	2012	2000	2		\$1,085,990	\$8		
	Nokia Building 4	6000 Connection	Irving	366,000	478,186	0.77	\$33,169,880	\$2,869,120	\$36,039,000	\$98	\$6	2012	1997	4		\$30,352,120	\$83		
	ATT at Pinnacle Park	4331 Communications	Dallas	207,992	520,978	0.40	\$18,176,580	\$1,823,420	\$20,000,000	\$96	\$3	2012	2000	4		\$137,960	\$1		
	Fountain Place	1445 Ross	Dallas	1,297,418	78,848	16.45	\$115,003,160	\$4,730,880	\$119,734,040	\$92	\$60	2012	1984	60					
	NEC America Buildings (2)	6535 N. State Hwy 161		543,965	349,382	1.56	\$38,800,710	\$2,096,290	\$40,897,000	\$75	\$6		1999	4		\$7,242,970	\$13		
	NEC America garage	6560 Parkridge		0	491,374	0.00	\$4,505,040	\$2,456,870	\$6,961,910	\$5	\$5		1999	4					
	NEC America		Irving	543,965	840,756	0.65	\$43,305,750	\$4,553,160	\$47,858,910	\$88	\$5	2012							
	1845 Woodall Rodgers	1845 Woodall Rodgers	Dallas	185,007	36,190	5.11	\$12,992,900	\$3,257,100	\$16,250,000	\$88	\$90	2012	1984	17		\$2,347,240	\$13		
	Citicorp North America	3950 Regent	Irving	634,939	2,277,883	0.28	\$43,010,580	\$11,389,420	\$54,400,000	\$86	\$5	2012	2005	3		\$3,341,070	\$5		
	740 East Campbell	740 E. Campbell	Richardson	178,700	116,305	1.54	\$13,449,040	\$926,960	\$14,376,000	\$80	\$8	2012	1986	10		\$1,880,740	\$11		
	5020 Riverside	5000 Riverside	Irving	483,257	549,740	0.88	\$33,265,960	\$4,123,050	\$37,389,010	\$77	\$8	2012	1986	4		\$33,769,780			
	100 North Central	100 N. Central	Richardson	208,211	495,646	0.42	\$6,776,200	\$4,956,460	\$11,732,660	\$56	\$10	2012	1975	12					
Data centers																			
	Bank of America (Bracebridge)	3510 Wyndham	Richardson	137,772	513,572	0.27	\$51,988,699	\$4,108,579	\$56,097,278	\$407	\$8	2012	1999			\$44,275,216	\$321		
	AT&T Data Center	900 Venture	Allen	126,000	372,786	0.34	\$18,316,768	\$2,050,326	\$20,367,094	\$162	\$6	2012				\$19,936,441	\$158		
	Experian	3400 Stonebridge	McKinney	74,530	566,801	0.13	\$15,732,772	\$2,267,228	\$18,000,000	\$242	\$4	2012				\$15,752,168	\$211		
	New Cingular Wireless	800 Venture	Allen	159,481	399,619	0.40	\$18,728,701	\$2,197,907	\$20,926,608	\$131	\$6	2012				\$177,538,249	\$1,113		
	Richardson PD2, LP	1811 E. Renner	Richardson	73,927	308,840	0.24	\$13,358,262	\$2,649,851	\$16,008,113	\$217	\$9	2012	2011						
	Bank of America (Equant)	3000 Telecom	Richardson	148,849	868,586	0.17	\$28,786,781	\$3,040,052	\$31,826,833	\$214	\$3	2012				\$31,581,133	\$212		
	1001 E. Campbell Data Center	1001 E. Campbell	Richardson	75,725	259,544	0.29	\$5,634,030	\$2,076,350	\$7,710,380	\$102	\$8	2012	1980	1		\$20,570,550	\$272		
	State Farm Data Center	8225 Bent Branch	Irving	251,160	996,783	0.25	\$13,909,650	\$2,990,350	\$16,900,000	\$67	\$3	2012	1996	1		\$28,272,470	\$113		
	Triquint Semiconductor	500 W. Renner	Richardson	545,370	1,587,196	0.34	\$9,546,062	\$9,523,174	\$19,069,236	\$35	\$6	2012	1995			\$58,276,443	\$107		
Residences, rental																			
		1801 N. Greenville		168,829	245,678	0.69	\$18,379,610	\$11,964,420	\$30,344,030	\$180	\$49					354			
		1851 N. Greenville		47,708	86,249	0.55	\$6,306,730	\$689,990	\$6,996,720	\$147	\$8					82			
	Post Eastside		Richardson	216,537	331,927	0.65	\$24,686,340	\$12,654,410	\$37,340,750	\$172	\$38	2012	2007	4	436				
	Alta Uptown	2728 McKinnon	Dallas	377,476	94,960	3.98	\$59,007,200	\$5,222,800	\$64,230,000	\$170	\$55	2012	2007	19	375				
	Windsor at Trianon	2820 McKinnon	Dallas	340,538	181,724	1.87	\$40,005,180	\$9,994,820	\$50,000,000	\$147	\$55	2012	2004	4	317				
	Marquis on McKinney	3324 McKinney	Dallas	141,392	39,814	3.55	\$17,561,160	\$2,388,940	\$19,950,100	\$141	\$60	2012	2002	7	144				
	Ashton	2215 Cedar Springs	Dallas	386,790	96,790	4.00	\$43,744,760	\$5,807,400	\$49,552,160	\$128	\$60	2012	2003	18	267				

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Use	Development Identity	Street Address	City	Gross Floor Area	Land SF	Floor Coverage	Improvements	Land	Total Value	Total per SF GFA	Land per Land SF	Appraisal Year	Year Built	Stories	Units	Bus. Property	Personal Property	BPP per SF GFA
	The Mondrian	3000 Blackburn	Dallas	361,984	123,275	2.94	\$35,987,120	\$8,012,880	\$44,000,000	\$122	\$65	2012	2003	20	218			
	Jefferson at 1001 Ross	1001 Ross	Dallas	222,581	77,816	2.86	\$22,109,200	\$3,890,800	\$26,000,000	\$117	\$50	2012	2003	3	204			
	Cityville at Fitzhugh	2819 N. Fitzhugh	Dallas	186,359	155,596	1.20	\$17,866,180	\$2,333,820	\$20,200,000	\$108	\$15	2012	2004	3	222			
	Lofts at Las Colinas	1000 Lake Carolyn	Irving	363,624	234,658	1.55	\$35,643,420	\$2,346,580	\$37,990,000	\$104	\$10	2012	2003	4	341			
	Legacy Apartments - UDR	7008 Bishop	Plano	312,593	200,986	1.56	\$29,690,456	\$2,411,830	\$32,102,286	\$103	\$12	2012	2005					
	Galatyn Urban Center	2301 Performance	Richardson	364,798	195,236	1.87	\$35,928,580	\$1,171,420	\$37,100,000	\$102	\$6	2012	2007	4	278			
	Easton	2525 Henderson	Dallas	128,630	129,198	1.00	\$10,486,040	\$2,583,960	\$13,070,000	\$102	\$20	2012	2003	3	150			
	Pavilion Townplace	7700 W. Greenway	Dallas	327,016	446,555	0.73	\$19,294,350	\$13,465,650	\$32,760,000	\$100	\$30	2012	2001	3	273			
	Alta Cobb Hill	6000 Eldorado	Frisco	360,589	1,001,401	0.36	\$29,168,673	\$6,008,405	\$35,177,078	\$98	\$6	2012	2008	4	340			
	Legacy Apartments - North	7560 Bishop	Plano	328,176	295,772	1.11	\$30,144,140	\$1,774,634	\$31,918,774	\$97	\$6	2012	2007					
	Gables Mirabella	2600 Cole	Dallas	142,507	60,813	2.34	\$10,355,280	\$3,344,720	\$13,700,000	\$96	\$55	2012	1995	4	127			
	The Mission at La Villita - Ph 2	6714 Deseo	Irving	161,973	253,911	0.64	\$14,384,360	\$1,015,640	\$15,400,000	\$95	\$4	2012	2006	3	159			
	Cityville at Live Oak	4207 Live Oak	Dallas	200,466	174,981	1.15	\$17,250,200	\$1,749,800	\$19,000,000	\$95	\$10	2012	2003	3	239			
		2816 Guillot		171,403	91,014		\$9,692,690	\$5,915,910	\$15,608,600	\$91	\$65		1999	4	196			
		2121 Routh		275,636	175,982		\$12,452,570	\$11,438,830	\$23,891,400	\$87	\$65		1994	4	300			
		2427 Allen		123,754	61,319		\$10,297,240	\$2,452,760	\$12,750,000	\$103	\$40		1990	4	133			
	Uptown Village		Dallas	570,793	328,315	1.74	\$32,442,500	\$19,807,500	\$52,250,000	\$92	\$60	2012		4	629			
	Jefferson at Park Central	11903 Coit	Dallas	540,919	603,524	0.90	\$34,515,420	\$14,484,580	\$49,000,000	\$91	\$24	2012	1999	3	764			
	Northbridge at the Village	8603 Southwestern	Dallas	355,524	715,125	0.50	\$21,259,020	\$10,726,880	\$31,985,900	\$90	\$15	2012	1999	3	392			
	Villas at Katy Trail	3200 Maple	Dallas	295,577	140,477	2.10	\$18,673,760	\$7,726,240	\$26,400,000	\$89	\$55	2012	1997	4	252			
	Canal Side Lofts	350 E. Las Colinas	Irving	324,749	216,650	1.50	\$25,833,330	\$2,166,670	\$28,000,000	\$86	\$10	2012	2005		306			
	Monterra	301 W. Las Colinas	Irving	318,005	286,407	1.11	\$23,135,930	\$2,864,070	\$26,000,000	\$82	\$10	2012	2006	4	282			
	Bella Casita	851 Lake Carolyn	Irving	276,758	233,307	1.19	\$19,916,930	\$2,333,070	\$22,250,000	\$80	\$10	2012	2006	4	268			
	La Villita Phase 1A	6604 Deseo	Irving	277,606	365,686	0.76	\$19,437,260	\$1,462,740	\$20,900,000	\$75	\$4	2012	2004		201			
	La Villita Phase 1	6504 Deseo	Irving	183,274	186,175	0.98	\$12,555,300	\$744,700	\$13,300,000	\$73	\$4	2012	2004	3	129			
	Mandalay on the Lake	620 Lake Carolyn	Irving	463,152	320,645	1.44	\$27,793,550	\$3,206,450	\$31,000,000	\$67	\$10	2012	2004	3	366			
	Mansions of Prosper	980 S. Coit	Prosper	272,584	845,086	0.32	\$12,883,057	\$3,380,343	\$16,263,400	\$60	\$4	2012	2008	2	308			

**Appendix B:
West Side Infrastructure Costs (Streets, Plazas, Open Space, Utilities, and Other Details)**

West Side		Retail Way (A)		DART Way (B)		North / South (C1)		North / South (C2)		North / South (C3)		East / West (D1)	
Total TIF Cost: \$14,256,900		Total Cost: \$1,026,100		Total Cost: \$924,900		Total Cost: \$329,200		Total Cost: \$354,500		Total Cost: \$601,100		Total Cost: \$789,000	
Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF
38.50	\$8.50	0.71	\$33.20	0.86	\$24.70	0.26	\$29.10	0.24	\$33.90	0.47	\$29.40	0.62	\$29.20
Total West Side Scope: \$23,087,700		Street Type: 1		Street Type: 1		Street Type: 2		Street Type: 3		Street Type: 2		Street Type: 2	
		Length	Width	Length	Width	Length	Width	Length	Width	Length	Width	Length	Width
		370	84	450	84	175	64	200	52	320	64	420	64
Unit Cost		Units	Total	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
Pavement*													
14' Driving Lane	\$93.17 /LF	-	-	-	-	-	-	400	\$37	-	-	-	-
12' Driving Lane	\$79.86 /LF	740	\$59	900	\$72	350	\$28	-	-	640	\$51	840	\$67
11' Driving Lane	\$73.21 /LF	-	-	-	-	-	-	-	-	-	-	-	-
10.5' Driving Lane	\$69.88 /LF	-	-	-	-	-	-	-	-	-	-	-	-
6' Bike Lane	\$29.04 /LF	-	-	-	-	-	-	-	-	-	-	-	-
8' Parallel Parking	\$53.24 /LF	-	-	-	-	350	19	-	-	640	34	840	45
18' Angle Parking	\$119.79 /LF	740	89	900	108	-	-	-	-	-	-	-	-
Curb	\$7.70 /LF	740	6	900	7	350	3	400	3	640	5	840	6
16' Paved Alley	\$97.68 /LF	-	-	-	-	-	-	-	-	-	-	-	-
COG Matching Funds	Varies	-	-	-	-	-	-	-	-	-	-	-	-
Plano Road Widening	\$158.40 /LF	-	-	-	-	-	-	-	-	-	-	-	-
Renner Road Widening	\$158.40 /LF	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalks & Trails**													
12' Sidewalk	\$58.08 /LF	740	43	900	52	350	20	400	23	640	37	840	49
12' Trail	\$58.08 /LF	-	-	-	-	-	-	-	-	-	-	-	-
6' Trail	\$29.04 /LF	-	-	-	-	-	-	-	-	-	-	-	-
Street Landscaping													
Street Trees - 40' OC (5' x 5' Tree Well)	\$82.50 /LF	740	61	900	74	350	29	400	33	640	53	840	69
Street Trees & 5' Strip	\$93.50 /LF	-	-	-	-	-	-	-	-	-	-	-	-
30' Center Median	\$82.50 /LF	-	-	-	-	-	-	-	-	-	-	-	-
20' Center Median	\$55.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-
Electrical													
Street Lights - 40' OC	\$151.25 /LF	740	112	900	136	350	53	400	61	640	97	840	127
Street Signalization (000)	\$200 Each	1	200	-	-	-	-	-	-	-	-	-	-
Duct Bank - 8, 6" Encased	\$245.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-
Boring w/o Casing	\$30.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-
Boring w/ Casing	\$60.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-
Manhole - Std. 8'x8'x8'	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-	-
Water													
Distribution - 12" PVC	\$78.00 /LF	370	29	450	35	175	14	200	16	320	25	420	33
Sewer													
Collection - 10" PVC	\$36.00 /LF	370	13	450	16	175	6	200	7	320	12	420	15
Collection - 8" PVC	\$30.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-
Manhole 100	\$3,300 Each	4	12	5	15	2	6	2	7	3	11	4	14
Storm Water													
Dual 8' x 8' Box Culvert	\$975.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-
18" RCP	\$48.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-
6' x 8' Box Culvert	\$360.00 /LF	370	133	450	162	175	63	200	72	320	115	420	151
4' x 6' Box Culvert	\$276.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-
RCP Headwall	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-	-
Box Culvert Wingwall	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-	-
Curb Inlet 100	\$4,200 Each	4	16	5	19	2	8	2	8	3	13	4	18
Outfall Structure	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-	-
Street Drainage	\$18.00 /Yard	-	-	-	-	-	-	-	-	-	-	-	-
Plaza & Park Landscaping													
Park Softscape Level 1	\$3.30 /SF	-	-	-	-	-	-	-	-	-	-	-	-
Park Softscape Level 2	\$5.56 /SF	-	-	-	-	-	-	-	-	-	-	-	-
Park Softscape Level 3	\$8.91 /SF	-	-	-	-	-	-	-	-	-	-	-	-
Park Hardscape Level 1	\$11.00 /SF	-	-	-	-	-	-	-	-	-	-	-	-
Park Hardscape Level 2	\$16.50 /SF	-	-	-	-	-	-	-	-	-	-	-	-
Park Hardscape Level 3	\$27.50 /SF	-	-	-	-	-	-	-	-	-	-	-	-
COR Matching Funds (000)	\$386 Each	-	-	-	-	-	-	-	-	-	-	-	-
Art													
Sculpture Level 1	\$20,000 /Work	-	-	-	-	-	-	-	-	-	-	-	-
Sculpture Level 2	\$30,000 /Work	-	-	-	-	-	-	-	-	-	-	-	-
Sculpture Level 3	\$50,000 /Work	-	-	-	-	-	-	-	-	-	-	-	-
Engineering													
Eng., Permits, & Testing	10%	-	77	-	70	-	25	-	27	-	45	-	59
Contingency													
Of Total Costs	15%	-	127	-	115	-	41	-	44	-	75	-	98
Management													
Of Total Costs	5%	-	49	-	44	-	16	-	17	-	29	-	38
TOTAL			\$1,026		\$925		\$329		\$354		\$601		\$789

Collin Cnty. Unallowable Costs (Italicized)

\$72

\$88

\$34

\$39

\$62

\$82

**Appendix B:
West Side Infrastructure Costs (Streets, Plazas, Open Space, Utilities, and Other Details)**

West Side	
Total TIF Cost:	
\$14,256,900	
Acres	\$ / SF
38.50	\$8.50
Total West Side Scope:	
\$23,087,700	

	Unit Cost	East / West (D2)		Infocom (E)	Routh Creek (F)		Renner Road (G)		Plano Road - N (X)		Plano Road - S1 (Y)	
		Total Cost:		Total Cost:	Total Cost:		Total Cost:		Total Cost:		Total Cost:	
		\$762,100		\$1,062,000	\$785,000		\$451,400		\$142,000		\$142,000	
		Acres	\$ / SF	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF
		0.51	\$34.30	n / a	2.23	n / a	0.36	\$28.80	-	\$0.00	-	\$0.00
Street Type: 3		Street Type: 5		Street Type: 6		Street Type: 7		Street Type: 7		Street Type: 7		
Length	Width	Width	Length	Width	Length	Width	Length	Width	Length	Width		
430	52	71	2210	44	1570	10	675	0	675	0		
Units	Total	Total	Units	Total	Units	Total	Units	Total	Units	Total		
Pavement*												
14' Driving Lane	\$93.17 / LF	860	\$80	-	-	-	-	-	-	-	-	-
12' Driving Lane	\$79.86 / LF	-	-	-	-	-	-	-	-	-	-	-
11' Driving Lane	\$73.21 / LF	-	-	-	-	-	-	-	-	-	-	-
10.5' Driving Lane	\$69.88 / LF	-	-	-	-	-	-	-	-	-	-	-
6' Bike Lane	\$29.04 / LF	-	-	-	-	-	-	-	-	-	-	-
8' Parallel Parking	\$53.24 / LF	-	-	-	-	-	-	-	-	-	-	-
18' Angle Parking	\$119.79 / LF	-	-	-	-	-	-	-	-	-	-	-
Curb	\$7.70 / LF	860	7	-	-	-	-	-	-	-	-	-
16' Paved Alley	\$97.68 / LF	-	-	-	-	-	-	-	-	-	-	-
COG Matching Funds	Varies	-	-	\$1,062	\$785	-	-	-	-	-	-	-
Plano Road Widening	\$158.40 / LF	-	-	-	-	-	-	-	-	-	-	-
Renner Road Widening	\$158.40 / LF	-	-	-	-	1,570	249	675	107	675	107	-
Sidewalks & Trails**												
12' Sidewalk	\$58.08 / LF	860	50	-	-	-	-	-	-	-	-	-
12' Trail	\$58.08 / LF	-	-	-	-	1,570	91	-	-	-	-	-
6' Trail	\$29.04 / LF	-	-	-	-	-	-	-	-	-	-	-
Street Landscaping												
Street Trees - 40' OC (5' x 5' Tree Well)	\$82.50 / LF	860	71	-	-	-	-	-	-	-	-	-
Street Trees & 5' Strip	\$93.50 / LF	-	-	-	-	-	-	-	-	-	-	-
30' Center Median	\$82.50 / LF	-	-	-	-	-	-	-	-	-	-	-
20' Center Median	\$55.00 / LF	-	-	-	-	-	-	-	-	-	-	-
Electrical												
Street Lights - 40' OC	\$151.25 / LF	860	130	-	-	-	-	-	-	-	-	-
Street Signalization (000)	\$200 Each	-	-	-	-	-	-	-	-	-	-	-
Duct Bank - 8, 6" Encased	\$245.00 / LF	-	-	-	-	-	-	-	-	-	-	-
Boring w/o Casing	\$30.00 / LF	-	-	-	-	-	-	-	-	-	-	-
Boring w/ Casing	\$60.00 / LF	-	-	-	-	-	-	-	-	-	-	-
Manhole - Std. 8'x8'x8'	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-
Water												
Distribution - 12" PVC	\$78.00 / LF	430	34	-	-	-	-	-	-	-	-	-
Sewer												
Collection - 10" PVC	\$36.00 / LF	430	15	-	-	-	-	-	-	-	-	-
Collection - 8" PVC	\$30.00 / LF	-	-	-	-	-	-	-	-	-	-	-
Manhole 100	\$3,300 Each	4	14	-	-	-	-	-	-	-	-	-
Storm Water												
Dual 8' x 8' Box Culvert	\$975.00 / LF	-	-	-	-	-	-	-	-	-	-	-
18" RCP	\$48.00 / LF	-	-	-	-	-	-	-	-	-	-	-
6' x 8' Box Culvert	\$360.00 / LF	430	155	-	-	-	-	-	-	-	-	-
4' x 6' Box Culvert	\$276.00 / LF	-	-	-	-	-	-	-	-	-	-	-
RCP Headwall	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-
Box Culvert Wingwall	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-
Curb Inlet 100	\$4,200 Each	4	18	-	-	-	-	-	-	-	-	-
Outfall Structure	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-
Street Drainage	\$18.00 / Yard	-	-	-	-	-	-	-	-	-	-	-
Plaza & Park Landscaping												
Park Softscape Level 1	\$3.30 / SF	-	-	-	-	-	-	-	-	-	-	-
Park Softscape Level 2	\$5.56 / SF	-	-	-	-	-	-	-	-	-	-	-
Park Softscape Level 3	\$8.91 / SF	-	-	-	-	-	-	-	-	-	-	-
Park Hardscape Level 1	\$11.00 / SF	-	-	-	-	-	-	-	-	-	-	-
Park Hardscape Level 2	\$16.50 / SF	-	-	-	-	-	-	-	-	-	-	-
Park Hardscape Level 3	\$27.50 / SF	-	-	-	-	-	-	-	-	-	-	-
COR Matching Funds (000)	\$386 Each	-	-	-	-	-	-	-	-	-	-	-
Art												
Sculpture Level 1	\$20,000 / Work	-	-	-	-	-	-	-	-	-	-	-
Sculpture Level 2	\$30,000 / Work	-	-	-	-	-	-	-	-	-	-	-
Sculpture Level 3	\$50,000 / Work	-	-	-	-	-	-	-	-	-	-	-
Engineering												
Eng., Permits, & Testing	10%	-	57	-	-	-	34	-	11	-	-	11
Contingency												
Of Total Costs	15%	-	95	-	-	-	56	-	18	-	-	18
Management												
Of Total Costs	5%	-	36	-	-	-	21	-	7	-	-	7
TOTAL		\$762	\$1,062		\$785		\$451		\$142		\$142	

Collin Cnty. Unallowable Costs (Italicized)

\$84	\$5,308	\$3,925	\$0	\$0	\$0
\$1,062	\$785	\$0	\$0	\$0	\$0

**Appendix B:
West Side Infrastructure Costs (Streets, Plazas, Open Space, Utilities, and Other Details)**

West Side		Plano Road - S2 (Z)		Eliptibout		Central Plaza		Triangle Plaza		Dart Plaza - North		Dart Plaza - South		Entry Plaza	
Total TIF Cost: \$14,256,900		Total Cost: \$147,300		Total Cost: \$690,400		Total Cost: \$435,900		Total Cost: \$309,400		Total Cost: \$303,900		Total Cost: \$133,900		Total Cost: \$177,000	
Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF
38.50	\$8.50	0.70	\$22.60	0.42	\$23.80	0.30	\$23.70	0.28	\$24.90	0.25	\$12.30	0.20	\$20.30		
Total West Side Scope: \$23,087,700		Street Type: 7		O. S. Type: Hard 1		O. S. Type: Hard 2		O. S. Type: Hard 2		O. S. Type: Hard 2		O. S. Type: Hard 3		O. S. Type: Hard 4	
		Length	Width												
		700	0												
	Unit Cost	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
Pavement*															
14' Driving Lane	\$93.17 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12' Driving Lane	\$79.86 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11' Driving Lane	\$73.21 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10.5' Driving Lane	\$69.88 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6' Bike Lane	\$29.04 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8' Parallel Parking	\$53.24 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18' Angle Parking	\$119.79 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Curb	\$7.70 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16' Paved Alley	\$97.68 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COG Matching Funds	Varies	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plano Road Widening	\$158.40 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renner Road Widening	\$158.40 / LF	700	111	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalks & Trails**															
12' Sidewalk	\$58.08 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12' Trail	\$58.08 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6' Trail	\$29.04 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Landscaping															
Street Trees - 40' OC (5' x 5' Tree Well)	\$82.50 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Trees & 5' Strip	\$93.50 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30' Center Median	\$82.50 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20' Center Median	\$55.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical															
Street Lights - 40' OC	\$151.25 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Signalization (000)	\$200 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duct Bank - 8, 6" Encased	\$245.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boring w/o Casing	\$30.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boring w/ Casing	\$60.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manhole - Std. 8'x8'x8'	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water															
Distribution - 12" PVC	\$78.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sewer															
Collection - 10" PVC	\$36.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collection - 8" PVC	\$30.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manhole 100	\$3,300 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storm Water															
Dual 8' x 8' Box Culvert	\$975.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18" RCP	\$48.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6' x 8' Box Culvert	\$360.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4' x 6' Box Culvert	\$276.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RCP Headwall	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Box Culvert Wingwall	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Curb Inlet 100	\$4,200 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Outfall Structure	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Drainage	\$18.00 / Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plaza & Park Landscaping															
Park Softscape Level 1	\$3.30 / SF	-	0%	\$0	0%	\$0	0%	\$0	0%	\$0	20%	\$7	0%	\$0	
Park Softscape Level 2	\$5.56 / SF	-	10%	17	10%	10	10%	7	10%	7	10%	6	10%	5	
Park Softscape Level 3	\$8.91 / SF	-	0%	-	10%	16	10%	12	10%	11	10%	10	10%	8	
Park Hardscape Level 1	\$11.00 / SF	-	20%	67	10%	20	10%	14	10%	13	50%	60	50%	48	
Park Hardscape Level 2	\$16.50 / SF	-	60%	302	50%	151	50%	108	50%	101	10%	18	20%	29	
Park Hardscape Level 3	\$27.50 / SF	-	10%	84	20%	101	20%	72	20%	67	0%	-	10%	24	
			100%		100%		100%		100%		100%		100%		
COR Matching Funds (000)	\$386 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Art															
Sculpture Level 1	\$20,000 / Work	-	-	-	-	1	20	-	-	-	-	-	1	20	
Sculpture Level 2	\$30,000 / Work	-	-	-	1	30	-	-	1	30	-	-	-	-	
Sculpture Level 3	\$50,000 / Work	-	1	50	-	-	-	-	-	-	-	-	-	-	
Engineering															
Eng., Permits, & Testing	10%	-	11	52	33	23	23	10	13						
Contingency															
Of Total Costs	15%	-	18	86	54	38	38	17	22						
Management															
Of Total Costs	5%	-	7	33	21	15	14	6	8						
TOTAL			\$147	\$690	\$436	\$309	\$304	\$134	\$177						

Collin Cty. Unallowable Costs (Italicized)

\$0 \$690 \$436 \$309 \$304 \$134 \$177

**Appendix B:
West Side Infrastructure Costs (Streets, Plazas, Open Space, Utilities, and Other Details)**

West Side		South Green		Trail Park		Box Culvert		Electrical Service		Other Infrastructure	
Total TIF Cost:		Total Cost:		Total Cost:		Total Cost:		Total Cost:		Total Cost:	
\$14,256,900		\$61,200		\$386,000		\$1,966,500		\$2,276,100		\$0	
Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF
38.50	\$8.50	0.09	\$15.60	3.57	\$2.50	-	n/a	-	n/a	-	n/a
Total West Side Scope:		D. S. Type: Soft		O. S. Type: Soft 2							
\$23,087,700											

	Unit Cost	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
Pavement*											
14' Driving Lane	\$93.17 / LF	-	-	-	-	-	-	-	-	-	-
12' Driving Lane	\$79.86 / LF	-	-	-	-	-	-	-	-	-	-
11' Driving Lane	\$73.21 / LF	-	-	-	-	-	-	-	-	-	-
10.5' Driving Lane	\$69.88 / LF	-	-	-	-	-	-	-	-	-	-
6' Bike Lane	\$29.04 / LF	-	-	-	-	-	-	-	-	-	-
8' Parallel Parking	\$53.24 / LF	-	-	-	-	-	-	-	-	-	-
18' Angle Parking	\$119.79 / LF	-	-	-	-	-	-	-	-	-	-
Curb	\$7.70 / LF	-	-	-	-	-	-	-	-	-	-
16' Paved Alley	\$97.68 / LF	-	-	-	-	-	-	-	-	-	-
COG Matching Funds	Varies	-	-	-	-	-	-	-	-	-	-
Plano Road Widening	\$158.40 / LF	-	-	-	-	-	-	-	-	-	-
Renner Road Widening	\$158.40 / LF	-	-	-	-	-	-	-	-	-	-
Sidewalks & Trails**											
12' Sidewalk	\$58.08 / LF	-	-	-	-	-	-	-	-	-	-
12' Trail	\$58.08 / LF	-	-	-	-	-	-	-	-	-	-
6' Trail	\$29.04 / LF	-	-	-	-	-	-	-	-	-	-
Street Landscaping											
Street Trees - 40' OC (5' x 5' Tree Well)	\$82.50 / LF	-	-	-	-	-	-	-	-	-	-
Street Trees & 5' Strip	\$93.50 / LF	-	-	-	-	-	-	-	-	-	-
30' Center Median	\$82.50 / LF	-	-	-	-	-	-	-	-	-	-
20' Center Median	\$55.00 / LF	-	-	-	-	-	-	-	-	-	-
Electrical											
Street Lights - 40' OC	\$151.25 / LF	-	-	-	-	-	-	-	-	-	-
Street Signalization (000)	\$200 Each	-	-	-	-	-	-	-	-	-	-
Duct Bank - 8, 6" Encased	\$245.00 / LF	-	-	-	-	-	-	5,280	\$1,294	-	-
Boring w/o Casing	\$30.00 / LF	-	-	-	-	-	-	-	-	-	-
Boring w/ Casing	\$60.00 / LF	-	-	-	-	-	-	1,000	60	-	-
Manhole - Std. 8'x8'x8'	\$12,000 Each	-	-	-	-	-	-	30	360	-	-
Water											
Distribution - 12" PVC	\$78.00 / LF	-	-	-	-	-	-	-	-	-	-
Sewer											
Collection - 10" PVC	\$36.00 / LF	-	-	-	-	-	-	-	-	-	-
Collection - 8" PVC	\$30.00 / LF	-	-	-	-	-	-	-	-	-	-
Manhole 100	\$3,300 Each	-	-	-	-	-	-	-	-	-	-
Storm Water											
Dual 8' x 8' Box Culvert	\$975.00 / LF	-	-	-	-	1,300	\$1,268	-	-	-	-
18" RCP	\$48.00 / LF	-	-	-	-	2,000	96	-	-	-	-
6' x 8' Box Culvert	\$360.00 / LF	-	-	-	-	-	-	-	-	-	-
4' x 6' Box Culvert	\$276.00 / LF	-	-	-	-	-	-	-	-	-	-
RCP Headwall	\$5,000 Each	-	-	-	-	-	-	-	-	-	-
Box Culvert Wingwall	\$12,000 Each	-	-	-	-	1	12	-	-	-	-
Curb Inlet 100	\$4,200 Each	-	-	-	-	25	105	-	-	-	-
Outfall Structure	\$5,000 Each	-	-	-	-	-	-	-	-	-	-
Street Drainage	\$18.00 / Yard	-	-	-	-	-	-	-	-	-	-
Plaza & Park Landscaping											
Park Softscape Level 1	\$3.30 / SF	0%	\$0	0%	\$0	-	-	-	-	-	-
Park Softscape Level 2	\$5.56 / SF	80%	17	0%	-	-	-	-	-	-	-
Park Softscape Level 3	\$8.91 / SF	0%	-	0%	-	-	-	-	-	-	-
Park Hardscape Level 1	\$11.00 / SF	20%	9	0%	-	-	-	-	-	-	-
Park Hardscape Level 2	\$16.50 / SF	0%	-	0%	-	-	-	-	-	-	-
Park Hardscape Level 3	\$27.50 / SF	0%	-	0%	-	-	-	-	-	-	-
		100%		0%							
COR Matching Funds (000)	\$386 Each	-	-	1	386	-	-	-	-	-	-
Art											
Sculpture Level 1	\$20,000 / Work	1	20	-	-	-	-	-	-	-	-
Sculpture Level 2	\$30,000 / Work	-	-	-	-	-	-	-	-	-	-
Sculpture Level 3	\$50,000 / Work	-	-	-	-	-	-	-	-	-	-
Engineering											
Eng., Permits, & Testing	10%	5	-	-	-	148	-	171	-	905	Engineering
Contingency											
Of Total Costs	15%	8	-	-	-	244	-	283	-	1,494	Contingency
Management											
Of Total Costs	5%	3	-	-	-	94	-	108	-	573	Management
TOTAL		\$61		\$386		\$1,966		\$2,276		\$0	\$14,257
TOTAL											
GRAND TOTAL											
										\$11,285	Hard Costs
										905	Engineering
										1,494	Contingency
										573	Management
										\$0	\$23,088
										\$0	\$7,083
Collin Cnty. Unallowable Costs (Italicized)											
		\$61		\$386		\$0		\$2,276		\$0	\$7,083
Total Project Scope: \$1,831											
Total West Side Scope: \$23,088											

**Appendix C:
East Side Infrastructure Costs (Streets, Plazas, Open Space, Utilities, and Other Details)**

East Side															
Total TIF Cost: \$21,263,900															
Acres	\$/ SF														
147.53	\$3.30	33.99													
Total East Side Scope: \$26,841,000															
		Retail Way (A1)		Hotel Way (B1)		Retail Way (A3)		Retail Way (A4)		Central Park N (A2)		Central Park W (C1)		Central Park EN (C2)	
		Total Cost: \$719,300		Total Cost: \$719,300		Total Cost: \$513,800		Total Cost: \$668,500		Total Cost: \$142,000		Total Cost: \$355,000		Total Cost: \$355,000	
		Acres	\$/ SF	Acres	\$/ SF	Acres	\$/ SF	Acres	\$/ SF	Acres	\$/ SF	Acres	\$/ SF	Acres	\$/ SF
		0.67	\$24.60	0.67	\$24.60	0.48	\$24.60	0.63	\$24.40	0.10	\$32.60	0.25	\$32.60	0.25	\$32.60
		Street Type: 1		Street Type: 1		Street Type: 1		Street Type: 1		Street Type: 4		Street Type: 4		Street Type: 4	
		Length	Width	Length	Width	Length	Width	Length	Width	Length	Width	Length	Width	Length	Width
		350	84	350	84	250	84	325	84	100	44	250	44	250	44
		Unit Cost		Units		Total		Units		Total		Units		Total	
		Units	Total	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
Pavement*															
14' Driving Lane	\$93.17 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12' Driving Lane	\$79.86 / LF	700	\$56	700	\$56	500	\$40	650	\$52	200	\$16	500	\$40	500	\$40
11' Driving Lane	\$73.21 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10.5' Driving Lane	\$69.88 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6' Bike Lane	\$29.04 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8' Parallel Parking	\$53.24 / LF	-	-	-	-	-	-	-	-	100	5	250	13	250	13
18' Angle Parking	\$119.79 / LF	700	84	700	84	500	60	650	78	-	-	-	-	-	-
Curb	\$7.70 / LF	700	5	700	5	500	4	650	5	200	2	500	4	500	4
16' Paved Alley	\$97.68 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COG Matching Funds	Varies	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plano Road Widening	\$158.40 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renner Road Widening	\$158.40 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalks & Trails**															
12' Sidewalk	\$58.08 / LF	700	41	700	41	500	29	650	38	100	6	250	15	250	15
12' Trail	\$58.08 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6' Trail	\$29.04 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Landscaping															
Street Trees - 40' OC (5' x 5' Tree Well)	\$82.50 / LF	700	58	700	58	500	41	650	54	100	8	250	21	250	21
Street Trees & 5' Strip	\$93.50 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30' Center Median	\$82.50 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20' Center Median	\$55.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical															
Street Lights - 40' OC	\$151.25 / LF	700	106	700	106	500	76	650	98	100	15	250	38	250	38
Street Signalization (000)	\$200 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duct Bank - 8, 6" Encased	\$245.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boring w/o Casing	\$30.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boring w/ Casing	\$60.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manhole - Std. 8'x8'x8'	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water															
Distribution - 12" PVC	\$78.00 / LF	350	27	350	27	250	20	325	25	100	8	250	20	250	20
Sewer															
Collection - 10" PVC	\$36.00 / LF	350	13	350	13	250	9	325	12	100	4	250	9	250	9
Collection - 8" PVC	\$30.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manhole 100	\$3,300 Each	4	12	4	12	3	8	3	11	1	3	3	8	3	8
Storm Water															
Dual 8' x 8' Box Culvert	\$975.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18" RCP	\$48.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6' x 8' Box Culvert	\$360.00 / LF	350	126	350	126	250	90	325	117	100	36	250	90	250	90
4' x 6' Box Culvert	\$276.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RCP Headwall	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Box Culvert Wingwall	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Curb Inlet 100	\$4,200 Each	4	15	4	15	3	11	3	14	1	4	3	11	3	11
Outfall Structure	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Drainage	\$18.00 / Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plaza & Park Landscaping															
Park Softscape Level 1	\$3.30 / SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Softscape Level 2	\$5.56 / SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Softscape Level 3	\$8.91 / SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Hardscape Level 1	\$11.00 / SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Hardscape Level 2	\$16.50 / SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Hardscape Level 3	\$27.50 / SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ped. Xing - Plano Rd. (000)	\$2,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Art															
Sculpture Level 1	\$20,000 / Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sculpture Level 2	\$30,000 / Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sculpture Level 3	\$50,000 / Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering															
Eng., Permits, & Testing	10%	-	54	-	54	-	39	-	50	-	11	-	27	-	27
Contingency															
Of Total Costs	15%	-	89	-	89	-	64	-	83	-	18	-	44	-	44
Management															
Of Total Costs	5%	-	34	-	34	-	24	-	32	-	7	-	17	-	17
TOTAL			\$719		\$719		\$514		\$668		\$142		\$355		\$355

Collin Cnty. Unallowable Costs (Italicized) \$68 \$68 \$49 \$64 \$20 \$49 \$49

**Appendix C:
East Side Infrastructure Costs (Streets, Plazas, Open Space, Utilities, and Other Details)**

East Side		Central Park S (C3)		Central Park ES (C4)		East / West (B2)		Garage Way W (D1)		Center Drive (D2)		Garage Way E (E1)		Eastern Park N (E2)	
Total TIF Cost: \$21,263,900		Total Cost: \$142,000		Total Cost: \$375,700		Total Cost: \$1,314,900		Total Cost: \$581,400		Total Cost: \$845,300		Total Cost: \$348,800		Total Cost: \$150,900	
Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF
147.53	\$3.30	0.10	\$32.60	0.29	\$29.70	1.03	\$29.30	0.28	\$47.70	0.66	\$29.40	0.17	\$47.10	0.12	\$28.90
Total East Side Scope: \$26,841,000		Street Type: 4		Street Type: 2		Street Type: 2		Street Type: 7		Street Type: 2		Street Type: 7		Street Type: 8	
		Length	Width	Length	Width	Length	Width	Length	Width	Length	Width	Length	Width	Length	Width
		100	44	200	64	700	64	500	24	450	64	300	24	100	54
Unit Cost		Units	Total	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
Pavement*															
14' Driving Lane	\$93.17 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12' Driving Lane	\$79.86 /LF	200	\$16	400	\$32	1,400	\$112	1,000	\$80	900	\$72	600	\$48	200	\$16
11' Driving Lane	\$73.21 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10.5' Driving Lane	\$69.88 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6' Bike Lane	\$29.04 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8' Parallel Parking	\$53.24 /LF	100	5	400	21	1,400	75	-	-	900	48	-	-	-	-
18' Angle Parking	\$119.79 /LF	-	-	-	-	-	-	-	-	-	-	-	-	100	12
Curb	\$7.70 /LF	200	2	400	3	1,400	11	1,000	8	900	7	600	5	200	2
16' Paved Alley	\$97.68 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COG Matching Funds	Varies	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plano Road Widening	\$158.40 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renner Road Widening	\$158.40 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalks & Trails**															
12' Sidewalk	\$58.08 /LF	100	6	400	23	1,400	81	-	-	900	52	-	-	100	6
12' Trail	\$58.08 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6' Trail	\$29.04 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Landscaping															
Street Trees - 40' OC (5' x 5' Tree Well)	\$82.50 /LF	100	8	400	33	1,400	116	-	-	900	74	-	-	100	8
Street Trees & 5' Strip	\$93.50 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30' Center Median	\$82.50 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20' Center Median	\$55.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical															
Street Lights - 40' OC	\$151.25 /LF	100	15	400	61	1,400	212	500	76	900	136	300	45	100	15
Street Signalization (000)	\$200 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duct Bank - 8, 6" Encased	\$245.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boring w/o Casing	\$30.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boring w/ Casing	\$60.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manhole - Std. 8'x8'x8'	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water															
Distribution - 12" PVC	\$78.00 /LF	100	8	200	16	700	55	500	39	450	35	300	23	100	8
Sewer															
Collection - 10" PVC	\$36.00 /LF	100	4	200	7	700	25	500	18	450	16	300	11	100	4
Collection - 8" PVC	\$30.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manhole 100	\$3,300 Each	1	3	2	7	7	23	5	17	5	15	3	10	1	3
Storm Water															
Dual 8' x 8' Box Culvert	\$975.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18" RCP	\$48.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6' x 8' Box Culvert	\$360.00 /LF	100	36	200	72	700	252	500	180	450	162	300	108	100	36
4' x 6' Box Culvert	\$276.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RCP Headwall	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Box Culvert Wingwall	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Curb Inlet 100	\$4,200 Each	1	4	2	8	7	29	5	21	5	19	3	13	1	4
Outfall Structure	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Drainage	\$18.00 /Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plaza & Park Landscaping															
Park Softscape Level 1	\$3.30 /SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Softscape Level 2	\$5.56 /SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Softscape Level 3	\$8.91 /SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Hardscape Level 1	\$11.00 /SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Hardscape Level 2	\$16.50 /SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Hardscape Level 3	\$27.50 /SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ped. Xing - Plano Rd. (000)	\$2,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Art															
Sculpture Level 1	\$20,000 /Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sculpture Level 2	\$30,000 /Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sculpture Level 3	\$50,000 /Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering															
Eng., Permits, & Testing	10%	-	11	-	28	-	99	-	44	-	64	-	26	-	11
Contingency															
Of Total Costs	15%	-	18	-	47	-	163	-	72	-	105	-	43	-	19
Management															
Of Total Costs	5%	-	7	-	18	-	63	-	28	-	40	-	17	-	7
TOTAL			\$142		\$376		\$1,315		\$581		\$845		\$349		\$151
Collin Cnty. Unallowable Costs (Italicized)			<i>\$20</i>	<i>\$39</i>	<i>\$137</i>	<i>\$98</i>	<i>\$88</i>	<i>\$59</i>	<i>\$20</i>						

**Appendix C:
East Side Infrastructure Costs (Streets, Plazas, Open Space, Utilities, and Other Details)**

East Side	
Total TIF Cost:	
\$21,263,900	
Acres	\$ / SF
147.53	\$3.30
Total East Side Scope:	
\$26,841,000	

	Unit Cost	Eastern Park W (E3)		Eastern Park S (E3)		Eastern Park E (E4)		East Drive N (E5)		East Drive S (E6)		SW Retail Drive (C5)		Fox North (D3)			
		Total Cost:		Total Cost:		Total Cost:		Total Cost:		Total Cost:		Total Cost:		Total Cost:			
		\$377,100		\$150,900		\$377,100		\$281,800		\$375,700		\$1,127,100		\$687,400			
		Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF
		0.31	\$27.90	0.12	\$28.90	0.31	\$27.90	0.22	\$29.40	0.29	\$29.70	0.88	\$29.40	0.55	\$28.70		
Street Type: 8		Street Type: 8		Street Type: 8		Street Type: 2		Street Type: 2		Street Type: 2		Street Type: 2		Street Type: 9			
Length	Width	Length	Width	Length	Width	Length	Width	Length	Width	Length	Width	Length	Width	Length	Width		
250	54	100	54	250	54	150	64	200	64	600	64	500	48				
Units	Total	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total		
Pavement*																	
14' Driving Lane	\$93.17 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12' Driving Lane	\$79.86 / LF	500	\$40	200	\$16	500	\$40	300	\$24	400	\$32	1,200	\$96	2,000	\$160		
11' Driving Lane	\$73.21 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10.5' Driving Lane	\$69.88 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
6' Bike Lane	\$29.04 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
8' Parallel Parking	\$53.24 / LF	-	-	-	-	-	300	16	400	21	1,200	64	-	-	-		
18' Angle Parking	\$119.79 / LF	250	30	100	12	250	30	-	-	-	-	-	-	-	-		
Curb	\$7.70 / LF	500	4	200	2	500	4	300	2	400	3	1,200	9	1,000	8		
16' Paved Alley	\$97.68 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
COG Matching Funds	Varies	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Plano Road Widening	\$158.40 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Renner Road Widening	\$158.40 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Sidewalks & Trails**																	
12' Sidewalk	\$58.08 / LF	250	15	100	6	250	15	300	17	400	23	1,200	70	-	-		
12' Trail	\$58.08 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
6' Trail	\$29.04 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Street Landscaping																	
Street Trees - 40' OC (5' x 5' Tree Well)	\$82.50 / LF	250	21	100	8	250	21	300	25	400	33	1,200	99	-	-		
Street Trees & 5' Strip	\$93.50 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
30' Center Median	\$82.50 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
20' Center Median	\$55.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Electrical																	
Street Lights - 40' OC	\$151.25 / LF	250	38	100	15	250	38	300	45	400	61	1,200	182	500	76		
Street Signalization (000)	\$200 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Duct Bank - 8, 6" Encased	\$245.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Boring w/o Casing	\$30.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Boring w/ Casing	\$60.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Manhole - Std. 8'x8'x8'	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Water																	
Distribution - 12" PVC	\$78.00 / LF	250	20	100	8	250	20	150	12	200	16	600	47	500	39		
Sewer																	
Collection - 10" PVC	\$36.00 / LF	250	9	100	4	250	9	150	5	200	7	600	22	500	18		
Collection - 8" PVC	\$30.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Manhole 100	\$3,300 Each	3	8	1	3	3	8	2	5	2	7	6	20	5	17		
Storm Water																	
Dual 8' x 8' Box Culvert	\$975.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
18" RCP	\$48.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
6' x 8' Box Culvert	\$360.00 / LF	250	90	100	36	250	90	150	54	200	72	600	216	500	180		
4' x 6' Box Culvert	\$276.00 / LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
RCP Headwall	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Box Culvert Wingwall	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Curb Inlet 100	\$4,200 Each	3	11	1	4	3	11	2	6	2	8	6	25	5	21		
Outfall Structure	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Street Drainage	\$18.00 / Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Plaza & Park Landscaping																	
Park Softscape Level 1	\$3.30 / SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Park Softscape Level 2	\$5.56 / SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Park Softscape Level 3	\$8.91 / SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Park Hardscape Level 1	\$11.00 / SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Park Hardscape Level 2	\$16.50 / SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Park Hardscape Level 3	\$27.50 / SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Ped. Xing - Plano Rd. (000)	\$2,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Art																	
Sculpture Level 1	\$20,000 / Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Sculpture Level 2	\$30,000 / Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Sculpture Level 3	\$50,000 / Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Engineering																	
Eng., Permits, & Testing	10%	-	28	-	11	-	28	-	21	-	28	-	85	-	52		
Contingency																	
Of Total Costs	15%	-	47	-	19	-	47	-	35	-	47	-	140	-	85		
Management																	
Of Total Costs	5%	-	18	-	7	-	18	-	13	-	18	-	54	-	33		
TOTAL			\$377		\$151		\$377		\$282		\$376		\$1,127		\$687		

Collin Cnty. Unallowable Costs (Italicized)

\$49

\$20

\$49

\$29

\$39

\$117

\$98

**Appendix C:
East Side Infrastructure Costs (Streets, Plazas, Open Space, Utilities, and Other Details)**

East Side		Infocom (F)		Renner Trail		Plano Road - N (P)		Plano Road - S1 (Q)		Plano Road - S2 (R)		Central Park		Eastern Park	
Total TIF Cost:		Total Cost:		Total Cost:		Total Cost:		Total Cost:		Total Cost:		Total Cost:		Total Cost:	
\$21,263,900		\$1,394,300		\$246,900		\$142,000		\$142,000		\$147,300		\$218,800		\$218,800	
Acres	\$/ SF	Acres	\$/ SF	Acres	\$/ SF	Acres	\$/ SF	Acres	\$/ SF	Acres	\$/ SF	Acres	\$/ SF	Acres	\$/ SF
147.53	\$3.30	33.99	6.93 n/a	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00	0.50	\$10.00	0.50	\$10.00
Total East Side Scope:						Street Type: 7		Street Type: 7		Street Type: 7		O. S. Type: Soft 1		O. S. Type: Soft 1	
		Length	Width	Length	Width	Length	Width	Length	Width	Length	Width				
		3590	84	3200	0	675	0	675	0	700	0				
Unit Cost		Units	Total	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
Pavement*															
14' Driving Lane	\$93.17 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12' Driving Lane	\$79.86 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11' Driving Lane	\$73.21 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10.5' Driving Lane	\$69.88 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6' Bike Lane	\$29.04 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8' Parallel Parking	\$53.24 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18' Angle Parking	\$119.79 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Curb	\$7.70 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16' Paved Alley	\$97.68 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COG Matching Funds	Varies	-	\$1,394	-	-	-	-	-	-	-	-	-	-	-	-
Plano Road Widening	\$158.40 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renner Road Widening	\$158.40 /LF	-	-	-	-	675	107	675	107	700	111	-	-	-	-
Sidewalks & Trails**															
12' Sidewalk	\$58.08 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12' Trail	\$58.08 /LF	-	-	3,200	186	-	-	-	-	-	-	-	-	-	-
6' Trail	\$29.04 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Landscaping															
Street Trees - 40' OC (5' x 5' Tree Well)	\$82.50 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Trees & 5' Strip	\$93.50 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30' Center Median	\$82.50 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20' Center Median	\$55.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical															
Street Lights - 40' OC	\$151.25 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Signalization (000)	\$200 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duct Bank - 8, 6" Encased	\$245.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boring w/o Casing	\$30.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boring w/ Casing	\$60.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manhole - Std. 8'x8'x8"	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water															
Distribution - 12" PVC	\$78.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sewer															
Collection - 10" PVC	\$36.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collection - 8" PVC	\$30.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manhole 100	\$3,300 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storm Water															
Dual 8' x 8' Box Culvert	\$975.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18" RCP	\$48.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6' x 8' Box Culvert	\$360.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4' x 6' Box Culvert	\$276.00 /LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RCP Headwall	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Box Culvert Wingwall	\$12,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Curb Inlet 100	\$4,200 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Outfall Structure	\$5,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Drainage	\$18.00 /Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plaza & Park Landscaping															
Park Softscape Level 1	\$3.30 /SF	-	-	-	-	-	-	-	-	-	-	0%	\$0	0%	\$0
Park Softscape Level 2	\$5.56 /SF	-	-	-	-	-	-	-	-	-	-	80%	97	80%	97
Park Softscape Level 3	\$8.91 /SF	-	-	-	-	-	-	-	-	-	-	0%	-	0%	-
Park Hardscape Level 1	\$11.00 /SF	-	-	-	-	-	-	-	-	-	-	20%	48	20%	48
Park Hardscape Level 2	\$16.50 /SF	-	-	-	-	-	-	-	-	-	-	0%	-	0%	-
Park Hardscape Level 3	\$27.50 /SF	-	-	-	-	-	-	-	-	-	-	0%	-	0%	-
												100%		100%	
Ped. Xing - Plano Rd. (000)	\$2,000 Each	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Art															
Sculpture Level 1	\$20,000 /Work	-	-	-	-	-	-	-	-	-	-	1	20	1	20
Sculpture Level 2	\$30,000 /Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sculpture Level 3	\$50,000 /Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering															
Eng., Permits, & Testing	10%	-	-	19	11	11	11	11	11	11	11	16	16	16	16
Contingency															
Of Total Costs	15%	-	-	31	18	18	18	18	18	18	18	27	27	27	27
Management															
Of Total Costs	5%	-	-	12	7	7	7	7	7	7	7	10	10	10	10
TOTAL			\$1,394		\$247		\$142		\$142		\$147		\$219		\$219
Total Project Scope: \$6,971															
Collin Cnty. Unallowable Costs (Italicized)															
			<i>\$1,394</i>		<i>\$0</i>		<i>\$0</i>		<i>\$0</i>		<i>\$0</i>		<i>\$192</i>		<i>\$192</i>

**Appendix C:
East Side Infrastructure Costs (Streets, Plazas, Open Space, Utilities, and Other Details)**

East Side		SW Retail Park	Entry Plaza East	Rustic Park	Electrical Service	Ped. Xing - Plano Rd
Total TIF Cost:		Total Cost:	Total Cost:	Total Cost:	Total Cost:	Total Cost:
\$21,263,900		\$218,800	\$177,000	\$2,816,400	\$2,276,100	\$2,656,500
Acres	\$ / SF	Acres	\$ / SF	Acres	\$ / SF	Acres
147.53	\$3.30	0.50	\$10.00	0.20	\$20.30	16.98
Total East Side Scope:		0.20		\$3.80		n / a
\$26,841,000		33.99		n / a		n / a

	Unit Cost	SW Retail Park		Entry Plaza East		Rustic Park		Electrical Service		Ped. Xing - Plano Rd	
		Units	Total	Units	Total	Units	Total	Units	Total	Units	Total
Pavement*											
14' Driving Lane	\$93.17 / LF	-	-	-	-	-	-	-	-	-	-
12' Driving Lane	\$79.86 / LF	-	-	-	-	-	-	-	-	-	-
11' Driving Lane	\$73.21 / LF	-	-	-	-	-	-	-	-	-	-
10.5' Driving Lane	\$69.88 / LF	-	-	-	-	-	-	-	-	-	-
6' Bike Lane	\$29.04 / LF	-	-	-	-	-	-	-	-	-	-
8' Parallel Parking	\$53.24 / LF	-	-	-	-	-	-	-	-	-	-
18' Angle Parking	\$119.79 / LF	-	-	-	-	-	-	-	-	-	-
Curb	\$7.70 / LF	-	-	-	-	-	-	-	-	-	-
16' Paved Alley	\$97.68 / LF	-	-	-	-	-	-	-	-	-	-
COG Matching Funds	Varies	-	-	-	-	-	-	-	-	-	-
Plano Road Widening	\$158.40 / LF	-	-	-	-	-	-	-	-	-	-
Renner Road Widening	\$158.40 / LF	-	-	-	-	-	-	-	-	-	-
Sidewalks & Trails**											
12' Sidewalk	\$58.08 / LF	-	-	-	-	-	-	-	-	-	-
12' Trail	\$58.08 / LF	-	-	-	-	-	-	-	-	-	-
6' Trail	\$29.04 / LF	-	-	-	-	-	-	-	-	-	-
Street Landscaping											
Street Trees - 40' OC (5' x 5' Tree Well)	\$82.50 / LF	-	-	-	-	-	-	-	-	-	-
Street Trees & 5' Strip	\$93.50 / LF	-	-	-	-	-	-	-	-	-	-
30' Center Median	\$82.50 / LF	-	-	-	-	-	-	-	-	-	-
20' Center Median	\$55.00 / LF	-	-	-	-	-	-	-	-	-	-
Electrical											
Street Lights - 40' OC	\$151.25 / LF	-	-	-	-	-	-	-	-	-	-
Street Signalization (000)	\$200 Each	-	-	-	-	-	-	-	-	-	-
Duct Bank - 8, 6" Encased	\$245.00 / LF	-	-	-	-	-	5,280	\$1,294	-	-	-
Boring w/o Casing	\$30.00 / LF	-	-	-	-	-	-	-	-	-	-
Boring w/ Casing	\$60.00 / LF	-	-	-	-	-	1,000	60	-	-	-
Manhole - Std. 8'x8'x8'	\$12,000 Each	-	-	-	-	-	30	360	-	-	-
Water											
Distribution - 12" PVC	\$78.00 / LF	-	-	-	-	-	-	-	-	-	-
Sewer											
Collection - 10" PVC	\$36.00 / LF	-	-	-	-	-	-	-	-	-	-
Collection - 8" PVC	\$30.00 / LF	-	-	-	-	-	-	-	-	-	-
Manhole 100	\$3,300 Each	-	-	-	-	-	-	-	-	-	-
Storm Water											
Dual 8' x 8' Box Culvert	\$975.00 / LF	-	-	-	-	-	-	-	-	-	-
18" RCP	\$48.00 / LF	-	-	-	-	-	-	-	-	-	-
6' x 8' Box Culvert	\$360.00 / LF	-	-	-	-	-	-	-	-	-	-
4' x 6' Box Culvert	\$276.00 / LF	-	-	-	-	-	-	-	-	-	-
RCP Headwall	\$5,000 Each	-	-	-	-	-	-	-	-	-	-
Box Culvert Wingwall	\$12,000 Each	-	-	-	-	-	-	-	-	-	-
Curb Inlet 100	\$4,200 Each	-	-	-	-	-	-	-	-	-	-
Outfall Structure	\$5,000 Each	-	-	-	-	-	-	-	-	-	-
Street Drainage	\$18.00 / Yard	-	-	-	-	#####	900	-	-	-	-
Plaza & Park Landscaping											
Park Softscape Level 1	\$3.30 / SF	0%	\$0	0%	\$0	100%	\$1,220	-	-	-	-
Park Softscape Level 2	\$5.56 / SF	80%	97	10%	5	0%	-	-	-	-	-
Park Softscape Level 3	\$8.91 / SF	0%	-	10%	8	0%	-	-	-	-	-
Park Hardscape Level 1	\$11.00 / SF	20%	48	50%	48	0%	-	-	-	-	-
Park Hardscape Level 2	\$16.50 / SF	0%	-	20%	29	0%	-	-	-	-	-
Park Hardscape Level 3	\$27.50 / SF	0%	-	10%	24	0%	-	-	-	-	-
		100%		100%		100%					
Ped. Xing - Plano Rd. (000)	\$2,000 Each	-	-	-	-	-	-	-	1	\$2,000	-
Art											
Sculpture Level 1	\$20,000 / Work	1	20	1	20	-	-	-	-	-	GRAND
Sculpture Level 2	\$30,000 / Work	-	-	-	-	-	-	-	-	-	TOTAL
Sculpture Level 3	\$50,000 / Work	-	-	-	-	-	-	-	-	-	\$16,354
Engineering											
Eng., Permits, & Testing	10%		16		13		212		171		200
Contingency											
Of Total Costs	15%		27		22		350		283		330
Management											
Of Total Costs	5%		10		8		134		108		127
TOTAL			\$219		\$177		\$2,816		\$2,276		\$2,657
											\$21,264
											TOTAL

Collin Cnty. Unallowable Costs (Italicized)	\$192	\$150	\$1,621	\$2,276	\$2,657	\$9,900
Total West Side Scope:						\$26,841