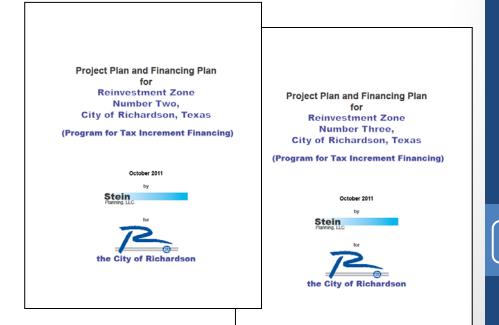
Bush/75 Urban Center Development Infrastructure Support Strategy:

Tax Increment Financing Reinvestment Zones 2 & 3 Preparation Status Report

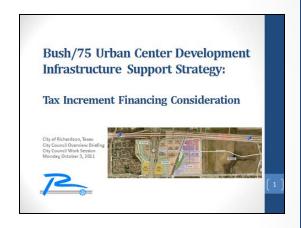
City of Richardson, Texas City Council Overview Briefing City Council Work Session Monday, November 7, 2011





Preparation Status Report

- Prior October 3 Briefing:
 - Linkage with Council Goals
 - Background on site/area
 - Recent Zoning update/features
 - Required Infrastructure & Public Facilities
 - Possible development impact
 - Need for structured method to provide support: TIF; 2 Zones
 - Proposed TIF Features:
 - City
 - Collin County
 - Next Steps of Preparation for TIF
 - Project & Financing Plans for TIF 2 and TIF 3

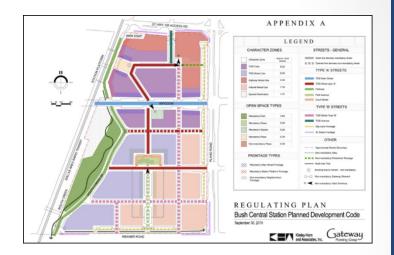


Project Location: 300 acres at Bush/190 at U.S.75



Location Features

- Nov. 2010 to Feb. 2011 Zoning Process – Updated Entitlements
- Key objective to maximize road and rail access settings – *Transit-Oriented Development*
- Advanced Form-Based Zoning Regulations
- Thoroughfare Plan Update and Traffic Mitigation Plan
- Significant Regulations to Assure:
 - Design and Quality
 - Roadway Access and Rail Orientation
 - Building Form
 - Street Orientations
 - Public Amenities
 - Traffic Management





Challenges with Next Steps in Development

- Early Infrastructure Requirements for raw-land development
 - Key Road extensions for access
 - Related Utility Extensions:
 - Water
 - Sewer
 - Drainage
 - Consolidated/efficient public parking capacities
- Attracting High-end Developer interest during selective/competitive national market environment
- Creating early projects financial viability
- Assuring High Quality Development
- Offer contemporary commercial and residential development setting



Important Public Works Elements

- Road Network
- Trail Network
- Drainage Management
- Parks and Open Spaces
- Traffic Management







Infrastructure Elements

- Developed a master list of possible participation elements
- Timing/phasing will be monitored
- Over time, some elements may be eligible for Grant funding (NCTCOG, etc.)
- Focus only on main networks – not all developer requirements

Tentative Project Elements

Road Network and related street/traffic appurtenances

Drainage Systems

Transit Support Improvements

Utility Extensions

ROW and Easements

Parking Facilities

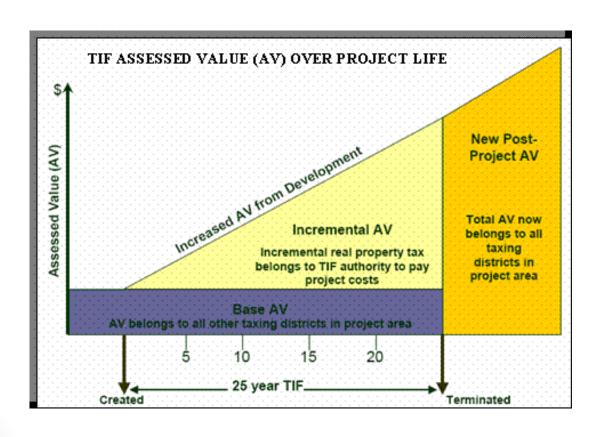
Parks, Open Space and Plazas

Trail Network

Use of TIF Rationale for Support

- Stimulate **Quicker** Development Schedule
- Focus on Early Infrastructure Support to Allow Financial Viability
- Set Strong Development Tone with Initial Phase
- Structured Public Participation Support
- Avoid Future G.O. Bond Program Impact
- Advance the Cottonbelt Rail development schedule & Bush Station selection
- Contract as Reimbursement-based Funding
 - Developer Secured and Fronted Capital
 - Risk remains with Developer for Reimbursement
 - No "carry" interest on unpaid balance
- Separate TIF zones to allow each development team a motive to reimbursement only from their increment additions
- Places risk of development pace for repayment with developer

Overview of a TIRZ



- Under a TIRZ, property owner pays taxes on full value of the property.
- Participating taxing entities (ie. City & County) allocate a portion of those taxes into a TIRZ fund based on the added value of the real taxes above the increment base year value.
- After time...or
 obligations (if
 earlier) are
 complete, TIRZ is
 dissolved and no
 further allocations

Overview of a TIF/TIRZ

- Authorized under Chapter 311 of the Texas Tax Code
- Created to help finance the cost of improvements (such as infrastructure, remediation, etc.) needed to promote development or redevelopment of a specific area
- TIF/TIRZ may retain new real property tax (and sales tax) over a base year value
- Under a TIRZ, property owner pays taxes on full value of the property and participating taxing entities allocate a portion of those taxes into a TIRZ fund based on the added value of the real taxes above the increment base year value
- Other taxing entities can participate in the TIRZ such as the County
- Advisory Review by Board created by City Council
- The Project Plan establishes the eligible projects for TIRZ investment
- Annual increment is revenue source for payments.
- Bonds can be issued or revenue used to repay advanced private investment
- TIRZ ends when time expires or all obligations are met (if earlier) TIRZ increment tax base is then unified with base year tax base for full General Fund benefit

A TIF/TIRZ is Not:

Not:

- An additional tax
- A tax abatement or rebate of taxes
- A freezing of taxes or tax rate
- An obligation of the General Fund and can trigger a tax increase
- A gift or windfall to developers
- A mechanism for avoiding regulations or codes

Remember:

- TIF is an incremental revenue...no investment, no increment, no revenue for repayment...
- TIF is NOT an advanced grant or lump-cash payment.

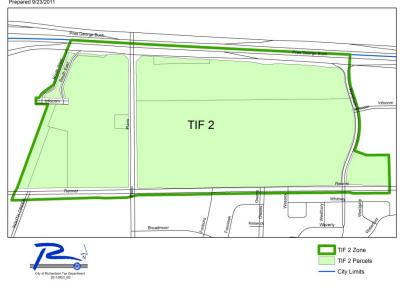
During Term of TIF...

- Only <u>incremental real</u> <u>property tax</u> is committed to the TIF
- New development will generate new revenues that immediately come to the City's General Fund

City		TIF
X	Base Real Property Tax	
	Increment Real Property Tax	X
X	All Business Personal Property Taxes	
X	Sales Tax	
X	Hotel/Motel Tax	
X	Franchise Taxes	

TIF Features: Two Zones

City of Richardson - Proposed TIF Zone 2 - Bush/75 Partners



TIF 3

City of Richardson - Proposed TIF Zone 3 - Caruth Properties

TIF #2
Bush/75 Partners

- About 211 acres. Divided by Plano Road.
- West border to DART Red Line and any future Cottonbelt Station.

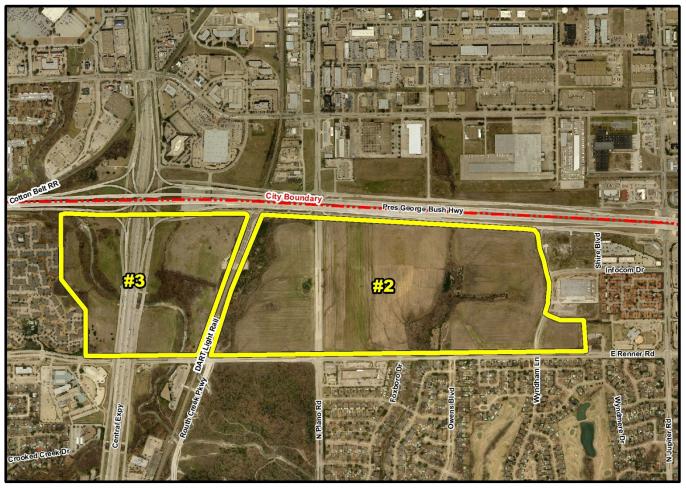
TIF #3

Caruth Interest

- About 85 acres. Divided by U.S.75.
- East border to DART Red Line and any future Cottonbelt Station.

TIF 3 Zone

TIF Features: Two Zones



TIF Zone #2 & #3 Aerial Map

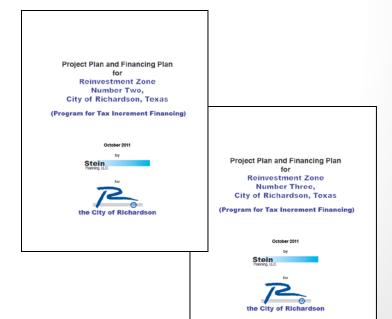
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Main Preparation Activity:

Completed Draft of <u>Preliminary</u> Project Plan and Financing Plan

- Prepared for City by Stein Planning LLC, Mark Stein
- Two separate, but similar, Project
 Plan and Financing Plans for TIF #2 &
 TIF #3
- Elements:
 - Key development scenario timetable and taxable values
 - Key infrastructure elements and timetable for implementation
 - Graphics/Zone map locator
 - Likely taxable revenue generation and allocations
 - Other requirements of Chapter 311 for TIF preparation





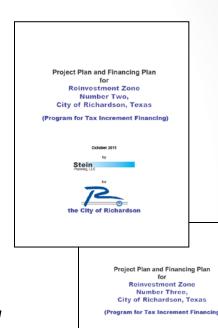
Base Features in Both TIFs

- 2011 as Base Tax Year
- 25-year TIRZ
- Real Property Tax Only <u>Not</u>
 Business Personal Property Tax or
 Sales Tax or Hotel/Motel Tax
- City of Richardson Real Property Tax Rate Participation:
 - 2/3 of Property Tax Rate
 - (for 2011 2/3 of \$0.63516 = \$0.4256)
- Collin County Real Property Tax Rate Participation:
 - 1/2 of Property Tax Rate
 - (for 2011 1/2 of \$0.2400 = \$0.1200)

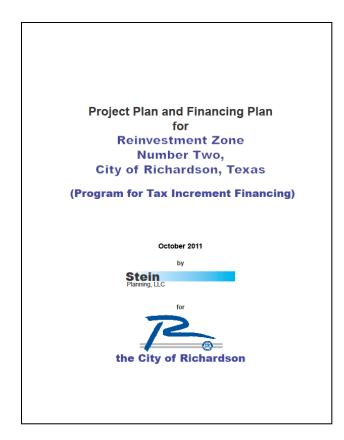
	City	Collin Co.
For TIF	67% \$0.42556	50% \$0.1200
For General Fund (during TIF)	33% \$0.20960	50% \$0.1200
Total	100% \$0.63516	100% \$0.2400

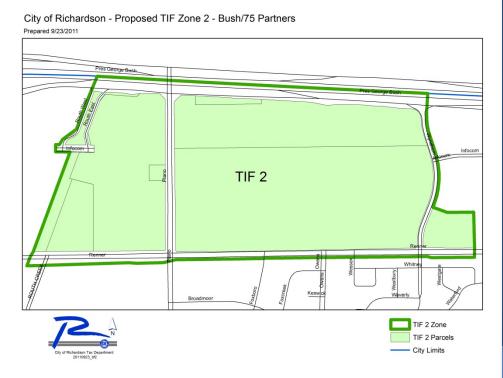
Report Features

- Compliant with Texas Tax Code Chapter 311
- Narrative of TIF method and features
- Key Exhibits:
 - TIF Boundary Map
 - Existing Conditions Map
 - Proposed Improvements and Use Map(s)
- Key Schedules:
 - Base Values in TIF
 - Anticipated Development with Annual Appraisal Impact
 - TIF Project Cost Elements
 - Forecast of TIF Revenues: City & County
 - Forecast of City Sales Tax
 - Forecast of Retained Revenues: City & County

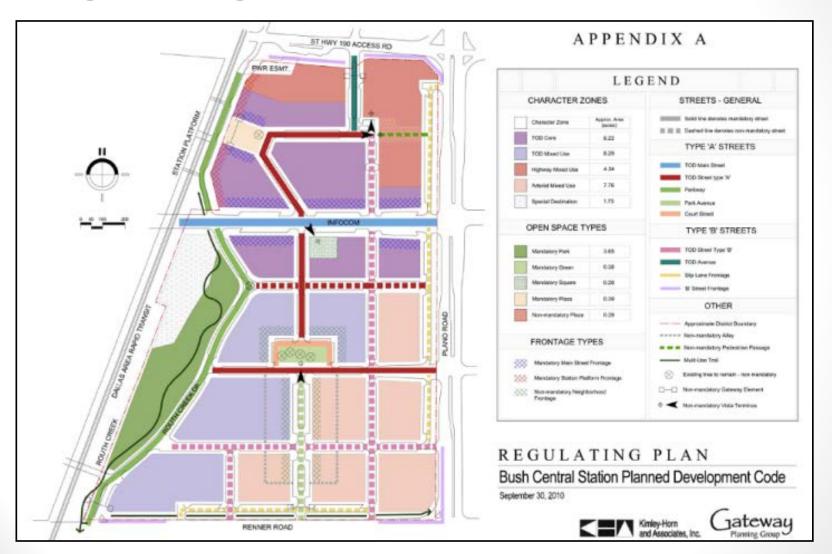


TIF #2 Highlights





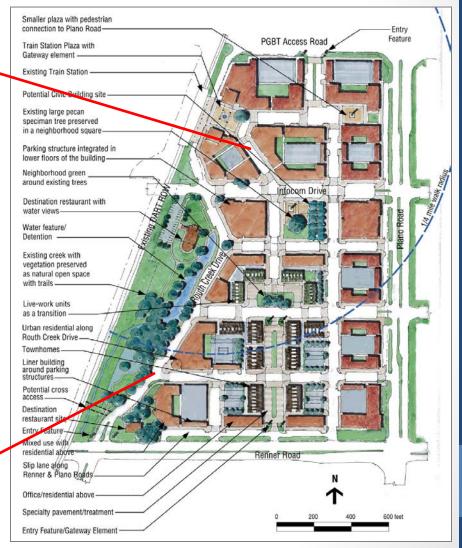
Regulating Plan: Bush/75 Partners



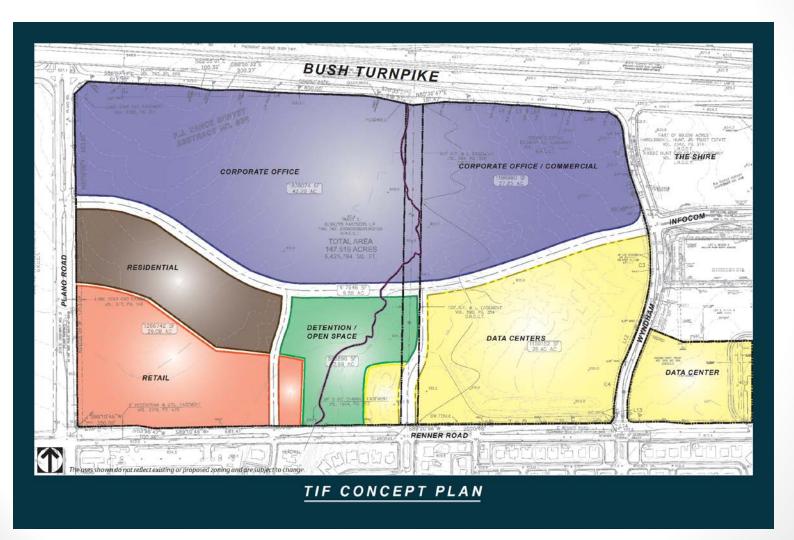
Illustrative Master Plan – Bush/75 Partners







Development Scenario Plan: Bush/75 Partners (East of Plano Rd.)

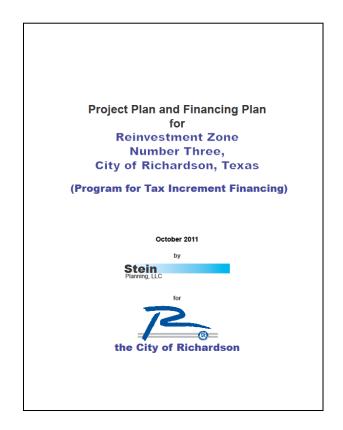


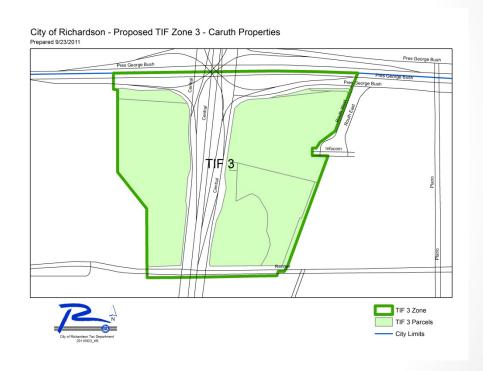
TIF #2 Plan Highlights

- TIF #2 Bush/75 Partners
 - About 211 acres (pg.11)
 - Base Year Value of \$25.5 million in 2011 (pg.11)
 - Current Agricultural Exempt City tax revenue of \$37,485 in 2011 (pg.11)
 - Estimated Development Taxable Value of \$564 million (pg. 12)
 - Estimated Taxable Value of Area in 2036 of \$788 million (with post-completion reappraisals/inflation) (pg. 19)
 - 5.6 million sf of development (pg. 12,13)
 - City's Property Tax Revenues (66% cumulative 2036) = \$61 million (pg. 19, 21)
 - County's Property Tax Revenues (50% cumulative 2036) = \$17 million(pg. 20, 21)
 - Total Cumulative Property Tax Revenue to TIF = \$78 million (pg. 21)
 - Possible TIF 2 Area Project Needs/Considerations: \$94 million (pg. 14-18)

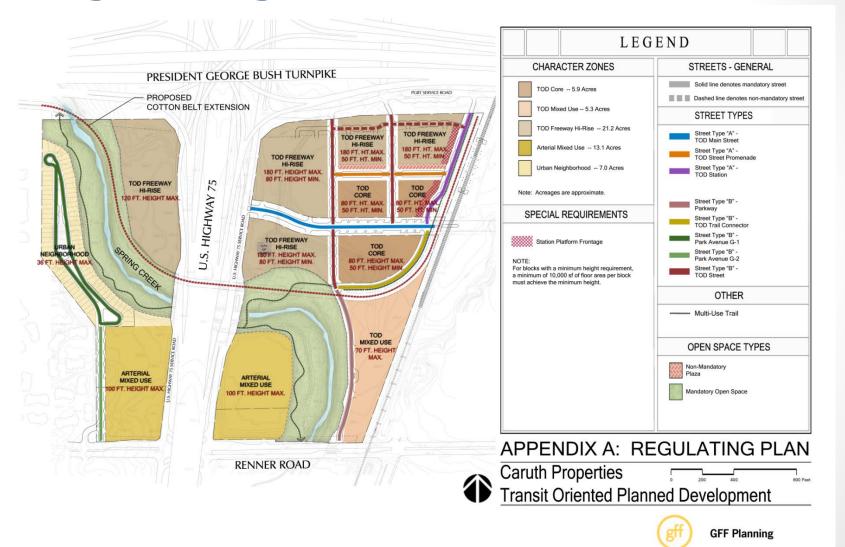


TIF #3 Highlights





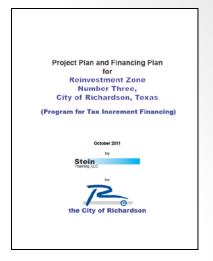
Regulating Plan: Caruth Partners



TIF #3 Plan Highlights

TIF #3 – Caruth Interest

- About 86 acres (pg.10)
- Base Year Value of \$10.2 million in 2011 (pg. 10)
- Estimated Development Taxable Value of \$304 million (pg. 11, 12)
- Estimated Taxable Value of Area in 2036 of \$514 million (with post-completion inflation) (pg. 17)
- 3.3 million sf of development (pg. 11,12)
- City's Property Tax Revenues (66% cumulative 2036) = \$19 million (pg. 17,19)
- County's Property Tax Revenues (50% cumulative 2036) = \$5.4 million (pg. 18,19)
- Total Cumulative Property Tax Revenue to TIF = \$24.5 million (pg. 19)
- Possible TIF 3 Area Project Needs/Considerations: \$38 million (pg. 15)



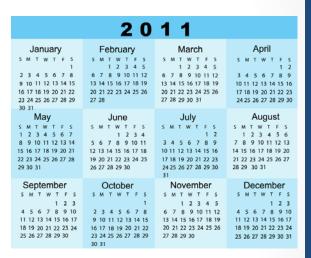
Preparation of Hearing and Action – November 14

- Prior Work Session Briefing Oct. 3
- Preparation of Preliminary Project Plan
 & Financing Plan
- Publication of Hearing Notice, DMN Neighbors Go Section
- Hearing at 7:30pm, Nov. 14 City Council Chambers
- Placement of Reports on Web Site, with tonight's presentation



Next Steps

- Conducted City Council Briefing: October 3
- Complete Preliminary Project & Financing Plan
- ✓ Nov. 4 Hearing Notice Publication
- ✓ Nov. 7 Status Update Report to City Council
 - Nov. 14 Hearing and Adoption
 - Continued conversation with Collin County
 - Adoption by Collin County
 - Convening of TIF Board for TIF #2 & #3
 - Adoption of Final Project & Financing Plan action
 - Authorization of first developer TIF agreement(s)



Project Plan and Financing Plan for

Reinvestment Zone Number Two, City of Richardson, Texas

(Program for Tax Increment Financing)

October 2011

by





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Disclaimer

Neither this report nor its conclusion may be referred to or included in any product or part of any offering made in connection with private syndication of equity, sales of bonds, sales of securities or sale of participation interests to the public without express written consent of Stein Planning, LLC.

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 finds that designating a Tax Increment Financing Reinvestment Zone ("TIF Zone") enhances the probability 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.

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 governing TIF 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 be in accord with a TIF project plan and financing plan ("TIF plan") approved by a Board of Directors (the "TIF Board") and the City Council, as prescribed by the Act. The TIF fund may be used only as authorized by State law.

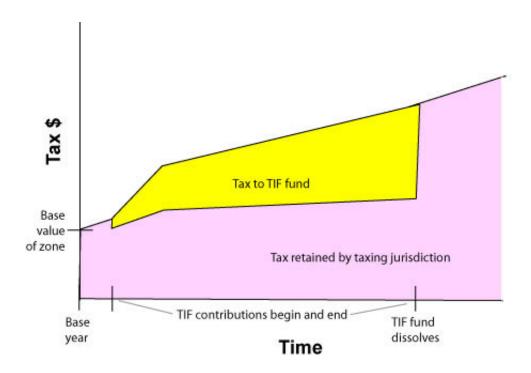
Exhibit A illustrates how rising tax revenue from greater appraised value in a TIF zone flows with time to a taxing jurisdiction's general fund and to a TIF fund. The sloped lines depict tax revenue in the zone rising with time. Through tax year 2036, the City will deposit to TIF Fund Number Two two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

Exhibit C is another map of the zone showing existing uses and conditions. The zone is predominantly open or undeveloped. Most parcels in the zone 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 meets 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) is used for residential purposes;
- (2) The 2011 total appraised value of taxable real property in the zone is \$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 is 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. Properties in the zone are identified in Schedule 1.

Exhibit B: Richardson TIF Reinvestment Zone Number Two Boundary

City of Richardson - Proposed TIF Zone 2 - Bush/75 Partners

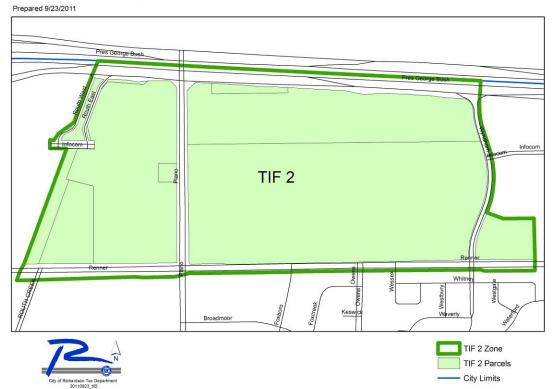
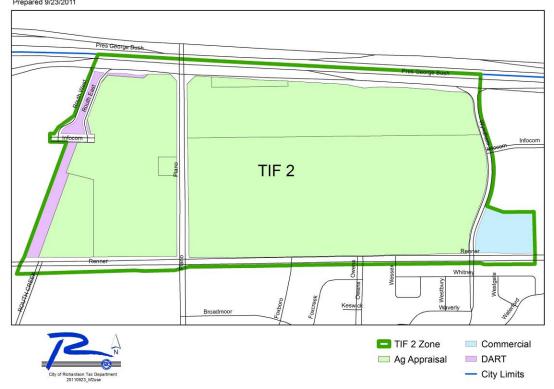


Exhibit C: Richardson TIF Reinvestment Zone Number Two Existing Uses and Conditions

City of Richardson - Proposed TIF Zone 2 - Bush/75 Partners - Existing Uses Prepared 9/23/2011



Section 4: Development with Tax Increment Financing

With TIF incentives for development, Bush/75 Partners, a prospective developer of TIF Zone 2, anticipates development of Zone 2 as generally mapped in Exhibits D and E and itemized in Schedules 2 and 3. This development program anticipates 5.6 million square feet of gross floor area, including 2,250 multi-family dwelling units and nearly 3.3 million gross square feet of office, data center, retail and hotel floor space, with completion of all phases by January 1, 2021.

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 Bush/75 Partners' 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 lists major public improvements proposed by Bush/75 Partners within TIF Zone 2, with cost estimates for various categories. Improvement items, quantities and cost estimates were provided by Bush/75 Partners. 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 some, but probably not all, identified TIF project costs identified in Schedule 4. That list of 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

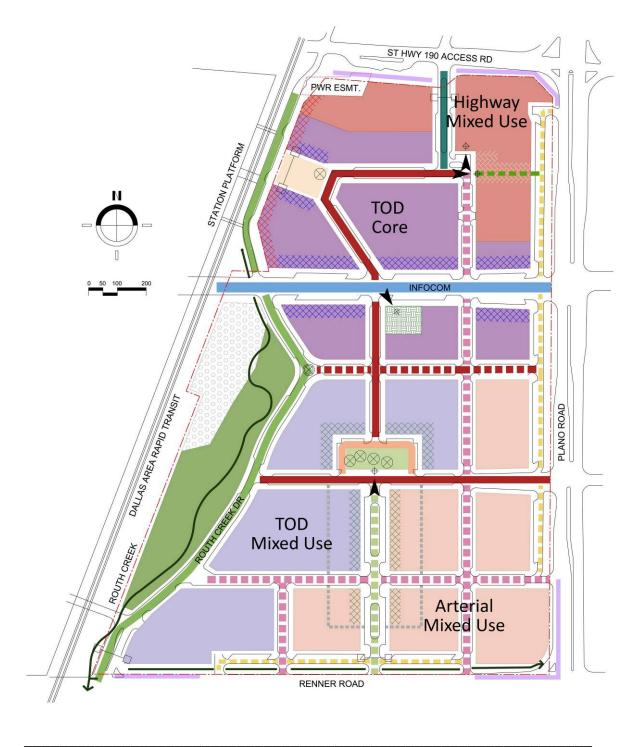
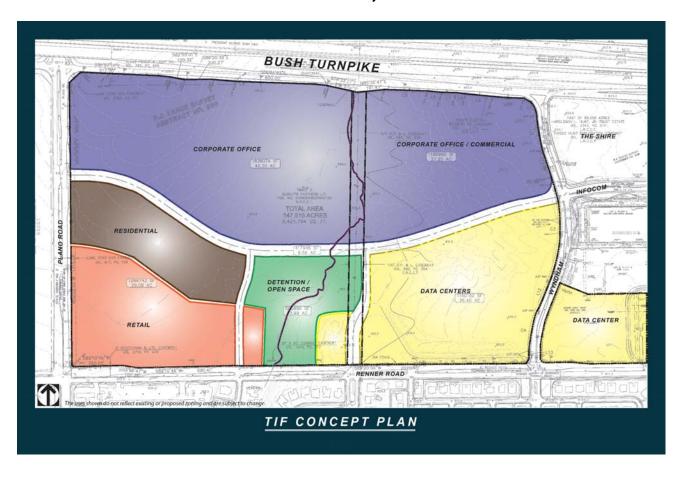


Exhibit E: Proposed Improvements and Uses of Property In the Reinvestment Zone, East of Plano Road



Section 5: Financing TIF Project Costs

Based on the development program for TIF Zone 2, Schedules 5 through 8 are forecasts of annual and cumulative cash generated by property taxes (real and business personal property) and municipal sales tax within the zone during a 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.) This analysis implies that it is economically likely and feasible to pay approximately \$78 million of total TIF Zone 2 project costs, given all the stated assumptions. 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 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 7 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 9 and 10.

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

Notes:

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

(a)	a) (b) (c) (d)		(d)	(e)	(f)	(g)	(h)	(i)
				C	Collin Central A	Appraisal Distr	rict Appraisals	
					"Mar	ket"		
Collin CAD			Record	Improvements	Land			Total
Property ID	Address	Acres	Owner	Only	Only	Land per SF	Total	Taxable
West of Plan	o Road							
372965	Renner Road	10.00	Bush/75 Partnership LP	\$0	\$1,206,612	\$2.77	\$1,206,612	\$1,770
2138587	Renner Road	46.11	Bush/75 Partnership LP	\$0	\$5,564,174	\$2.77	\$5,564,174	\$8,162
372876	Renner Road	1.00	Bush/75 Partnership LP	\$0	\$127,893	\$2.94	\$127,893	\$177
Subtotal		57.11	•	\$0	\$6,898,679	\$2.77	\$6,898,679	\$10,109
East of Plane	Road							
2652371	Renner Road	100.64	Bush/75 Partnership LP	\$0	\$12,143,584	\$2.77	\$12,143,584	\$17,814
2613350	President George Bush	45.82	Bush/75 Partnership LP	\$0	\$5,528,214	\$2.77	\$5,528,214	\$8,109
373054	President George Bush	1.06	Bush/75 Partnership LP	\$0	\$92,136	\$2.00	\$92,136	\$187
Subtotal		147.52	•	\$0	\$17,763,934	\$2.76	\$17,763,934	\$26,110
East of Wyne	dham I ane							
2652372	Wyndham Lane	7.15	Bush/75 Partnership LP	\$0	\$863,210	\$2.77	\$863,210	\$1,266
Total base fo	or 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 2011 Dollars

Notes:

Uses, completion years, floor areas and dwelling counts are estimates based on information from the 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. Value estimates may require adjustments as project details and Collin CAD appraisal norms evolve.

Taxable values assume no homestead exemptions.

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 reflect 2011 taxable values of larger tracts, prorated according to approximate land area in each tract.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(I)	(m)	(n)	(o)	(p)	(q)	(r)
										Real Prop							AD Appraisal
						vements						e (Land and Im				_	Taxable
				Gross	Floor	Resid	ences			veloper's		st. Collin CAD A			Estimated		ss Personal
				Floor Area			GFA/	Retail		nated Cost		Market"		Existing	Net New		roperty
Tract	Acres	Use	by Jan. 1,	(SF)	Ratio	Units	Unit	SF	per SF	Total	Per SF	"Market"	Taxable	Taxable	Taxable	Per SF	Total
West of Plano Road						_											
1		multi-family residences	2014	500,000		500	1,000	0	\$100	\$50,000,000	\$80	\$40,000,000	\$40,000,000	\$1,264	\$39,998,736	\$0	\$0
2		multi-family residences	2016	500,000		500	1,000	0	\$120	\$60,000,000	\$80	\$40,000,000	\$40,000,000	\$1,264	\$39,998,736	\$0	\$0
3		retail	2016	100,000				100,000	\$200	\$20,000,000	\$130	\$13,000,000	\$13,000,000	\$1,264	\$12,998,736	\$35	\$3,500,000
4		office	2017	600,000				0	\$200	\$120,000,000	\$100	\$60,000,000	\$60,000,000	\$1,264	\$59,998,736	\$20	\$12,000,000
5		multi-family residences	2018	500,000		500	1,000	0	\$120	\$60,000,000	\$80	\$40,000,000	\$40,000,000	\$1,264	\$39,998,736	\$0	\$0
6		retail	2018	100,000				100,000	\$200	\$20,000,000	\$130	\$13,000,000	\$13,000,000	\$1,264	\$12,998,736	\$35	\$3,500,000
7		hotel	2018	180,000				5,000	\$206	\$37,000,000	\$105	\$18,900,000	\$18,900,000	\$1,264	\$18,898,736	\$0	\$0
8		multi-family residences	2020	500,000		500	1,000	0	\$150	\$75,000,000	\$90	\$45,000,000	\$45,000,000	\$1,264	\$44,998,736	\$0	\$0
Subtotal or average	57.00			2,980,000	1.20	2,000	1,000	205,000	\$148	\$442,000,000	\$91	\$269,900,000	\$269,900,000	\$10,109	\$269,889,891	\$6	\$19,000,000
East of Plano Road																	
1	42.20	corporate campus	2014	1,000,000	0.54			0	\$200	\$200,000,000	\$100	\$100,000,000	\$100,000,000	\$8,416	\$99,991,584	\$20	\$20,000,000
2	19.20	retail, anchored by grocer	2016	200,000	0.24			200,000	\$200	\$40,000,000	\$130	\$26,000,000	\$26,000,000	\$3,829	\$25,996,171	\$35	\$7,000,000
3	9.88	multi-family residences	2015	250,000	0.58	250	1,000	0	\$100	\$25,000,000	\$80	\$20,000,000	\$20,000,000	\$1,970	\$19,998,030	\$0	\$0
4	6.00	office and data center	2018	200,000	0.77			0	\$200	\$40,000,000	\$125	\$25,000,000	\$25,000,000	\$1,197	\$24,998,803	\$200	\$40,000,000
5a	6.60	data center	2016	100,000	0.35			0	\$200	\$20,000,000	\$150	\$15,000,000	\$15,000,000	\$1,316	\$14,998,684	\$300	\$30,000,000
5b	6.60	data center	2017	100,000	0.35			0	\$200	\$20,000,000	\$150	\$15,000,000	\$15,000,000	\$1,316	\$14,998,684	\$300	\$30,000,000
5c	6.60	data center	2018	100,000	0.35			0	\$200	\$20,000,000	\$150	\$15,000,000	\$15,000,000	\$1,316	\$14,998,684	\$300	\$30,000,000
5d	6.60	data center	2019	100,000	0.35			0	\$200	\$20,000,000	\$150	\$15,000,000	\$15,000,000	\$1,316	\$14,998,684	\$300	\$30,000,000
6	27.25	corporate campus and retail	2021	500,000	0.42			25,000	\$200	\$100,000,000	\$105	\$52,500,000	\$52,500,000	\$5,434	\$52,494,566	\$25	\$12,500,000
Subtotal or average	130.93			2,550,000	0.45	250	1,000	225,000	\$190	\$485,000,000	\$111	\$283,500,000	\$283,500,000	\$26,110	\$283,473,890	\$78	\$199,500,000
roads	9.59																
detention	6.99																
Subtotal or average	147.51			2,550,000	0.40												
East of Wyndham Ro	ad																
7	7.15	data center	2013	72,000	0.23			0	\$200	\$14,400,000	\$150	\$10,800,000	\$10,800,000	\$1,266	\$10,798,734	\$300	\$21,600,000
Total or average, with	out street	s or detention areas															
	195.08			5,602,000	0.66	2,250	1,000	430,000	\$168	\$941,400,000	\$101	\$564,200,000	\$564,200,000	\$37,485	\$564,162,515	\$43	\$240,100,000

Schedule 3: Anticipated New Development in the TIF Zone, by Year

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

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(I)	(m)	(n)	(o)	(p)
								F	Real Prop	erty				Est. CC	AD Appraisal
				Impro	ovemer	nts			Valu	e (Land and Im	provements)			of	Taxable
				Gross			De	eveloper's	E:	st. Collin CAD A	Appraisal	Less	Estimated	Busine	ss Personal
Completed					Res.	Retail		mated Cost		Market"		Existing	Net New	P	roperty
by Jan. 1,	Tract	Acres	Use	(SF)	Units	SF	per SF	Total	Per SF	"Market"	Taxable	Taxable	Taxable	Per SF	Total
2013	East of Wyndham Road Tract 7	7.15	data center	72,000	0	0	\$200	\$14,400,000		\$10,800,000	\$10,800,000	\$1,266	\$10,798,734	\$300	\$21,600,000
2014	West of Plano Road Tract 1		multi-family residences	500,000	500	0	\$100	\$50,000,000	\$80	\$40,000,000	\$40,000,000	\$1,264	\$39,998,736	\$0	\$0
2014	East of Plano Road Tract 1	42.20	corporate campus	1,000,000	0	0	\$200	\$200,000,000	\$100	, ,	\$100,000,000	\$8,416	\$99,991,584	\$20	\$20,000,000
2015	East of Plano Road Tract 3	9.88	multi-family residences	250,000	250	0	\$100	\$25,000,000	\$80	\$20,000,000	\$20,000,000	\$1,970	\$19,998,030	\$0	\$0
2016	West of Plano Road Tract 2		multi-family residences	500,000	500	0	\$120	\$60,000,000	\$80	\$40,000,000	\$40,000,000	\$1,264	\$39,998,736	\$0	\$0
2016	West of Plano Road Tract 3		retail	100,000	0	100,000	\$200	\$20,000,000	\$130	\$13,000,000	\$13,000,000	\$1,264	\$12,998,736	\$35	\$3,500,000
2016	East of Plano Road Tract 2	19.20	retail, anchored by grocer	200,000	0	200,000	\$200	\$40,000,000	\$130	\$26,000,000	\$26,000,000	\$3,829	\$25,996,171	\$35	\$7,000,000
2016	East of Plano Road Tract 5a	6.60	data center	100,000	0	0	\$200	\$20,000,000	\$150	\$15,000,000	\$15,000,000	\$1,316	\$14,998,684	\$300	\$30,000,000
2017	West of Plano Road Tract 4		office	600,000	0	0	\$200	\$120,000,000	\$100	\$60,000,000	\$60,000,000	\$1,264	\$59,998,736	\$20	\$12,000,000
2017	East of Plano Road Tract 5a	6.60	data center	100,000	0	0	\$200	\$20,000,000	\$150	\$15,000,000	\$15,000,000	\$1,316	\$14,998,684	\$300	\$30,000,000
2018	West of Plano Road Tract 5		multi-family residences	500,000	500	0	\$120	\$60,000,000	\$80	\$40,000,000	\$40,000,000	\$1,264	\$39,998,736	\$0	\$0
2018	West of Plano Road Tract 6		retail	100,000	0	100,000	\$200	\$20,000,000	\$130	\$13,000,000	\$13,000,000	\$1,264	\$12,998,736	\$35	\$3,500,000
2018	West of Plano Road Tract 7		hotel	180,000	0	5,000	\$206	\$37,000,000	\$105	\$18,900,000	\$18,900,000	\$1,264	\$18,898,736	\$0	\$0
2018	East of Plano Road Tract 4	6.00	office and data center	200,000	0	0	\$200	\$40,000,000	\$125	\$25,000,000	\$25,000,000	\$1,197	\$24,998,803	\$200	\$40,000,000
2018	East of Plano Road Tract 5a	6.60	data center	100,000	0	0	\$200	\$20,000,000	\$150	\$15,000,000	\$15,000,000	\$1,316	\$14,998,684	\$300	\$30,000,000
2019	East of Plano Road Tract 5a	6.60	data center	100,000	0	0	\$200	\$20,000,000	\$150	\$15,000,000	\$15,000,000	\$1,316	\$14,998,684	\$300	\$30,000,000
2020	West of Plano Road Tract 8		multi-family residences	500,000	500	0	\$150	\$75,000,000	\$90	\$45,000,000	\$45,000,000	\$1,264	\$44,998,736	\$0	\$0
2021	East of Plano Road Tract 6	27.25	corporate campus and retail	500,000	0	25,000	\$200	\$100,000,000	\$105	\$52,500,000	\$52,500,000	\$5,434	\$52,494,566	\$25	\$12,500,000
	Total or average	195.08		5,602,000	2,250	430,000	\$168	\$941,400,000	\$101	\$564,200,000	\$564,200,000	\$37,485	\$564,162,515	\$43	\$240,100,000

Notes:

Project costs may be reimbursed by the TIF fund subject to a development agreement.

All ROW will be donated by the property owner.

Road costs for Infocom and Routh Creek include paving, drainage, pavement markings, sidewalks and street lights.

Actual organizational and administrative expenses of the TIF program incurred by the City of Richardson have the most senior claim to TIF receipts.

Item / Location	(a)	(b)	(c)	(d)	(e)
TIF program expenses for City Organization Annual administration, 3% inflation Subtotal West of Plano Road Studies Drainage 1 Water 1 Sewer 1 Sewer 1 Franchise utilities 1 Subtotal Roads Infocom Drive 1 Traffic Signal at Plano Road 1 Plano Road widening 1,850 LF Street lights 46 Renner Road widening 1,350 LF Street lights 32 TOD avenue 350 LF Street lights 46 Renser Road widening 1,350 LF Street lights 32 TOD avenue 350 LF Street lights 46 Renser Road widening 1,350 LF Street lights 32 TOD avenue 350 LF Street lights 46 Renser Road widening 1,350 LF Street lights 32 TOD avenue 350 LF Street lights 32 TOD avenue 350 LF Street lights 8 Park Avenue 620 LF Street lights 14 Type A & B streets 6,340 LF Street lights 350 Subtotal \$11,740,150 \$4,462,500 \$7,277,650 Walks and adjacent ROW landscaping Infocom Drive Routh Creek Parkway 1,400 LF Plano Road 1,350 LF TOD avenue 700 LF Plano Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF	Item / Location	Quantity		TIF	of Principal
Organization 1 Annual administration, 3% inflation 25 years Subtotal \$1,306,000 \$1,306,000 \$0 West of Plano Road \$1,306,000 \$1,306,000 \$0 Water 1 \$1<		Í	•	•	
Name					
Subtotal \$1,306,000 \$1,306,000 \$0	Organization	1			
West of Plano Road Studies	Annual administration, 3% inflation	25 years			
Studies Drainage 1 Water 1 Sewer 1 Franchise utilities 1 Subtotal \$70,000 \$70,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Subtotal		\$1,306,000	\$1,306,000	\$0
Studies Drainage 1 Water 1 Sewer 1 Franchise utilities 1 Subtotal \$70,000 \$70,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0					
Drainage					
Water 1 Sewer 1 Franchise utilities 1 Subtotal \$70,000 \$70,000 \$0 Roads Infocom Drive 1 Traffic Signal at Plano Road 1 Traffic Signal at Plano Road 1 Traffic Signal at Renner Road Lyad LF 46 Renner Road Lyad LF Traffic Signal at Renner Road Lyad LF 46 Renner Road Lyad LF Traffic Signal at Renner Road Lyad LF Traffic Signal at Renner Road Lyad LF Type A & B streets 1,240 LF Type A & B streets 12,680 LF					
Sewer	_				
Franchise utilities					
Subtotal \$70,000 \$70,000 \$0					
Roads		1			•
Infocom Drive	Subtotal		\$70,000	\$70,000	\$0
Infocom Drive	Poods				
Traffic Signal at Plano Road 1 Routh Creek Parkway 1 Traffic Signal at Renner Road 1 Plano Road widening 1,850 LF Street lights 46 Renner Road widening 1,350 LF Street lights 32 TOD avenue 350 LF Street lights 8 Park Avenue 620 LF Street lights 14 Type A & B streets 6,340 LF Street lights 158 Subtotal \$11,740,150 \$4,462,500 \$7,277,650 Walks and adjacent ROW landscaping Infocom Drive 1,050 LF Routh Creek Parkway 1,400 LF Plano Road 1,900 LF Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF		1			
Routh Creek Parkway					
Traffic Signal at Renner Road 1 Plano Road widening 1,850 LF Street lights 46 Renner Road widening 1,350 LF Street lights 32 TOD avenue 350 LF Street lights 8 Park Avenue 620 LF Street lights 14 Type A & B streets 6,340 LF Street lights 158 Subtotal \$11,740,150 \$4,462,500 \$7,277,650 Walks and adjacent ROW landscaping Infocom Drive 1,050 LF Routh Creek Parkway 1,400 LF Plano Road 1,900 LF Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF	<u> </u>	· ·			
Plano Road widening	•				
Street lights 46 Renner Road widening 1,350 LF Street lights 32 TOD avenue 350 LF Street lights 8 Park Avenue 620 LF Street lights 14 Type A & B streets 6,340 LF Street lights 158 Subtotal \$11,740,150 \$4,462,500 \$7,277,650 Walks and adjacent ROW landscaping Infocom Drive 1,050 LF Routh Creek Parkway 1,400 LF Plano Road 1,900 LF Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF					
Renner Road widening		•			
Street lights 32 TOD avenue 350 LF Street lights 8 Park Avenue 620 LF Street lights 14 Type A & B streets 6,340 LF Street lights 158 Subtotal \$11,740,150 \$4,462,500 \$7,277,650		-			
TOD avenue 350 LF Street lights 8 Park Avenue 620 LF Street lights 14 Type A & B streets 6,340 LF Street lights 158 Subtotal \$11,740,150 \$4,462,500 \$7,277,650 Walks and adjacent ROW landscaping Infocom Drive 1,050 LF Routh Creek Parkway 1,400 LF Plano Road 1,900 LF Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF					
Street lights 8 Park Avenue 620 LF Street lights 14 Type A & B streets 6,340 LF Street lights 158 Subtotal \$11,740,150 \$4,462,500 \$7,277,650 Walks and adjacent ROW landscaping Infocom Drive 1,050 LF Routh Creek Parkway 1,400 LF Plano Road 1,900 LF Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF	_	-			
Park Avenue 620 LF Street lights 14 Type A & B streets 6,340 LF Street lights 158 Subtotal \$11,740,150 \$4,462,500 \$7,277,650 Walks and adjacent ROW landscaping Infocom Drive 1,050 LF Routh Creek Parkway 1,400 LF Plano Road 1,900 LF Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF					
Street lights 14 Type A & B streets 6,340 LF Street lights 158 Subtotal \$11,740,150 \$4,462,500 \$7,277,650 Walks and adjacent ROW landscaping Infocom Drive 1,050 LF Routh Creek Parkway 1,400 LF Plano Road 1,900 LF Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF	3	_			
Type A & B streets 6,340 LF Street lights 158 Subtotal \$11,740,150 \$4,462,500 \$7,277,650 Walks and adjacent ROW landscaping Infocom Drive 1,050 LF Routh Creek Parkway 1,400 LF Plano Road 1,900 LF Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF					
Street lights 158 Subtotal \$11,740,150 \$4,462,500 \$7,277,650 Walks and adjacent ROW landscaping Infocom Drive 1,050 LF Routh Creek Parkway 1,400 LF Plano Road 1,900 LF Plano Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF					
Subtotal \$11,740,150 \$4,462,500 \$7,277,650 Walks and adjacent ROW landscaping Infocom Drive 1,050 LF 1,050	• •				
Walks and adjacent ROW landscaping Infocom Drive 1,050 LF Routh Creek Parkway 1,400 LF Plano Road 1,900 LF Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF		130	\$11,740,150	\$4,462,500	\$7,277,650
Infocom Drive 1,050 LF Routh Creek Parkway 1,400 LF Plano Road 1,900 LF Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF			. , ,	. , ,	. , ,
Routh Creek Parkway 1,400 LF Plano Road 1,900 LF Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF	Walks and adjacent ROW landscaping				
Plano Road 1,900 LF Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF	Infocom Drive	1,050 LF			
Renner Road 1,350 LF TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF	Routh Creek Parkway	1,400 LF			
TOD avenue 700 LF Park Avenue 1,240 LF Type A & B streets 12,680 LF	Plano Road	1,900 LF			
Park Avenue 1,240 LF Type A & B streets 12,680 LF	Renner Road	1,350 LF			
Type A & B streets 12,680 LF	TOD avenue	700 LF			
	Park Avenue	1,240 LF			
	Type A & B streets	12,680 LF			
Subtotal 20,320 LF \$7,061,500 \$7,061,500 \$0		20,320 LF	\$7,061,500	\$7,061,500	\$0

	•			
(a)	(b)	(c)	(d)	(e) Nonproject Cost
			Estimated	Portion
		Estimated	TIF	of Principal
Item / Location	Quantity	Principal Cost	Project Cost	Cost for Item
Drainage Drainage	Quantity	i ililoipai oost	1 10,000 0030	OOST TOT TROTT
Box culvert north of Infocom	950 LF			
Detention pond at park	1			
Subtotal	•	\$1,884,000	\$1,884,000	\$0
		+ 1,000 1,000	¥ 1,001,000	**
Water distribution lines (12" PVC)				
Infocom Drive	950 LF			
Routh Creek Parkway	1,400 LF			
Plano Road	1,900 LF			
Renner Road	1,460 LF			
TOD avenue	450 LF			
Park Avenue	760 LF			
Type A & B streets	7,450 LF			
Bush Turnpike	600 LF			
Crossing at Renner Road	140 LF			
Subtotal	15,110 LF	\$1,154,250	\$1,154,250	\$0
Wastewater collection lines				
Infocom Drive (10")	900 LF			
Manholes	6			
Routh Creek Parkway (10")	1,400 LF			
Manholes	7			
TOD avenue (8")	370 LF			
Manholes	1			
Park Avenue (8")	1,500 LF			
Manholes	5			
Type A & B streets (8")	4,640 LF			
Manholes	22			
Subtotal		\$724,100	\$724,100	\$0
Electric duct bank and manholes				
Infocom Drive	950 LF			
Bore at Plano Road	140 LF			
Manholes	5			
Type A & B streets	5,650 LF			
Manholes	20			
Subtotal		\$1,297,500	\$1,297,500	\$0
Parks and trails				
West park	1			
Transit plaza	1			
Infocom open space	1			
Four Trees open space	1			
Trails				
Infocom Drive	1,050 LF			
Plano Road	1,850 LF			
Renner Road	1,400 LF			
Routh Creek Parkway	1,400 LF			
Bush Turnpike	350 LF			
Subtotal		\$5,211,250	\$3,850,000	\$1,361,250

	•			
(a)	(b)	(c)	(d)	(e)
				Nonproject Cost
			Estimated	Portion
10 /1 e	0 "	Estimated	TIF	of Principal
Item / Location	Quantity	Principal Cost	Project Cost	Cost for Item
Parking garages North of Infocom	1 220 cpaces			
South of Infocom	1,320 spaces			
Subtotal	300 spaces 1,620 spaces	\$24,300,000	\$24,300,000	\$0
Subtotal	1,020 spaces	\$24,300,000	\$24,300,000	φυ
East of Plano Road				
Studies				
Drainage	1			
Water	1			
Sewer	1			
Franchise utilities	1			
Subtotal		\$53,000	\$53,000	\$0
Roads				
Infocom Drive	3,600 LF			
Box culvert (3' 8" x 5')	120 LF			
Foxboro extension	800 LF			
Street lights	10			
Owens extension	800 LF			
Street lights	10			
Plano Road widening	1,600 LF			
Street lights	16			
Traffic signal at Owens	1			
Right turn lanes (Renner)	2			
Subtotal		\$6,610,800	\$1,141,000	\$5,469,800
Walks and adjacent BOW landscaping				
Walks and adjacent ROW landscaping	2 200 1 5			
Infocom Drive	3,200 LF			
Plano Road	2,050 LF			
Renner Road	3,200 LF			
Bush Turnpike	3,200 LF			
Foxboro extension	800 LF			
Owens extension	800 LF			
Wyndham Lane Subtotal	1,800 LF	CC FOO 750	ФС F22 7F0	<u> </u>
Subtotal	15,050 LF	\$6,533,750	\$6,533,750	\$0
Drainage				
West detention pond	65,000 SF			
Outfall structure	1			
East detention pond	65,000 SF			
Detention pond at park	1			
Subtotal	•	\$820,000	\$820,000	\$0
Captotal		Ψ320,000	Ψ320,000	ΨΟ

	•			
(a)	(b)	(c)	(d)	(e)
			Estimated	Nonproject Cost Portion
		Estimated	Estimated TIF	of Principal
Item / Location	Quantity	Principal Cost	Project Cost	Cost for Item
Water distribution lines (12" PVC)	Quantity	i ilitoipai oost	1 10,000 0030	OOST TOT TROTT
Infocom Drive	4,200 LF			
Plano Road	2,050 LF			
Renner Road	2,600 LF			
Bush Turnpike	3,200 LF			
Foxboro extension	920 LF			
Owens extension	1,000 LF			
Crossing at Renner Road	340 LF			
Crossing at Plano Road	240 LF			
Subtotal	14,550 LF	\$1,178,250	\$1,178,250	\$0
Wastewater collection lines				
Offsite at Owens				
Bore at Renner and NTMWD	150 LF			
Ownes Boulevard (8")	600 LF			
Manholes	3			
Owens extension (8")	975 LF			
Manholes	2			
Infocom Drive (8")	3,165 LF			
Manholes	11			
Foxboro extension (10")	920 LF			
Manholes	2			
Subtotal		\$458,500	\$458,500	\$0
Electric duct bank and manholes				
Infocom Drive	4,110 LF			
Bore at Plano Road	120 LF			
Manholes	7			
Bush Turnpike	2,050 LF			
Manholes	5			
Plano Road	2,170 LF			
Manholes	4			
Foxboro extension	800 LF			
Manholes	2			
Owens extension	800 LF			
Manholes	2			
Renner Road	1,150 LF			
Manholes	2			
Mannoles		\$1,748,250	\$1,748,250	\$0

(a)	(b)	(c)	(d)	(e) Nonproject Cost
		Estimated	Estimated TIF	Portion of Principal
Item / Location	Quantity	Principal Cost	Project Cost	Cost for Item
Parks and trails				
Park, trail around detention areas	1			
Trails				
Renner Road	3,200 LF			
Bridge	1			
Plano Road	2,050 LF			
Infocom Drive	3,600 LF			
Bridge	1			
Owens extension	800 LF			
Foxboro extension	800 LF			
Wyndham Lane	1,800 LF			
Subtotal		\$3,606,250	\$1,265,000	\$2,341,250
Subtotal for improvements		\$74,451,550	\$58,001,600	\$16,449,950
Engineering, survey and testing (15%)		\$11,167,733	\$8,700,240	\$2,467,493
Contingencies (10%)		\$7,445,155	\$5,800,160	\$1,644,995
Total		\$93,064,438	\$72,502,000	\$20,562,438
Grand total with organization and adminis	tration	\$94,370,438	\$73,808,000	\$20,562,438

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

Notes

Estimated net new appraisals due to new improvements are from a separate schedule..

Tax rate is for 2011. Later years are assumed a constant. Actual rates will be set annually.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(I)	(m)	(n)	(o)	(p)	(p)
						Real Property							Business	Personal Proper	rty	
		Appraisal Without					City					Appraisal Without				
		Improvements	Net New /				Real Property	TIF Fund		City		Improvements		Appraisals		
		New This Year;	Related to I	Development			Tax	Receives		Real	City	Added This Year;	Related	to New Improve	ements	City BPP
		Post-completion		Adjusted for	Total	Captured	on Captured		TIF Fund	Property	RP Tax	Post-completion		Adjusted for		Tax @
		Appraisals Rise		Pre-completion	Taxable	Appraised	Appraised		Receipts	Tax	Retained	Appraisals Rise		Pre-completion		\$0.63516
	Appraisal			Inflation @	Real	Value	Value @	of Captured	in	Increments	for	1.00%		Inflation @		per \$100
.,	for	Annually	In 2011	3.00%	Property	for Jan. 1	\$0.63516		Calendar	to TIF	General	Annually	In 2011	3.00%		(to General
Year	Jan. 1,	After 2012	Dollars	After 2012	Appraisal	of This Year	per \$100	Value	Year	Fund	Fund	After 2012	Dollars	After 2012	Total	Fund)
Base	2011		-		\$37,485	\$0		0%	2012	\$0	\$238	\$0	\$0	\$0	\$0	\$0
1	2012	\$37,485	\$0	\$0	\$37,485	\$0		66.67%	2013	\$0	\$238	\$0	\$0	\$0	\$0	\$0
2	2013	\$37,860	\$10,798,734	\$11,122,696	. ,,	. , -,-	\$70,649	66.67%	2014	\$47,100	\$23,788	\$0	\$21,600,000	\$22,248,000	\$22,248,000	\$141,310
3	2014		\$139,990,321		\$159,787,893		\$1,014,671	66.67%	2015	\$676,447	\$338,462	\$22,470,480	\$20,000,000	\$21,218,000	\$43,688,480	\$277,492
4	2015	\$161,385,772			\$183,238,159		\$1,163,617	66.67%	2016	\$775,745	\$388,111	\$44,125,365	\$0	\$0	\$44,125,365	\$280,267
5	2016	\$185,070,540			\$290,859,733		. , ,	66.67%	2017	\$1,231,458	\$615,967	\$44,566,618	\$40,500,000	\$45,583,107	\$90,149,725	\$572,595
6	2017	\$293,768,331			\$380,710,896		\$2,417,885	66.67%	2018	\$1,611,923	\$806,200	\$91,051,223	\$42,000,000		\$139,740,734	\$887,577
7	2018	\$384,518,004		,	\$518,124,930	,	\$3,290,684	66.67%	2019	\$2,193,789	\$1,097,133	\$141,138,141	\$73,500,000		\$228,900,985	\$1,453,887
8	2019	\$523,306,179			\$541,752,668		\$3,440,758	66.67%	2020	\$2,293,839	\$1,147,157	\$231,189,995	\$30,000,000		\$268,086,211	
9	2020	\$547,170,195			\$604,173,248		\$3,837,229	66.67%	2021	\$2,558,152	\$1,279,314	\$270,767,073	\$0		\$270,767,073	
10	2021	\$610,214,980		. , ,	\$678,708,482		\$4,310,647	66.67%	2022	\$2,873,764	\$1,437,120	\$273,474,743	\$12,500,000		\$289,784,408	\$1,840,595
11	2022	\$685,495,567	\$0		\$685,495,567			66.67%	2023	\$2,902,504	\$1,451,490	\$292,682,252	\$0		\$292,682,252	
12	2023	\$692,350,523	\$0		\$692,350,523		\$4,397,295	66.67%	2024	\$2,931,530	\$1,466,003	\$295,609,075	\$0		\$295,609,075	
13	2024	\$699,274,028	\$0		\$699,274,028			66.67%	2025	\$2,960,847	\$1,480,662	\$298,565,166	\$0		\$298,565,166	
14	2025	\$706,266,768	\$0		\$706,266,768		\$4,485,686	66.67%	2026	\$2,990,457	\$1,495,467	\$301,550,817	\$0		\$301,550,817	
15	2026	\$713,329,436	\$0		\$713,329,436		\$4,530,545	66.67%	2027	\$3,020,363	\$1,510,420	\$304,566,325	\$0		\$304,566,325	
16	2027	\$720,462,730	\$0		\$720,462,730		. , ,	66.67%	2028	\$3,050,569	\$1,525,522	\$307,611,989	\$0		\$307,611,989	
17	2028	\$727,667,357	\$0		\$727,667,357			66.67%	2029	\$3,081,076	\$1,540,776	\$310,688,109	\$0		\$310,688,109	
18	2029	\$734,944,031	\$0		\$734,944,031		. , ,	66.67%	2030	\$3,111,888	\$1,556,182	\$313,794,990	\$0		\$313,794,990	\$1,993,100
19	2030	\$742,293,471	\$0		\$742,293,471		\$4,714,513	66.67%	2031	\$3,143,009	\$1,571,742	\$316,932,939	\$0		\$316,932,939	
20	2031	\$749,716,406	\$0		\$749,716,406		\$4,761,661	66.67%	2032	\$3,174,440	\$1,587,458	\$320,102,269	\$0		\$320,102,269	\$2,033,162
21	2032	\$757,213,570	\$0		\$757,213,570			66.67%	2033	\$3,206,186	\$1,603,331	\$323,303,292	\$0		\$323,303,292	
22	2033	\$764,785,706	\$0		\$764,785,706		\$4,857,375	66.67%	2034	\$3,238,250	\$1,619,363	\$326,536,324	\$0		\$326,536,324	\$2,074,028
23	2034	\$772,433,563	\$0		\$772,433,563		\$4,905,951	66.67%	2035	\$3,270,634	\$1,635,555	\$329,801,688	\$0		\$329,801,688	
24	2035	\$780,157,899	\$0		\$780,157,899		\$4,955,013	66.67%	2036	\$3,303,342	\$1,651,909	\$333,099,705	\$0		\$333,099,705	\$2,115,716
25	2036	\$787,959,477	\$0		\$787,959,477			66.67%	2037	\$3,336,377	\$1,668,427	\$336,430,702	\$0		\$336,430,702	
26	2037	\$795,839,072	\$0		\$795,839,072		\$5,054,613	0%	2039	\$0	\$5,054,851	\$339,795,009	\$0		\$339,795,009	
27	2039	\$803,797,463	\$0		\$803,797,463		\$5,105,162	0%	2039	\$0	\$5,105,400	\$343,192,959	\$0		\$343,192,959	
28	2039	\$811,835,438	\$0		\$811,835,438		\$5,156,216	0%	2040	\$0	\$5,156,454	\$346,624,888	\$0		\$346,624,888	
29	2040	\$819,953,792	\$0		\$819,953,792		\$5,207,780	0%	2041	\$0	\$5,208,019	\$350,091,137	\$0		\$350,091,137	\$2,223,639
30	2041	\$828,153,330	\$0		\$828,153,330	\$828,115,845		0%	2042	\$0	\$5,260,099	\$353,592,049	\$0		\$353,592,049	
Total (Year 1-30	0)	\$564,162,515	\$651,772,541			\$117,259,169			\$60,983,691	\$56,282,620		\$240,100,000	\$278,707,342		\$49,809,645

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

Notes

Annual appraisals for the City and County have been assumed the same. Differences are possible due to different exemptions or abatements. Tax rate is for 2011. Later years are assumed a constant. Actual rates will be set annually.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(I)	(m)	(n)	(o)	(p)	(q)
						Real Property							Business	Personal Proper	rty	
		Appraisal Without					County					Appraisal Without				•
		Improvements	Net New /				Real Property	TIF Fund		County		Improvements		Appraisals		
		New This Year;	Related to [Development			Tax	Receives		Real	County	Added This Year;	Related	to New Improve	ments	County BPP
		Post-completion		Adjusted for	Total	Captured	on Captured		TIF Fund	-1 - 7	RP Tax	Post-completion		Adjusted for		Tax @
		Appraisals Rise		Pre-completion	Taxable	Appraised	Appraised		Receipts	Tax	Retained	Appraisals Rise		Pre-completion		\$0.24000
	Appraisal			Inflation @	Real	Value	Value @	of Captured	in	Increments	for	1.00%	-	Inflation @		per \$100
	for	Annually	In 2011	3.00%	Property	for Jan. 1	\$0.24000		Calendar	to TIF	General	Annually	In 2011	3.00%		(to General
Year	Jan. 1,	After 2012	Dollars	After 2012	Appraisal	of This Year	per \$100	Value	Year	Fund	Fund	After 2012	Dollars	After 2012	Total	Fund)
Base	2011	•			\$37,485	\$0	\$0	0%	2012	\$0	\$90		\$0	\$0	\$0	* *
1	2012	\$37,485	\$0	\$0	\$37,485	\$0	\$0	50%	2013	\$0	\$90		\$0	\$0	\$0	* *
2	2013	\$37,860	\$10,798,734	\$11,122,696			\$26,695	50%	2014	\$13,348	\$13,438		\$21,600,000	\$22,248,000	\$22,248,000	\$53,395
3	2014		\$139,990,321	. , ,	\$159,787,893		\$383,401	50%	2015	\$191,700	\$191,790		\$20,000,000	\$21,218,000	\$43,688,480	
4	2015	\$161,385,772			\$183,238,159		\$439,682	50%	2016	\$219,841	\$219,931	\$44,125,365	\$0	\$0	\$44,125,365	\$105,901
5	2016	\$185,070,540			\$290,859,733		\$697,973	50%	2017	\$348,987	\$349,077	\$44,566,618	\$40,500,000	\$45,583,107	\$90,149,725	\$216,359
6	2017	\$293,768,331	\$74,997,420		\$380,710,896		\$913,616	50%	2018	\$456,808	\$456,898	\$91,051,223	\$42,000,000		\$139,740,734	\$335,378
7	2018	\$384,518,004	. , ,		\$518,124,930		\$1,243,410	50%	2019	\$621,705	\$621,795	\$141,138,141	\$73,500,000		\$228,900,985	\$549,362
8	2019	\$523,306,179			\$541,752,668		\$1,300,116	50%	2020	\$650,058	\$650,148	\$231,189,995	\$30,000,000		\$268,086,211	\$643,407
9	2020	\$547,170,195			\$604,173,248		\$1,449,926	50%	2021	\$724,963	\$725,053	\$270,767,073	\$0		\$270,767,073	\$649,841
10	2021	\$610,214,980		. , ,	\$678,708,482		\$1,628,810	50%	2022	\$814,405	\$814,495	\$273,474,743	\$12,500,000		\$289,784,408	\$695,483
11	2022	\$685,495,567	\$0		\$685,495,567		\$1,645,099	50%	2023	\$822,550	\$822,640	\$292,682,252	\$0		\$292,682,252	\$702,437
12	2023	\$692,350,523	\$0		\$692,350,523		\$1,661,551	50%	2024	\$830,776	\$830,866	\$295,609,075	\$0		\$295,609,075	\$709,462
13	2024	\$699,274,028	\$0		\$699,274,028		\$1,678,168	50%	2025	\$839,084	\$839,174	\$298,565,166	\$0		\$298,565,166	
14	2025	\$706,266,768	\$0		\$706,266,768		\$1,694,950	50%	2026	\$847,475	\$847,565	\$301,550,817	\$0		\$301,550,817	\$723,722
15	2026	\$713,329,436	\$0		\$713,329,436		\$1,711,901	50%	2027	\$855,950	\$856,040	\$304,566,325	\$0		\$304,566,325	\$730,959
16	2027	\$720,462,730	\$0		\$720,462,730		\$1,729,021	50%	2028	\$864,510	\$864,600	\$307,611,989	\$0		\$307,611,989	\$738,269
17	2028	\$727,667,357	\$0		\$727,667,357		\$1,746,312	50%	2029	\$873,156	\$873,246	\$310,688,109	\$0		\$310,688,109	\$745,651
18	2029	\$734,944,031	\$0		\$734,944,031		\$1,763,776	50%	2030	\$881,888	\$881,978	\$313,794,990	\$0		\$313,794,990	
19	2030	\$742,293,471	\$0		\$742,293,471		\$1,781,414	50%	2031	\$890,707	\$890,797	\$316,932,939	\$0		\$316,932,939	\$760,639
20	2031	\$749,716,406	\$0		\$749,716,406		\$1,799,229	50%	2032	\$899,615	\$899,705	\$320,102,269	\$0		\$320,102,269	\$768,245
21	2032	\$757,213,570	\$0		\$757,213,570		\$1,817,223	50%	2033	\$908,611	\$908,701	\$323,303,292	\$0		\$323,303,292	\$775,928
22	2033	\$764,785,706	\$0		\$764,785,706		\$1,835,396	50%	2034	\$917,698	\$917,788	\$326,536,324	\$0		\$326,536,324	\$783,687
23	2034	\$772,433,563	\$0		\$772,433,563		\$1,853,751	50%	2035	\$926,875	\$926,965	\$329,801,688	\$0		\$329,801,688	
24	2035	\$780,157,899	\$0		\$780,157,899		\$1,872,289	50%	2036	\$936,144	\$936,234	\$333,099,705	\$0	* -	\$333,099,705	\$799,439
25	2036	\$787,959,477	\$0		\$787,959,477		\$1,891,013	50%	2037	\$945,506	\$945,596	\$336,430,702	\$0		\$336,430,702	\$807,434
26	2037	\$795,839,072	\$0		\$795,839,072		\$1,909,924	0%	2039	\$0	\$1,910,014	\$339,795,009	\$0		\$339,795,009	\$815,508
27	2039	\$803,797,463	\$0		\$803,797,463		\$1,929,024	0%	2039	\$0	\$1,929,114	\$343,192,959	\$0		\$343,192,959	\$823,663
28	2039	\$811,835,438	\$0		\$811,835,438		\$1,948,315	0%	2040	\$0	\$1,948,405	\$346,624,888	\$0		\$346,624,888	\$831,900
29	2040	\$819,953,792	\$0		\$819,953,792		\$1,967,799	0%	2041	\$0	\$1,967,889	\$350,091,137	\$0		\$350,091,137	\$840,219
30	2041	\$828,153,330	\$0		\$828,153,330	\$828,115,845		0%	2042	\$0	* / /	\$353,592,049	\$0		\$353,592,049	
Total(Year 1-30)	\$564,162,515	\$651,772,541			\$44,307,262			\$17,282,361	\$27,027,600		\$240,100,000	\$278,707,342		\$18,820,950

Schedule 7: Forecast of Total Revenue to the Prospective TIF Fund

City and County revenue forecasts are from separate schedules.

(a)	(b)	(c)	(d)	(e)	(f)	(g)
		TIF Fund				
		Receipts				
	Appraisal	in				
TIF	as of	Calendar	From	From		Cumulative
Year	Jan. 1,	Year	City	County	Total	Total
Base	2011	2012	\$0	\$0	\$0	Total
1	2012	2013	\$0	\$0	\$0	\$0
2	2013	2014	\$47,100	\$13,348	\$60,447	\$60,447
3	2014	2015	\$676,447	\$191,700	\$868,148	\$928,595
4	2015	2016	\$775,745	\$219,841	\$995,586	\$1,924,181
5	2016	2017	\$1,231,458	\$348,987	\$1,580,444	\$3,504,625
6	2017	2018	\$1,611,923	\$456,808	\$2,068,732	\$5,573,357
7	2018	2019	\$2,193,789	\$621,705	\$2,815,494	\$8,388,851
8	2019	2020	\$2,293,839	\$650,058	\$2,943,897	\$11,332,748
9	2020	2021	\$2,558,152	\$724,963	\$3,283,115	\$14,615,863
10	2021	2022	\$2,873,764	\$814,405	\$3,688,170	\$18,304,033
11	2022	2023	\$2,902,504	\$822,550	\$3,725,053	\$22,029,086
12	2023	2024	\$2,931,530	\$830,776	\$3,762,306	\$25,791,392
13	2024	2025	\$2,960,847	\$839,084	\$3,799,931	\$29,591,323
14	2025	2026	\$2,990,457	\$847,475	\$3,837,932	\$33,429,256
15	2026	2027	\$3,020,363	\$855,950	\$3,876,314	\$37,305,570
16	2027	2028	\$3,050,569	\$864,510	\$3,915,079	\$41,220,649
17	2028	2029	\$3,081,076	\$873,156	\$3,954,232	\$45,174,880
18	2029	2030	\$3,111,888	\$881,888	\$3,993,776	\$49,168,657
19	2030	2031	\$3,143,009	\$890,707	\$4,033,716	\$53,202,372
20	2031	2032	\$3,174,440	\$899,615	\$4,074,055	\$57,276,428
21	2032	2033	\$3,206,186	\$908,611	\$4,114,798	\$61,391,225
22	2033	2034	\$3,238,250	\$917,698	\$4,155,948	\$65,547,173
23	2034	2035	\$3,270,634	\$926,875	\$4,197,509	\$69,744,682
24	2035	2036	\$3,303,342	\$936,144	\$4,239,486	\$73,984,169
25	2036	2037	\$3,336,377	\$945,506	\$4,281,883	\$78,266,052
26	2037	2039	\$0	\$0	\$0	\$78,266,052
27	2039	2039	\$0	\$0	\$0	\$78,266,052
28	2039	2040	\$0	\$0	\$0	\$78,266,052
29	2040	2041	\$0	\$0	\$0	\$78,266,052
30	2041	2042	\$0	\$0	\$0	\$78,266,052
Total ((Years 1-3	30)	\$60,983,691	\$17,282,361	\$78,266,052	

Schedule 8:

Forecast of City Sales Tax from Development in the Prospective 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.

Development cost is likely greater than taxable value based on income. Developer's cost estimate is from another schedule, factored here for materials.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
					es Not Adjusted for Infla	ation			
		Cumulative		Taxable Store or	Construction		Total Sales,	City	
		Gross Retail	Gross Retail	Restaurant	Materials		Adjusted for	Sales Tax	
		Floor Area	Floor Area @	Sales Volume, If	Taxed This Year, If	Total	Inflation @	Earned	
	Calendar	Open	90%	\$200	20%	Taxable	3.00%	This Year @	Cumulative
Year	Year	All Year	Occupancy	per SF	of Development Cost	Sales	Annually After 2012	1.00%	Total
0	2012	0	0	\$0	\$2,880,000	\$2,880,000	\$2,880,000	\$28,800	
1	2013	0	0	\$0	\$50,000,000	\$50,000,000	\$51,500,000	\$515,000	\$515,000
2	2014	0	0	\$0	\$5,000,000	\$5,000,000	\$5,304,500	\$53,045	\$568,045
3	2015	0	0	\$0	\$28,000,000	\$28,000,000	\$30,596,356	\$305,964	\$874,009
4	2016	300,000	270,000	\$54,000,000	\$28,000,000	\$82,000,000	\$92,291,722	\$922,917	\$1,796,926
5	2017	300,000	270,000	\$54,000,000	\$35,400,000	\$89,400,000	\$103,639,102	\$1,036,391	\$2,833,317
6	2018	405,000	364,500	\$72,900,000	\$4,000,000	\$76,900,000	\$91,822,622	\$918,226	\$3,751,543
7	2019	405,000	364,500	\$72,900,000	\$15,000,000	\$87,900,000	\$108,105,913	\$1,081,059	\$4,832,602
8	2020	405,000	364,500	\$72,900,000	\$20,000,000	\$92,900,000	\$117,682,941	\$1,176,829	\$6,009,432
9	2021	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$100,989,444	\$1,009,894	\$7,019,326
10	2022	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$104,019,128	\$1,040,191	\$8,059,517
11	2023	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$107,139,702	\$1,071,397	\$9,130,914
12	2024	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$110,353,893	\$1,103,539	\$10,234,453
13	2025	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$113,664,509	\$1,136,645	\$11,371,098
14	2026	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$117,074,445	\$1,170,744	\$12,541,843
15	2027	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$120,586,678	\$1,205,867	\$13,747,710
16	2028	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$124,204,278	\$1,242,043	\$14,989,752
17	2029	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$127,930,407	\$1,279,304	\$16,269,056
18	2030	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$131,768,319	\$1,317,683	\$17,586,740
19	2031	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$135,721,369	\$1,357,214	\$18,943,953
20	2032	430,000	387,000	\$77,400,000	\$0	\$77,400,000		\$1,397,930	\$20,341,883
21	2033	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$143,986,800	\$1,439,868	\$21,781,751
22	2034	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$148,306,404	\$1,483,064	\$23,264,815
23	2035	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$152,755,596	\$1,527,556	\$24,792,371
24	2036	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$157,338,264	\$1,573,383	\$26,365,754
25	2037	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$162,058,412	\$1,620,584	\$27,986,338
26	2039	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$171,927,769	\$1,719,278	\$29,705,616
27	2039	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$171,927,769	\$1,719,278	\$31,424,893
28	2040	430,000	387,000	\$77,400,000	\$0	\$77,400,000		\$1,770,856	\$33,195,750
29	2041	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$182,398,170	\$1,823,982	\$35,019,731
30	2042	430,000	387,000	\$77,400,000	\$0	\$77,400,000	\$187,870,115	\$1,878,701	\$36,898,432
Total (Y	'ears 1-30)			\$2,029,500,000	\$185,400,000		\$3,689,843,237	\$36,898,432	

Schedule 9:

Summary Forecast of City of Richardson Taxes Retained from the Prospective TIF Zone

Notes:

Revenue forecasts are imported from separate schedules. Taxes on this schedule do NOT include public utility franchise taxes.

(a)	(a)	(b)	(c)	(d)	(e)	(f)
	Received in					
	Calendar		Business			
	or Fiscal	Real	Personal			
	Year	Property	Property	Sales		Cumulative
Year	Ending	Tax	Tax	Tax	Total	Total
0	2012	\$238	\$0	\$28,800	\$29,038	
1	2013	\$238	\$0	\$515,000	\$515,238	\$515,238
2	2014	\$23,788	\$141,310	\$53,045	\$218,143	\$733,381
3	2015	\$338,462	\$277,492	\$305,964	\$921,917	\$1,655,298
4	2016	\$388,111	\$280,267	\$922,917	\$1,591,294	\$3,246,593
5	2017	\$615,967	\$572,595	\$1,036,391	\$2,224,953	\$5,471,546
6	2018	\$806,200	\$887,577	\$918,226	\$2,612,003	\$8,083,549
7	2019	\$1,097,133	\$1,453,887	\$1,081,059	\$3,632,079	\$11,715,628
8	2020	\$1,147,157	\$1,702,776	\$1,176,829	\$4,026,763	\$15,742,392
9	2021	\$1,279,314	\$1,719,804	\$1,009,894	\$4,009,013	\$19,751,405
10	2022	\$1,437,120	\$1,840,595	\$1,040,191	\$4,317,906	\$24,069,311
11	2023	\$1,451,490	\$1,859,001	\$1,071,397	\$4,381,888	\$28,451,198
12	2024	\$1,466,003	\$1,877,591	\$1,103,539	\$4,447,133	\$32,898,331
13	2025	\$1,480,662	\$1,896,367	\$1,136,645	\$4,513,673	\$37,412,005
14	2026	\$1,495,467	\$1,915,330	\$1,170,744	\$4,581,541	\$41,993,546
15	2027	\$1,510,420	\$1,934,483	\$1,205,867	\$4,650,770	\$46,644,316
16	2028	\$1,525,522	\$1,953,828	\$1,242,043	\$4,721,394	\$51,365,709
17	2029	\$1,540,776	\$1,973,367	\$1,279,304	\$4,793,447	\$56,159,156
18	2030	\$1,556,182	\$1,993,100	\$1,317,683	\$4,866,966	\$61,026,122
19	2031	\$1,571,742	\$2,013,031	\$1,357,214	\$4,941,987	\$65,968,109
20	2032	\$1,587,458	\$2,033,162	\$1,397,930	\$5,018,550	\$70,986,659
21	2033	\$1,603,331	\$2,053,493	\$1,439,868	\$5,096,692	\$76,083,352
22	2034	\$1,619,363	\$2,074,028	\$1,483,064	\$5,176,455	\$81,259,807
23	2035	\$1,635,555	\$2,094,768	\$1,527,556	\$5,257,879	\$86,517,686
24	2036	\$1,651,909	\$2,115,716	\$1,573,383	\$5,341,008	\$91,858,694
25	2037	\$1,668,427	\$2,136,873	\$1,620,584	\$5,425,884	\$97,284,578
26	2039	\$5,054,851	\$2,158,242	\$1,719,278	\$8,932,371	\$106,216,949
27	2039	\$5,105,400	\$2,179,824	\$1,719,278	\$9,004,502	\$115,221,451
28	2040	\$5,156,454	\$2,201,623	\$1,770,856	\$9,128,933	\$124,350,384
29	2041	\$5,208,019	\$2,223,639	\$1,823,982	\$9,255,639	\$133,606,023
30	2042	\$5,260,099	\$2,245,875	\$1,878,701	\$9,384,675	\$142,990,698
Total (Years 1-30)	\$56,282,620	\$49,809,645	\$36,898,432	\$142,990,698	

Schedule 10:

Summary Forecast of Collin County Taxes Retained from the Prospective TIF Zone

Revenue forecasts are imported from separate schedules.

(a)	(a)	(b)	(c)	(d)	(e)
	Received in		ъ.		
	Calendar	Daal	Business		
	or Fiscal	Real	Personal		0
V	Year	Property	Property	T-4-1	Cumulative
Year	Ending	Tax	Tax	Total	Total
0	2012	\$90	\$0 \$0	\$90	Ф00
1	2013	\$90	\$0	\$90	\$90
2	2014	\$13,438	\$53,395	\$66,833	\$66,923
3	2015	\$191,790	\$104,852	\$296,643	\$363,566
4	2016	\$219,931	\$105,901	\$325,832	\$689,397
5	2017	\$349,077	\$216,359	\$565,436	\$1,254,833
6	2018	\$456,898	\$335,378	\$792,276	\$2,047,109
7	2019	\$621,795	\$549,362	\$1,171,157	\$3,218,266
8	2020	\$650,148	\$643,407	\$1,293,555	\$4,511,821
9	2021	\$725,053	\$649,841	\$1,374,894	\$5,886,715
10	2022	\$814,495	\$695,483	\$1,509,978	\$7,396,693
11	2023	\$822,640	\$702,437	\$1,525,077	\$8,921,770
12	2024	\$830,866	\$709,462	\$1,540,327	\$10,462,097
13	2025	\$839,174	\$716,556	\$1,555,730	\$12,017,828
14	2026	\$847,565	\$723,722	\$1,571,287	\$13,589,115
15	2027	\$856,040	\$730,959	\$1,586,999	\$15,176,114
16	2028	\$864,600	\$738,269	\$1,602,869	\$16,778,983
17	2029	\$873,246	\$745,651	\$1,618,897	\$18,397,881
18	2030	\$881,978	\$753,108	\$1,635,086	\$20,032,966
19	2031	\$890,797	\$760,639	\$1,651,436	\$21,684,403
20	2032	\$899,705	\$768,245	\$1,667,950	\$23,352,353
21	2033	\$908,701	\$775,928	\$1,684,629	\$25,036,982
22	2034	\$917,788	\$783,687	\$1,701,475	\$26,738,457
23	2035	\$926,965	\$791,524	\$1,718,489	\$28,456,946
24	2036	\$936,234	\$799,439	\$1,735,674	\$30,192,620
25	2037	\$945,596	\$807,434	\$1,753,030	\$31,945,650
26	2039	\$1,910,014	\$815,508	\$2,725,522	\$34,671,172
27	2039	\$1,929,114	\$823,663	\$2,752,777	\$37,423,949
28	2040	\$1,948,405	\$831,900	\$2,780,305	\$40,204,254
29	2041	\$1,967,889	\$840,219	\$2,808,108	\$43,012,361
30	2042	\$1,987,568	\$848,621	\$2,836,189	\$45,848,550
	Years 1-30)	\$27,027,600	\$18,820,950	\$45,848,550	

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 2010, reflecting values as of January 1, 2010, unniess 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.

(b)	(c) (d)	(e)	(f) Gross	(g)	(h) Floor	(i)	(j)	(k)	(I) Land per	(m) Total per	(n) Appraisal	(o) Year		(q) (r)	(s) Bus. Personal				A D.	Ú.	(z) Taxable
Development Identity	Street Address	City	Floor Area	Land SF	Coverage	Improvements	Land	Total Value	Land SF	SF GFA	Year	Built	Stories Ur	nits Comment	Property	SF GFA	Land SF	SF GFA per	Unit per	Acre County	Real per D.U
egacy Town Center	7240 Dallas Parkway		108,337	272,816	0.40	\$9,205,260	\$4,092,240	\$13,297,500	\$15	\$123				2133382 Robb & Stucky			\$49	\$85			
• •	5800 Legacy		62,853	140,829	0.45	\$10,367,558	\$2,112,442	\$12,480,000	\$15	\$199				2572695			\$89	\$165			
	5760 Legacy		106,144	218,236	0.49	\$27,045,173	\$2,618,827	\$29,664,000		\$279				2556907			\$136	\$255			
	7161 Bishop		30,814	52,969	0.58	\$4,700,621	\$1,059,379	\$5,760,000		\$187		2002		2556905			\$109	\$153			
	5700 Legacy		20,509	96,834	0.21	\$3,635,492	\$1,452,508	\$5,088,000		\$248		2002		2556904			\$53	\$177			
	er 7205 Bishop		45,960	75,359	0.61	\$10,485,618	\$1,130,382	\$11,616,000		\$253				2572696 abatement	\$1,520,000	\$33	\$154	\$228			-
etail stores and theater	7100 D II		374,617	857,043	0.44	\$65,439,722	\$12,465,778	\$77,905,500		\$208							\$91	\$175			
	7120 Dallas		341,917	124,608	2.74	\$36,617,380	\$1,869,120	\$38,486,500		\$113				2133348 abatement			\$309	\$107			
otel	7120 Dallas		341.917	57,173 181,780	0.00 1.88	\$670,040 \$37,287,420	\$1,143,460 \$3,012,580	\$1,813,500 \$40,300,000		\$118				2133349 abatement			\$32 \$222	\$109			-
otei	6900 Dallas		374,300	292,985	1.28	\$49,605,232	\$4,394,768	\$40,300,000		\$116 \$144				2563383 abatement			\$184	\$109			
	7160 Dallas		159,007	171,278	0.93	\$21,930,831	\$2,569,169	\$24,500,000		\$154				2504340			\$143	\$138			
ffice buildings	7 100 Dallas		533,307	464,262	1.15	\$71,536,063	\$6,963,937	\$78,500,000		\$147				2304340			\$169	\$134		-	-
noo bandinga	7008 Bishop		312.593	200.986	1.15	\$24,445,208	\$2,411,830	\$26.857.038		\$86				2608481			\$134	\$78			
	5760 Daniel		90,122	32,082	2.81	\$5,270,686	\$802,049	\$6,072,735		\$67				2567179			\$189	\$58			
	6901 Hansell		58.886	36,198	1.63	\$3,917.841	\$904,959	\$4.822.800		\$82		2006		2567178			\$133	\$67			
	4751 Martin		135.304	65,776		\$7,897,249	\$1,183,961	\$9,081,210		\$67		1999		2116750			\$138	\$58			
	5741 Martin		237,306	121,968	1.95	\$14,680,756	\$1,463,616	\$16,144,372		\$68				2116749			\$132	\$62			
	7001 Parkwood		254,948	143,330	1.78	\$18,820,887	\$1,719,958	\$20,540,845	\$12	\$81				2116704			\$143	\$74			
	Pearson		0	102,706	0.00	\$0	\$1,540,587	\$1,540,587						2544028			\$15				
	5700 Scruggs		92,676	66,211	1.40	\$6,548,806	\$1,324,224	\$7,873,030		\$85		2006		2557313			\$119	\$71			
	5701 Scruggs		53,638	34,482	1.56	\$4,301,532	\$862,053	\$5,163,585	\$25	\$96		2004		2544026			\$150	\$80			
	5701 Scruggs		96,347	107,419	0.90	\$7,663,781	\$1,611,284	\$9,275,065	\$15	\$96		2004		2557311			\$86	\$80			
	5720 Scruggs		16,526	19,467	0.85	\$1,104,241	\$486,674	\$1,590,915		\$96		2004		2557312			\$82	\$67			_
lulti-family rental dwellings			1,348,346	930,625	1.45	\$94,650,987	\$14,311,195	\$108,962,182		\$81							\$117	\$70			
pen space egacy Town Center grand total	Legacy (except Lunsford townhom	estPlano	2,598,187	102,527 2,536,238	0.00 1.02	\$0 \$268,914,192	\$1,000 \$36,754,490	\$1,000 \$305,668,682		\$118	2010			2116705			\$0 \$121	\$104		Collin	-
apartments, retail, off	ce 15500 Quorum	- '	841,707	364.467	2.31	\$54,376,400	\$4,373,600	\$58,750,000	\$12	\$70		1998	4-7	610 86K retail . 42k office			\$161	\$65 1.	380	73	
	ail 4949 Adddsion Circle		407,762	224.857	1.81	\$33,751,720	\$2,698,280	\$36,450,000		\$89		1996		460 18.493 retail			\$162		886	89	
	ts 4901 Morris		158,253	49,353	3.21	\$12,232,760	\$592,240	\$12,825,000	\$12	\$81		1999	4	171 no retail			\$260	\$77	925	151	
apartmer	ts 4851 Morris		97,809	66,037	1.48	\$6,314,630	\$660,370	\$6,975,000	\$10	\$71		2000	4	93 no retail			\$106	\$65 1,	052	61	
ost at Addison Circle total		Addison	1,505,531	704,713	2.14	\$106,675,510	\$8,324,490	\$115,000,000	\$12	\$76	2010		1,	334			\$163	\$71 1,	129	82 Dallas	
orthPark	7901 W. Northwest		1,713,484	3,345,060	0.51	\$311,296,400	\$200,703,600	\$512,000,000		\$299		1965	2	mall, Dillard's, theater, 6 ga		\$72	\$153	\$182 BPP			
	7901 W. Northwest		250,000	151,088	1.65	\$8,934,720	\$9,065,280	\$18,000,000		\$72		2000	2	Macy's	\$11,798,380	\$47	\$119	\$36 BPP			
	7901 W. Northwest		202,905	0	4.0-	\$14,350,000	\$0	\$14,350,000				2004	2	Nordstrom improvements	\$19,399,290	\$96		\$71 BPP			
	400 Northpark		139,940	83,625		\$11,917,990	\$5,017,500	\$16,935,490		\$121		1965	2	Neiman Marcus	\$25,933,200	\$185	\$203	\$85 BPP	IS 2008		
orthPark total	8850 Boedeker	Dallas	64,307 2.370,636	87,165 3.666,938	0.74	\$16,760 \$346,515,870	\$4,358,240 \$219,144,620	\$4,375,000 \$565,660,490		\$68 \$239	2010, 2008 bpg	1973	3	bank and offices	N.A. \$179,757,119	\$78	\$50 \$154	\$0 \$146		Dallas	-
Juli dir total		Danas	2,0.0,000	0,000,000	0.03	\$5.0,515,676	ψ2.10,144,020	4000,000,400	, 400	Ψ233	2010, 2000 bpp	-			ψ,,	Ψ10	\$154	ŲJO		Dallas	
eep Experts, etc	10910 N Central		10,215	45,999	0.22	\$1,287,970	\$518,800	\$1,806,770		\$177		2005	1				\$39	\$126			
	10910 N Central		0	7,356	0.00	\$0	\$50,000	\$50,000									\$7				
	10910 N Central		13,172	52,141	0.25	\$1,330,020	\$1,042,820	\$2,372,840		\$180		2005	1		\$99,770	\$8	\$46	\$101			
ackyard Burgers	10930 N Central		2,223	19,950	0.11	\$179,440	\$558,600	\$738,040		\$332		2006	1		\$172,390	\$78	\$37	\$81			-
oyal Crossing Shopping Center		Dallas	25,610	125,446	0.20	\$2,797,430	\$2,170,220	\$4,967,650	\$17	\$194	2010				\$272,160	\$11	\$40	\$109		Dallas	
outhlake Town Square comme		Carablalia	4 4 4 0 0 4 0	0.404.705	0.47	6400 774 000	\$25,342,121	\$000 440 700	\$10	\$183	2010						600	\$161		T	
Excluding tax-exempt propert Taxable, including tax-exempt		Southlake Southlake	1,143,012 1,541,319	2,424,705 3.046,932	0.47 0.51	\$183,771,608 \$183,771,608	\$25,342,121 \$25.342.121	\$209,113,729 \$209,113,729		\$183 \$136	2010						\$86 \$69	\$161 \$119		Tarrant Tarrant	
i axabie, including tax-exempt	or .	Southlake	1,541,319	3,040,932	U.51	9103,771,008	φ25,342,121	φ209,113,729	, \$8	\$136	2010						\$69	\$119		rarrant	
nox Park Village	3001 Knox	Dallas	81,893	87,172	0.94	\$9,179,120	\$3,486,880	\$12,666,000	\$40	\$155	2010	2002			\$1,814,270	\$22	\$145	\$112		Dallas	
tonebriar Mall dept. stores (5)			884,477	2,475,763	0.36	\$18,983,755	\$24,757,630	\$43,741,385	\$10	\$49							\$18	\$21			
						\$192,809,651	\$21,958,340	\$214,767,991		\$174							\$100	\$156			
	1		1,232,169	2,147,726	0.57	\$192,609,651															
Other mall stores inside ring road	i		1,232,169 525,865	2,147,726 3,661,545	0.57 0.14	\$47,212,952	\$53,411,430	\$100,624,382		\$191							\$27	\$90			

a) (b)	(c) (d)	(e)	(f) Gross	(g)	(h) Floor	(i)	(j)		(I) Land per	(m) Total per	(n) Appraisal	(o) Year	(p) (q)	(r)	(s) Bus. Personal B	(t) SPP per T	(u) otal per I	(v) mp. per	(w) (x) GFA D.U.	(y)		(aa) Taxable/
se Development Identity	Street Address 907 Bethany	City	Floor Area 753,787	Land SF C	overage 0.59	S95.274.721	\$7,725,279	Total Value \$103.000.000	Land SF \$6	SF GFA \$137	Year	Built :	Stories Units	Comment	Property S	F GFA L	and SF S	SF GFA p	oer Unit per Ac	re County	Real per D.U.	Market
Wetters Court at Mantager France	985 Bethany	Allen	72,060	186,228	0.39	\$7,582,634	\$1,117,366	\$8,700,000	\$6 \$6	\$121	2010	2007					\$47	\$105		Collin		
Watters Creek at Montgmery Farm	=		825,847	1,473,774	0.56	\$102,857,355	\$8,842,645	\$111,700,000	•	\$135							\$76	\$125				
South Frisco Village	2930 Preston	Frisco		1,092,703	0.21	\$21,758,376	\$8,741,624	\$30,500,000	\$8	\$130	2010	2001		anchors: Bed Bath, Jo-Ann	\$7,735,970	\$33	\$28	\$93		Collin		
Chase Bank Hobby Lobby, Fed Ex	908 McDermott W. 107 Central N.		4,485 135,221	52,485 504.826	0.09	\$593,374 \$13,902,403	\$970,973 \$3,533,782	\$1,564,347 \$17,436,185	\$18 \$7	\$349 \$129		1999 1999			\$238,615 \$789,072	\$53 \$6	\$30 \$35	\$132 \$103				
Compass Bank	806 McDermott W.		2,607	54,886	0.05	\$312,052	\$987,948	\$1,300,000	\$18	\$499		1999			\$66,350	\$25	\$24	\$120				
Jack in the Box Golden Chick	804 McDermott W. 802 McDermott W.		2,799 3,915	35,092 56.192	0.08	\$394,450 \$323,400	\$666,748 \$1,180,040	\$1,061,198 \$1,503,440	\$19 \$21	\$379 \$384		1999 1999			\$98,850 \$159,699	\$35 \$41	\$30 \$27	\$141 \$83				
Chipotle Mexican Grill	103 Central N.		4,683	40,946	0.11	\$322,026	\$777,974	\$1,100,000	\$19	\$235		2000			\$108,989	\$23	\$27	\$69				
Stacy's Furniture, etc.	111 Central N.		125,370	447,453	0.28	\$5,331,277	\$3,355,898	\$8,687,175	\$8	\$69		1999			\$2,201,800	\$18	\$19	\$43				
Arby's Holiday Inn Express	201 Central N. 205 Central N.		2,950 50,523	35,589 92,430	0.08 0.55	\$463,168 \$3,320,595	\$605,013 \$785,655	\$1,068,181 \$4,106,250	\$17 \$9	\$362 \$81		1999 2006			\$63,857 \$0	\$22 \$0	\$30 \$44	\$157 \$66				
On the Border	213 Central N.		7,200	66,054	0.11	\$870,428	\$1,122,918	\$1,993,346	\$17	\$277		2000			\$224,466	\$31	\$30	\$121				
Jason's Deli, misc. retail	209 Central N. 906 McDermott W.		4,188 29,259	23,435 186,380	0.18 0.16	\$439,133 \$3,025,131	\$398,395 \$1,304,660	\$837,528 \$4,329,791	\$17 \$7	\$200 \$148		2001 1999			\$2,098,372	\$72	\$36 \$23	\$105 \$103				
Tom Thumb	900 McDermott W.		59,964	267,350	0.16	\$3,494,875	\$2,005,125	\$5,500,000	\$8	\$92		1999			\$2,991,904	\$50	\$23	\$58				
	504 Watters N.		7,500	29,664	0.25	\$1,134,011	\$504,288	\$1,638,299	\$17	\$218		2000					\$55	\$151				
Chik-Fil-A SWH	902 McDermott W. 810 McDermott W.		3,910 6.600	32,247 52,904	0.12 0.12	\$571,838 \$734,180	\$548,199 \$925,820	\$1,120,037 \$1,660,000	\$17 \$18	\$286 \$252		1999 2000			\$288,525 \$316,700	\$74 \$48	\$35 \$31	\$146 \$111				
24-Hour Fitness	510 Watters N.		38,485	146,017	0.26	\$3,337,509	\$803,096	\$4,140,605	\$5	\$108		2002			\$477,621	\$12	\$28	\$87				
vacant	504 Watters N.	Allen	0 489,659	55,452 2.179.403	0.00	\$0 \$38,569,850	\$304,985 \$20,781,517	\$304,985 \$59,351,367	\$5 \$10	\$121	2010			_ ,	\$0 \$10,124,820	N.A. \$21	\$5 \$27	\$79		Collin		
McDermott @ Central (NW corner	=			, .,	0.22		, . , .															
Oaktree Plaza Shopping Center	1447 S Loop 288	Denton	69,406	324,086	0.21	\$2,948,810	\$3,889,032	\$6,837,842	\$12	\$99	2010	1998	1	Petsmart, Office Max	\$1,164,866	\$17	\$21	\$42		Denton		
Willow Bend Mall dept. stores (5) Other mall stores			863,629 815.076	733,651 2.586.819	1.18 0.32	\$25,639,672 \$84,131,810	\$10,112,223 \$25,868,190	\$35,751,895 \$110,000,000	\$14 \$10	\$41 \$135							\$49 \$43	\$30 \$103				
Park Blvd. pad sites			50,340	435,252	0.12	\$6,858,800	\$10,776,187	\$17,634,987	\$25	\$350							\$41	\$136				
Willow Bend Mall total		Plano	1,729,045	3,755,722	0.46	\$116,630,282	\$46,756,600	\$163,386,882	\$12	\$94	2010	2000					\$44	\$67		Collin		
Wal-Mart Supercenter	1721 Custer N.	McKinney	207,340	970,343	0.21	\$12,379,125	\$5,819,525	\$18,198,650	\$6	\$88	2010	2006		excl. Murph Oil tract	\$7,804,033	\$38	\$19	\$60		Collin		
Tom Thumb	4848 Preston	Frisco	63,369	276,044	0.23	\$3,191,648	\$2,208,352	\$5,400,000	\$8	\$85	2010	1999			\$3,128,485	\$49	\$20	\$50		Collin		
Best Buy	2800 N. Central	Plano	45,830	215,012	0.21	\$1,774,505	\$1,935,108	\$3,709,613	\$9	\$81	2010	1999			\$2,939,430	\$64	\$17	\$39		Collin		
Costco	1701 Dallas	Plano	159,547	682,324	0.23	\$4,148,222	\$8,529,050	\$12,677,272	\$13	\$79	2010	2001			\$13,022,358	\$82	\$19	\$26		Collin		
Wal-Mart Supercenter	6000 Coit	Plano	112,965	545,241	0.21	\$4,998,421	\$3,544,067	\$8,542,488	\$7	\$76	2010	2000			\$4,844,653	\$43	\$16	\$44		Collin		
Wal-Mart Supercenter	6001 Central N.	Plano	208,390	840,621	0.25	\$7,493,930	\$6,724,967	\$14,218,897	\$8	\$68	2010	1994			\$9,019,015	\$43	\$17	\$36		Collin		
Super Target	601 S. Plano	Richardson	175,680	624,825	0.28	\$6,837,220	\$4,998,600	\$11,835,820	\$8	\$67	2010	2002			\$4,411,920	\$25	\$19	\$39		Dallas		
Costco Home Depot	3800 Central N. 2220 N. Coit	Plano Richardson	151,761 111,920	716,998 467,225	0.21	\$3,945,786 \$3,240,330	\$5,018,983 \$2,803,350	\$8,964,769 \$6,043,680	\$7 \$6	\$59 \$54	2010 2010	2000 1999			\$10,066,223 \$6,043,680	\$66 \$54	\$13 \$13	\$26 \$29		Collin		
Home Depot	2220 N. GOR	Richardson	111,320	407,225	0.24	\$5,240,550	ψ2,000,000	\$0,043,000	ΨΟ	404	2010	1000			\$0,043,000	Ψ54	913	423		Dallas		
staurants Applebee's	1820 University W.	McKinney	5,489	72,092	0.08	\$504,688	\$1,297,656	\$1,802,344	\$18	\$328	2010	1993			\$174,647	\$32	\$25	\$92		Collin		
Steak N Shake	2205 Grapevine Mills		3,884	54,791	0.07	\$139,241	\$1,027,331	\$1,166,572	\$19	\$300	2010	2001			\$138,120	\$36	\$21	\$36		Tarrant		
Olive Garden	2886 Preston	Frisco	8,144	76,666	0.11	\$770,012	\$1,379,988	\$2,150,000	\$18	\$264	2010	2001			\$205,298	\$25	\$28	\$95		Collin		
Red Lobster	3056 Preston	Frisco	7,087	74,226	0.10	\$463,932	\$1,336,068	\$1,800,000	\$18	\$254	2010	2001			\$185,652	\$26	\$24	\$65		Collin		
Cracker Barrel	2700 Grapeveine Mills	Grapevine	10,148	86,748	0.12	\$1,028,849	\$1,146,626	\$2,175,475	\$13	\$214	2010	2006			\$578,294	\$57	\$25	\$101		Tarrant		
Bennnigan's	2215 Grapevine Mills	Grapevine	6,897	62,467	0.11	\$1,000	\$1,171,256	\$1,172,256	\$19	\$170	2010	1999					\$19	\$0		Tarrant		
Chili's	329 Spring Valley	Richardson	6,176	51,531	0.12	\$683,030	\$412,250	\$1,095,280	\$8	\$177	2010	1982			\$194,100	\$31	\$21	\$111		Dallas		
Pappadeaux	725 S. Central	Richardson	10,620	130,811	0.08	\$837,440	\$1,046,490	\$1,883,930	\$8	\$177	2010	1991			\$282,530	\$27	\$14	\$79		Dallas		
Spring Creek BBQ	270 N. Central	Richardson	6,812	39,940	0.17	\$222,750	\$599,100	\$821,850	\$15	\$121	2010	1973			\$56,340	\$8	\$21	\$33		Dallas		
Pappasito's	723 S. Central	Richardson	9,145	71,874	0.13	\$489,060	\$574,990	\$1,064,050	\$8	\$116	2010	1982			\$243,210	\$27	\$15	\$53		Dallas		
Wizards Sports Café	747 S. Central	Richardson	12,620	95,441	0.13	\$578,230	\$763,530	\$1,341,760	\$8	\$106	2010	1962			\$310,440	\$25	\$14	\$46		Dallas		
tels																						
The Mansion on Turtle Creek	2821 Turtle Creek	Dallas	97,114	157,012	0.62	\$1,368,920	\$14,131,080	\$15,500,000	\$90	\$160	2010	1980	9 142				\$99	\$14	684	Dallas		
Palomar W Hotel	5300 N Central 2440 Victory Park	Dallas Dallas	115,018 294,261	108,356	1.06	\$10,453,020 \$32,169,560	\$6,501,340 \$1,205,140	\$16,954,360 \$33,374,700	\$60 \$60	\$147 \$113	2010	1967	9 198			\$0	\$156 \$1,662	\$91 \$109	581	Dallas Dallas		
W Hotel Embassy Suites	2440 Victory Park 2401 Bass Pro	Dallas Grapevine	294,261 329.353	20,086 354.251	14.65	\$32,169,560 \$33,353,239	\$1,205,140 \$3.896.761	\$33,374,700 \$37,250,000	\$60 \$11	\$113 \$113	2010	1998	12 252	=	\$19.820	\$0	\$1,662 \$105	****	1,168	Dallas		
Ritz Carlton	2401 Bass Pro 2121 McKinney	Dallas	284,513	354,251 145,686	1.95	\$33,353,239	\$3,896,761	\$37,250,000	\$11 \$75	\$113 \$113	2010	2005	8 217		\$19,620	φu	\$105	\$101	1,001	Dallas		
Marriott Renaissance	900 E. Lookout	Richardson	311,623	130,929	2.38	\$31,109,015	\$1,186,591	\$32,295,606	\$9	\$104	2010	2000	12 218		\$87.140	\$0	\$247	\$100	.,511	Collin & D	allas	
Hampton Inn	3199 Parkwood	Frisco	67.298	127.021	0.53	\$4,566,405	\$1,180,591	\$32,295,606 \$6,471,705	\$9 \$15	\$104	2010	2000	12 210	BPP incl. w real	\$67,140	\$0	\$247 \$51	\$100		Collin & D	umdo	
riampion min	0.00 I aikwoou	. 11300	01,230	121,021	0.55	\$4,000, 10 0	ψ1,300,300	φυ,τι,τ03	Ψισ	ΨΘΟ	2010	2002		S Moi. W roai	υψ	90	901	900		John		

(a) Use	(b) Development Identity	(c) (d) Street Address	(e) City	(f) Gross Floor Area		(h) Floor overage	(i) Improvements	(j) Land		(I) Land per Land SF	(m) Total per SF GFA	(n) Appraisal Year	(o) Year Built S	(p) (q Stories Uni		(r) Comment	(s) Bus. Personal B Property S	(t) PP per T F GFA L	(u) otal per li and SF S	(v) mp. per SF GFA p	(w) GFA er Unit p	(x) (y) D.U. er Acre County	(z) Taxable Real per D.U.	(aa) Taxable/ Market
M	farriott Residences	2500 Museum	Fort Worth	106,804	103,280	1.03	\$6,861,170	\$3,363,830	\$10,225,000	\$33	\$96	2010					\$602,938	\$6	\$99	\$64		Tarrant		
Е	mbassy Suites	7600 John Q. Hammor	n: Frisco	309,688	80,586	3.84	\$27,791,210	\$1,208,790	\$29,000,000	\$15	\$94	2010	2004	3:	29 BPP i	ncl. w real	\$0	\$0	\$360	\$90	941	Collin		
M	farriott	8440 Freeport	Irving	367,000	504,367	0.73	\$30,478,160	\$2,521,840	\$33,000,000	\$5	\$90	2010	1981	19 4	92		\$1,078,080	\$3	\$65	\$83	746	Dallas		
н	Ioliday Inn Express	4220 Preston	Frisco	32,080	62,674	0.51	\$2,203,350	\$626,750	\$2,830,100	\$10	\$88	2010	1998		BPP is	ncl. w real	\$0	\$0	\$45	\$69		Collin		
G	Saylord Texan	1501 Gaylord Trail	Grapevine	2,886,535	2,231,971	1.29	\$234,322,169	\$7,811,898	\$242,134,067	\$3	\$84	2010	2004	1,5	11		\$1,620,578	\$1	\$108	\$81	1,910	Tarrant		
н	lilton Garden Inn	705 Central Expy. S.	Allen	94,047	151,406	0.62	\$5,837,682	\$1,286,943	\$7,124,625	\$8	\$76	2010		6 1	50		\$17,326	\$0	\$47	\$62	627	Collin		
н	lyatt Richardson	701 E. Campbell	Richardson	238,184	304,920	0.78	\$11,529,960	\$4,878,720	\$16,408,680	\$16	\$69	2010	1986	18 3	42		\$20,550	\$0	\$54	\$48		Collin		
		221 E. Las Colinas 215 E. Las Colinas		469,805 5.135	254,760 34.834	1.84	\$28,709,870 \$502,990	\$3,057,120 \$418.010	\$31,766,990 \$921.000	\$12 \$12	\$68 \$179		1982 1981	27 4	21 retail s	200			\$125 \$26	\$61 \$98	1,116			
0	Omni Mandalay	213 E. Las Collidas	Irving	474,940	289,594	1.64	\$29,212,860	\$3,475,130	\$32,687,990	\$12	\$69	2010	1901	4		spa			\$113	\$62	1,128	Dallas		
s	super 8 Motel	220 W. Spring Valley	Richardson	26,352	57,504	0.46	\$934,380	\$460,030	\$1,394,410	\$8	\$53	2010			57		\$0	\$0	\$24	\$35	462	Dallas		
S	uper 8 Motel	910 N. Central	McKinney	30,486	79,597	0.38	\$720,545	\$795,970	\$1,516,515	\$10	\$50	2010		3					\$19	\$24		Collin		
A	dolphus Hotel	1315 Commerce	Dallas	614,883	60,700	10.13	\$26,239,690	\$3,945,500	\$30,185,190	\$65	\$49	2010	1912	25 4	40				\$497	\$43	1,397	Dallas		
s	uper 8 Motel	1704 N. Central	Plano	36,975	87,612	0.42	\$527,255	\$525,673	\$1,052,928	\$6	\$28	2010					\$0	\$0	\$12	\$14		Collin		
Office b	puildings																							
T	exas Health Resources Center	7115 Greenville	Dallas	87,621	159,430	0.55	\$14,908,550	\$2,391,450	\$17,300,000	\$15	\$197	2010	2002	4			\$8,094,950	\$92	\$109	\$170		Dallas		
2	100 McKinney	2100 McKinney	Dallas	374,654	136,491	2.74	\$42,018,190	\$10,236,830	\$52,255,020	\$75	\$139	2010	1998	13			\$5,625,390	\$15	\$383	\$112		Dallas		
С	hase Tower	2200 Ross	Dallas	1,250,000	111,993	11.16	\$160,648,210	\$7,279,550	\$167,927,760	\$65	\$134 2	2010, 2009 bpp	1985	55			\$29,068,990	\$23	\$1,499	\$129		Dallas		
	lall Office Park (developed tracts o		Frisco		5,462,293		\$223,875,691	\$38,907,630	\$262,783,321	\$7	\$131	2010							\$48	\$111		Collin		
F:	acial Surgery Center	6101 Chapel Hill	Plano	27,100	103,220	0.26	\$2,257,283	\$1,238,628	\$3,495,911	\$12	\$129	2010	2003		no ga	rage	\$344,267		\$34	\$83		Collin		
	rammell Crow Center	2001 Ross	Dallas	1,245,324	95,048		\$143,821,880	\$6,178,120	\$150,000,000	\$65	*	2010, 2009 bpp		54			\$26,713,732	\$21	\$1,578	\$115		Dallas		
	ccor (Billingsley)	4001 International	Carrollton	139,102	357,366	0.39	\$11,750,540	\$3,573,660	\$15,324,200	\$10	\$110	2010	2003	2		y Tilt Wall w/ Garage			\$43	\$84		Denton		
	FW Freeport 8th INST	8650 S. Freeport	Irving	95,268	265,215	0.36	\$9,477,740	\$928,250	\$10,405,990	\$3		2010, 2009 bpp		2		y Tilt Wall	\$676,860	\$7	\$39	\$99		Dallas		
	lokia Building 4	6000 Connection	Irving	366,000	478,186	0.77	\$32,539,880	\$2,869,120	\$35,409,000	\$6	\$97	2010	1997	4	not in	DCURD	\$34,090,460	\$93	\$74	\$89		Dallas		
N	IEC America Buildings (2) IEC America garage	6535 N. State Hwy 161 6560 Parkridge		543,965 0	349,382 491,374	1.56 0.00	\$40,292,710 \$5,437,050	\$2,096,290 \$2,948,240	\$42,389,000 \$8,385,290	\$6 \$6	\$78	2010 2010	1999 1999	4					\$121	\$74		Dallas		
	IEC America		Irving	543,965	840,756	0.65	\$45,729,760	\$5,044,530	\$50,774,290	\$6	\$93	2010				URD; partial abateme								
	Vayside Business Center	8222 N. Beltline	Irving	136,000	452,588	0.30	\$10,019,650	\$1,810,350	\$11,830,000	\$4	•	2010, 2009 bpp		2		y Tilt Wall	\$1,176,220	\$9	\$26	\$74		Dallas		
	reeport Office Center Ph 3	8700 Freeport	Irving	152,200	516,521	0.29	\$11,422,180	\$1,807,820	\$13,230,000	\$3		2010, 2009 bpp		2		y Tilt Wall	\$2,077,250	\$14	\$26	\$75		Dallas		
С	iticorp North America	3950 Regent	Irving	,	2,277,883	0.28	\$42,731,580	\$11,389,420	\$54,121,000	\$5	\$85	2010	2005	3	not in	DCURD	\$4,101,940	\$6	\$24	\$67		Dallas		
		5201 N. O'Connor 5205 N. O'Connor		32,887 411,592	81,478 222,967	0.40 1.85	\$3,976,220 \$31,847,330	\$814,780 \$2,229,670	\$4,791,000 \$34,077,000	\$10 \$10	\$146 \$83		1981 1981	3 14					\$59 \$153	\$121 \$77				
L		5215 N. O'Connor 5221 N. O'Connor		735,258 411,592	210,408 157,408	3.49 2.61	\$54,821,920 \$32,747,920	\$2,104,080 \$1,574,080	\$56,926,000 \$34,322,000	\$10 \$10	\$77 \$83		1981 1981	28 14	_				\$271 \$218	\$75 \$80				
	Villiams Center		Irving	1,591,329	672,261	2.37	\$123,393,390	\$6,722,610	\$130,116,000	\$10		2010, 2009 bpp							\$194	\$78		Dallas		
	TT at Pinnacle Park	4331 Communications		207,992	520,978	0.40	\$32,539,880	\$1,823,420	\$16,457,580	\$3	\$79	2010	2000	4	partial	abatement			\$32	\$156		Dallas		
	020 Riverside	5000 Riverside	Irving	483,257	561,750	0.86	\$29,382,500	\$5,617,500	\$35,000,000	\$10		2010, 2009 bpp		4					\$62	\$61		Dallas		
	ountain Place	1445 Ross	Dallas	1,297,418	78,848	16.45	\$88,767,500	\$5,125,120	\$93,892,620	\$65		2010, 2009 bpp		60			\$12,016,880		\$1,191	\$68		Dallas		
	40 East Campbell	740 E. Campbell	Richardson Richardson	178,700	116,305	0.42	\$11,109,560	\$1,390,440 \$4,956,460	\$12,500,000 \$10,792,660	\$12 \$10	•	2010, 2009 bpp		10 12	Agilen	nt is major BPP	\$5,014,700	\$28	\$107 \$22	\$62 \$28		Dallas Dallas		
10	00 North Central	100 N.Central	Richardson	208,211	495,646	0.42	\$5,836,200	\$4,956,460	\$10,792,660	\$10	\$52.2	2010, 2009 bpp	1975	12					\$22	\$28		Dallas		
Data ce	enters																							
36	600 Essex	3600 Essex	Richardson	20,000	66,211	0.30	\$4,900,279	\$264,845	\$5,165,124	\$4	\$258	2011P	2009				\$0	\$0	\$78	\$245		Collin		
A	T&T Data Center	900 Venture	Allen	126,000	372,786	0.34	\$18,922,351	\$2,050,326	\$20,972,677	\$6	\$166	2011P					\$27,051,621	\$215	\$56	\$150		Collin		
В	ank of America (Bracebridge)	3510 Wyndham	Richardson	119,472	321,473	0.37	\$16,847,138	\$2,491,414	\$19,338,552	\$8	\$162	2011P					\$48,135,892	\$403	\$60	\$141		Collin		
Е	xperian	3400 Stonebridge	McKinney	74,530	566,801	0.13	\$9,298,865	\$2,267,228	\$11,566,093	\$4	\$155	2011P					\$19,132,889	\$257	\$20	\$125		Collin		
В	ank of America (Equant)	3000 Telecom	Richardson	130,419	449,670	0.29	\$16,578,340	\$2,614,080	\$19,192,420	\$6	\$147	2011P					\$22,130,631	\$170	\$43	\$127		Collin		
N	lew Cingular Wireless	800 Venture	Allen	159,481	399,619	0.40	\$19,347,017	\$2,197,907	\$21,544,924	\$6	\$135	2011P					\$147,532,168	\$925	\$54	\$121		Collin		
10	001 E. Campbell Data Center	1001 E. Campbell	Richardson	75,725	259,544	0.29	\$4,613,780	\$2,076,350	\$6,690,130	\$8	\$88	2010	1980	1			\$16,687,990	\$220	\$26	\$61		Dallas		

(a) Use	(b) Development Identity	(c) (d) Street Address	(e) City	(f) Gross Floor Area	(g) Land SF C	(h) Floor coverage	(i) Improvements	(j) Land	(k) Total Value	(I) Land per Land SF	(m) Total per SF GFA	(n) Appraisal Year		(p) Stories	(q) Units	(r) S Comment	(s) Bus. Personal Property	(t) BPP per SF GFA	(u) Total per Land SF	(v) Imp. per SF GFA	(w) GFA per Unit	(x) (y) D.U. t per Acre County	(z) Taxable Real per D.U.	(aa) Taxable/ Market
State	e Farm Data Center	8225 Bent Branch	Irving	251,160	996,783	0.25	\$13,909,650	\$2,990,350	\$16,900,000	\$3	\$67	2010	1996	1			\$28,273,210	\$113	\$17	\$55		Dallas		
	es, individually owned (condented on the condented of the	dos, townhomes) 5002-1 Morris	Addison	15.580	9.946	1.57	\$2 997 230	\$403.240	\$3,400,470	\$41	\$218	2009	1999		F	•			\$342	6400	2.597	' 26 Dallas		
	n Treviso condos	330 E. Las Colinas	Irving	273,716	143,100	1.91	\$54,706,915	\$1,431,000	\$56,137,915	\$10	\$205	2008	2001	17		-			\$392	****	1,113		\$203,333	3 89%
						(Appraisal and GF			all records e		AD listing at		ss.)										
		5792 Robbie 5709 Lunsford		1,556 1.631			\$247,300 \$248.562	\$75,000 \$75,000	\$322,300 \$323,562		\$207 \$198		2006 2005		1	1 1				\$159 \$152	1,556 1,631	3		
		5721 Lunsford 7213 Kasko		1,560 1,560			\$220,000 \$229,622	\$75,000 \$75,000	\$295,000 \$304,622		\$189 \$195		2005 2005		1	1				\$141 \$147	1,560			
		7213 Kasko 7205 Kasko		1,958			\$229,622	\$75,000	\$352,466		\$195 \$180		2005		1	1				\$147	1,958			
		5729 Lunsford		1,958			\$261,636	\$78,750	\$340,386		\$174		2005		1	1				\$134	1,958	3		
Lega	acy Townhomes (random san	5772 Robbie nple)	Plano	1,990 12,213			\$269,624 \$1,754,210	\$75,000 \$528,750	\$344,624 \$2,282,960		\$173 \$187	2009	2006		7	<u>1</u> 7				\$135 \$144	1,990 1,745	Collin		_
Live	Oak Lofts condos	2502 Live Oak	Dallas	109,060	68,704	1.59	\$16,805,507 Appraisal and GFA	\$1,374,080 A figures are esti	\$18,179,587 mates based on	\$20 all records e	\$167 nding in "2" in DC	2008 AD listing at	1998 t this addres	ss.)	112	2			\$265	\$154	974	71 Dallas	\$138,539	9 85%
Sout	thlake Town Square Brownsto	ones	Southlake	146,220	N.A.	N.A.	\$20,257,500 42 units not idenitf	\$3,493,500 ied as vacant: fic	\$23,751,000	N.A.	\$162	2010	2005 AD account		42	2				\$139	3,481	Tarrant		
Kno	x Travis Park condos	4611 Travis	Dallas	102,752	26,898	3.82	\$15,268,244	\$1,210,410	\$16,478,654	\$45	\$160	2008	2000	11	63	3			\$613	\$149	1,631	102 Dallas	\$256,387	7 98%
						`	Appraisal figures a					ND listing at t	this address											
		3900 Travis 3902 Travis		2,577 2.817	2,031	1.27 1.45	\$320,310 \$356,970	\$91,400 \$87,620	\$411,710 \$444.590	\$45 \$45	\$160 \$158	2009 2009		2		Lot 1A Lot 1B			\$203 \$228	\$124 \$127			\$329,368 \$444,590	
		3904 Travis		2,782	2,121	1.31	\$323,050	\$95,450	\$418,500	\$45	\$150	2009		2		Lot 1C			\$197	\$116			\$334,800	0
		3906 Travis 3908 Travis		2,817 2,782	2,095 2.029	1.34	\$353,270 \$349,880	\$94,280 \$91,310	\$447,550 \$441,190	\$45 \$45	\$159 \$159	2009 2009		2		Lot 2A Lot 2B			\$214 \$217	\$125 \$126			\$358,040 \$352,952	
		3910 Travis		2,817	2,046	1.38	\$294,360	\$92,070	\$386,430	\$45	\$137	2009		2		Lot 2C			\$189	\$104			\$386,430	0
		3912 Travis 3914 Travis		2,782 2.843	2,099 2.094	1.33	\$323,660 \$357.040	\$94,460 \$94,230	\$418,120 \$451,270	\$45 \$45	\$150 \$159	2009 2009		2	:	Lot 3A Lot 3B			\$199 \$216	\$116 \$126			\$334,496 \$297.016	
		3230 N. Haskell		2,543	2,349	1.08	\$295,020	\$105,710	\$400,730	\$45	\$158	2009		2		Lot 1F			\$171	\$116			\$360,357	7
		3234 N. Haskell 3238 N. Haskell		2,516 2,516	1,675 1,678	1.50 1.50	\$292,120 \$269,490	\$75,380 \$75,510	\$367,500 \$345,000	\$45 \$45	\$146 \$137	2009 2009		2		Lot 1E Lot 1D			\$219 \$206	\$116 \$107			\$367,500 \$276,000	
		3242 N. Haskell		2,516	1,760	1.43	\$294,360	\$79,200	\$373,560	\$45	\$148	2009		2		Lot 2F			\$212				\$298,848	
		3246 N. Haskell		2,516	1,780	1.41	\$317,800	\$80,100	\$397,900	\$45	\$158	2009		2		Lot 2E			\$224	\$126			\$318,320	
		3250 N. Haskell 3254 N. Haskell		2,516 2,470	1,760 1,739	1.43 1.42	\$319,810 \$270,820	\$79,200 \$78,260	\$399,010 \$349,080	\$45 \$45	\$159 \$141	2009 2009		2		Lot 2D Lot 3E			\$227 \$201	\$127 \$110			\$319,208 \$279,264	В 4
		3258 N. Haskell		2,516	1,718 2,014	1.46	\$310,110	\$77,310	\$387,420	\$45	\$154 \$146	2009		2		Lot 3F			\$226 \$181				\$309,936	6
Trav	vis/Haskell Townhomes by Cit	3262 N. Haskell tihomes	Dallas	2,492 44,818	32,935	1.24	\$274,370 \$5,322,440	\$90,630 \$1,482,120	\$365,000 \$6,804,560	\$45 \$45	\$146 \$152	2009			17	_Lot 3G 7			\$181		2,636	5 Dallas	\$365,000 \$337,184	
1		6946 Deseo		1,599	2,304	0.69	\$177,640	\$40,000	\$217,640	\$17	\$136	2009	2005	2	. 1	1 2 Bdrm , 2 1/2 Bath			\$94	\$111	1,599	•	\$217,640	0
		6827 Deseo 6950 Deseo		1,772 2,068	2,340	0.76	\$190,360 \$232,980	\$40,000 \$40,000	\$230,360 \$272,980	\$17	\$130 \$132	2009 2009	2007 2005	2		1 2 Bdrm , 2 1/2 Bath 1 3 Bdrm , 2 1/2 Bath			\$98		1,772		\$230,360 \$272,980	
		1914 Loma Alta		1,571	2,090	0.75	\$232,980 \$161,610	\$40,000 \$40,000	\$272,980 \$201,610	\$19	\$132 \$128	2009	2005	2		1 3 Bdrm , 2 1/2 Bath 1 2 Bdrm, 2 1/2 Bath			\$96	\$113 \$103	1,571		\$272,980 \$161,288	
		6923 Deseo		2,259	2,730	0.83	\$231,080	\$40,000	\$271,080	\$15	\$120	2009	2007	2		1 3 Bdrm , 2 1/2 Bath			\$99	\$102	2,259)	\$216,864	
		2001 Loma Alta 1910 Loma Alta		3,322 1.864	4,264 2,375	0.78	\$268,000 \$174,360	\$70,000 \$40,000	\$338,000 \$214,360	\$16 \$17	\$102 \$115	2009 2009	2006 2006	2		1 4 Bdrm, 3 1/2 Bath 1 3 Bdrm, 2 1/2 Bath			\$79 \$90	\$81 \$94	3,322 1,864		\$270,400 \$171,488	
La V	/illita Townhomes (random sa	imple)	Irving	14,455	,		\$1,436,030	\$310,000	\$1,746,030	•	\$121				7	7				\$99	850		\$220,146 #REF!	
sidence Asht	es, rental	2215 Cedar Springs	Dallas	386.790	96.790	4.00	\$39 740 750	\$7.259.250	\$47,000,000	\$75	\$122	2010	2003	18	200	7 income basis			\$486	\$103	1.449	120 Dallas	\$176.030	n
	dsor at Trianon	2820 McKinnon	Dallas	340,538	181.724	1.87	\$39,740,750	\$10.903.440	\$41,660,000	\$60	\$122	2010	2003			7 income basis			\$229	****	1,449		\$170,030	-
	Parks at Turtle Creek	3377 Blackburn	Dallas	358,541	351,703	1.02	\$22,414,850	\$10,903,440	\$40,000,000	\$50	\$122	2010	1998	4					\$229	\$63	1,176		\$131,420	
	Mondrian	3000 Blackburn	Dallas	361,984	123.275	2.94	\$34,452,620	\$5.547.380	\$40,000,000	\$45	\$111	2010	2003		218				\$324	\$95	1.660		\$183.486	
	quis on McKinney	3324 McKinney	Dallas	141,392	39,814	3.55	\$13,621,570	\$1,990,700	\$15,612,270	\$50	\$110	2010	2002		144				\$392	\$96	982		\$108,419	
1		1801 N. Greenville		168,829	245,678	0.69	\$13,839,230	\$2,948,140	\$16,787,370	0.18	\$99					4 cost; incl. 31,528 SF retail			\$68	\$82		Collin		
Post	t Eastside	1851 N. Greenville	Richardson	47,708 216,537	86,249 331,927	0.55	\$5,762,270 \$19,601,500	\$1,034,990 \$3,983,130	\$6,797,260 \$23,584,630	\$12 0.17	\$142 \$109	2010	2007	4		2 cost; incl. 7,924 SF retail	_		\$79	\$121		Collin		
	oln Park	5445 Caruth Haven	Dallas	395,377	636,281	0.62	\$22,311,570	\$19,088,430	\$41,400,000	\$30	\$105	2010	1997	3					\$65	\$56		Dallas		
Gabl	les Ellis Street	3101 State	Dallas	118,211	116,819	1.01	\$7,656,600	\$4,672,760	\$12,329,360	\$40	\$104	2010	2001	3	82	2 no garage			\$106	\$65	1,442	2 31 Dallas	\$150,358	В
Heig	ghts of State Thomas, Ph. 1	3001 State	Dallas	173,545	115,251	1.51	\$13,460,070	\$4,610,040	\$18,070,110	\$40	\$104	2010	1997	4	198	8 11,016 retail; excl. condo			\$157	\$78	876	75 Dallas	\$91,263	3
East	tbridge	5140 Richard	Dallas	86,879	104,579	0.83	\$5,885,520	\$2,614,480	\$8,500,000	\$25	\$98	2010	1997	3	103	3 no garage			\$81	\$68	843	3 43 Dallas	\$82,524	4
Rove	ello	2610 Allen	Dallas	397,294	132,117	3.01	\$32,890,320	\$5,284,680	\$38,175,000	\$40	\$96	2010	1999	7	290	0			\$289	\$83	1,370	96 Dallas	\$131,638	В
Jeffe	erson at 1001 Ross	1001 Ross	Dallas	222,581	77,816	2.86	\$15,285,060	\$5,058,040	\$20,343,100	\$65	\$91	2010	2003	3	204	4			\$261	\$69	1,091	114 Dallas	\$99,721	1
Gabi	eles Turtle Creek Dominion	3530 Travis	Dallas	150,280	129,710	1.16	\$7,014,500	\$6,485,500	\$13,500,000	\$50	\$90	2010	1994	4	150	0			\$104	\$47	1,002	50 Dallas	\$90,000	0
Lega	acy Apartments - North	7560 Bishop	Plano	328,176	295,772	1.11	\$27,394,699	\$1,774,634	\$29,169,333	\$6	\$89	2010	2007						\$99	\$83		Collin		
City	ville at Fitzhugh	2819 N. Fitzhugh	Dallas	186,359	155,596	1.20	\$12,340,300	\$3,889,700	\$16,230,000	\$25	\$87	2010	2004	3	222	2 4-story garage			\$104	\$66	839	62 Dallas	\$73,108	В
East	ton	2525 Henderson	Dallas	128,630	129,198	1.00	\$7,951,050	\$3,229,950	\$11,181,000	\$25	\$87	2010	2003	3	150	0			\$87	\$62	858	51 Dallas	\$74,540	D

(a)	(b)	(c) (d)	(e)	(f) Gross	(g)	(h) Floor	(i)	(i)	(k)	(I) Land per	(m) Total per	(n) Appraisal	(o) Year	(p)	(q) (r)	(s) Bus. Personal B	(t) (u) BPP per Total per	(v) Imp. per	(w) GFA	(x) (y) D.U.		(aa) Taxable/
Use	Development Identity	Street Address	City	Floor Area	Land SF	Coverage	Improvements	Land	Total Value	Land SF	SF GFA	Year	Built S	tories	Units Comment	Property	SF GFA Land SF	SF GFA	per Unit	per Acre County	Real per D.U.	Market
L	egacy Apartments - UDR	7008 Bishop	Plano	312,593	200,986	1.56	\$24,445,208	\$2,411,830	\$26,857,038	\$12	\$86	2010	2005				\$134	\$78		Collin		
١	orthbridge at the Village	8603 Southwestern	Dallas	355,524	715,125	0.50	\$14,972,520	\$14,302,500	\$29,275,020	\$20	\$82	2010	1999	3	392 1-story garage		\$41	\$42	907	24 Dallas	\$74,681	
٧	illas at Katy Trail	3200 Maple	Dallas	295,577	140,477	2.10	\$15,671,380	\$8,428,620	\$24,100,000	\$60	\$82	2010	1997	4	252 income basis		\$172	\$53	1,173	78 Dallas	\$95,635	
C	anal Side Lofts	350 E. Las Colinas	Irving	324,749	216,650	1.50	\$23,700,000	\$2,600,000	\$26,300,000	\$12	\$81	2010	2005		306 Urban style, canal, garage,	31, 367 office SF	\$121	\$73	1,061	Dallas		
G	ables Mirabella	2600 Cole	Dallas	142,507	60,813	2.34	\$7,599,190	\$3,800,810	\$11,400,000	\$62	\$80	2010	1995	4	127		\$187	\$53	1,122	91 Dallas	\$89,764	
N	Ionterra	301 W. Las Colinas	Irving	318,005	286,407	1.11	\$21,960,930	\$2,864,070	\$24,825,000	\$10	\$78	2010	2006	4	282 5-story gar.		\$87	\$69	1,128	43 Dallas	\$88,032	
L	ofts at Las Colinas	1000 Lake Carolyn	Irving	363,624	234,658	1.55	\$25,858,520	\$2,346,580	\$28,205,100	\$10	\$78	2010	2003	4	341 8,879 retail SF; garage		\$120	\$71	1,066	63 Dallas		
J	efferson at Gastor	2752 Gaston	Dallas	417,815	548,856	0.76	\$25,440,130	\$6,559,870	\$32,000,000	\$12	\$77	2010	1995	3	480 garage, abatemen		\$58	\$61	870	38 Dallas	\$66,667	
0	ables Turtle Creek Cityplace	3711 Cole	Dallas	357,722	305,316	1.17	\$11,734,200	\$15,265,800	\$27,000,000	\$50	\$75	2010	1994	4	232		\$88	\$33	1,542	33 Dallas	\$116,379	
		2816 Guillot 2121 Routh		171,403 275,636	91,014 175,982		\$8,410,600 \$11,039,600	\$4,550,700 \$8,799,100	\$12,961,300 \$19,838,700		\$76 \$72		1999 1994	4			\$142 \$113		875 919	94 74		
		2427 Allen		123,754	61,319		\$7,647,240	\$2,452,760	\$10,100,000	\$40	\$82		1994	4	133		\$165		930	94		
L	ptown Village		Dallas	570,793	328,315	1.74	\$27,097,440	\$15,802,560	\$42,900,000	\$48	\$75	2010		4	629		\$131	\$47	907	83 Dallas	\$68,203	
F	avilion Townplace	7700 W. Greenway	Dallas	327,016	446,555	0.73	\$10,699,350	\$13,465,650	\$24,165,000	\$30	\$74	2010	2001	3	273 no garage		\$54	\$33	1,198	27 Dallas	\$88,516	
Т	he Mission at La Villita - Ph 2	6714 Deseo	Irving	161,973	253,911	0.64	\$9,926,320	\$1,650,420	\$11,576,740	\$6	\$71	2010	2006	3	159 garden apartments, 6,744	SF office	\$46	\$61	1,019	Dallas		
F	arks of Austin Ranch	Windhaven	The Colony	462,888	878,605	0.53	\$26,633,796	\$6,366,204	\$33,000,000	\$7	\$71	2010	1999		484 #230997		\$38	\$58	956	Denton		
J	efferson at Bryan Place	2801 Live Oak	Dallas	322,533	182,255	1.77	\$18,582,590	\$3,645,100	\$22,227,690	\$20	\$69	2010	2002	4	302 partial abatement; gar.		\$122	\$58	1,068	72 Dallas	\$73,602	
Е	ella Casita	851 Lake Carolyn	Irving	276,758	233,307	1.19	\$16,666,930	\$2,333,070	\$19,000,000	\$10	\$69	2010	2006	4	268 garage, 2, 2745		\$81	\$60	1,033	Dallas		
J	efferson at Park Central	11903 Coit	Dallas	540,919	603,524	0.90	\$18,894,280	\$18,105,720	\$37,000,000	\$30	\$68	2010	1999	3	764 incl. 15,640 retail; gar.		\$61	\$35	708	55 Dallas	\$48,429	
		821 Allen 906 Allen		266,974 108,487	171,308 127,572		\$15,059,580 \$3,914,960	\$3,426,160 \$2,555,040	\$18,485,740 \$6,470,000				1998 1998	4	240 partial abatement 84 partial abatement				1,112 1,292	61 29		
A	MLI at Bryan Street	900 Allell	Dallas	375,461	298,880	1.26	\$18,974,540	\$5,981,200	\$24,955,740		\$66	2010	1990	4			\$83	\$51	1,159	47 Dallas	\$77,024	
c	ityville at Live Oak	4207 Live Oak	Dallas	200,466	174,981	1.15	\$10,435,300	\$2,624,700	\$13,060,000	\$15	\$65	2010	2003	3	239 no garage		\$75	\$52	839	59 Dallas	\$54,644	
G	alatyn Urban Cetner	1301 Performance	Richardson	371,611	195,236	1.90	\$22,758,580	\$1,171,420	\$23,930,000	\$6	\$64	2010	2007	4	278		\$123	\$61		Dallas		
H	eights of State Thomas, Ph. 2	3015 State	Dallas	299,362	122,534	2.44	\$13,716,490	\$4,901,360	\$18,617,850	\$40	\$62	2010	1998	4-9	204 4,837 retail		\$152	\$46	1,467	73 Dallas	\$91,264	
N	landalay on the Lake	620 Lake Carolyn	Irving	463,152	320,645	1.44	\$23,584,450	\$3,206,450	\$26,790,900	\$10	\$58	2010	2004	3	366 4-story garage		\$84	\$51	1,265	50 Dallas	\$73,199	
c	amden Farmers Market	2210 Canton	Dallas	381,391	309,358	1.23	\$14,182,050	\$7,733,950	\$21,916,000	\$25	\$57	2010	1999	3	312 4-story garage		\$71	\$37	1,222	44 Dallas	\$70,244	
F	ace's Crossing	2411 S I3rE	Denton	232,942	568,554	0.41	\$11,025,784	\$2,274,216	\$13,300,000	\$4	\$57	2010	1986				\$23	\$47		0 Denton		
L	a Villita Phase 1A	6604 Deseo	Irving	277,606	365,686	0.76	\$13,247,130	\$2,376,960	\$15,624,090	\$6	\$56	2010	2004		201		\$43	\$48	1,381	24 Dallas	\$77,732	
L	a Villita Phase 1	6504 Deseo	Irving	183,274	186,175	0.98	\$8,817,250	\$1,210,140	\$10,027,390	\$6	\$55	2010	2004	3	129 garden apartments		\$54	\$48	1,421	Dallas		
J	efferson at University	4400 W. University	Dallas	482,441	458,600	1.05	\$21,399,000	\$4,586,000	\$25,985,000	\$10	\$54	2010	2000	3	410 1-story garage		\$57	\$44	1,177	39 Dallas	\$63,378	
Т	he Shores at Las Colinas	301 E. Las Colinas	Irving	1,159,430	753,283	1.54	\$32,828,370	\$9,039,400	\$41,867,770	\$12	\$36	2010	1987	3-6	908 retail and garages incuded		\$56	\$28	1,277	53 Dallas	\$46,110	

Project Plan and Financing Plan for

Reinvestment Zone Number Three, City of Richardson, Texas

(Program for Tax Increment Financing)

October 2011

by





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Disclaimer

Neither this report nor its conclusion may be referred to or included in any product or part of any offering made in connection with private syndication of equity, sales of bonds, sales of securities or sale of participation interests to the public without express written consent of Stein Planning, LLC.

Section 1: Objectives

The objectives for City of Richardson Tax Increment Financing Zone Number Three are economic and qualitative benefits for Richardson and Collin County. The City of Richardson finds that designating a Tax Increment Financing Reinvestment Zone ("TIF Zone") enhances 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.

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 governing TIF 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 be in accord with a TIF project plan and financing plan ("TIF plan") approved by a Board of Directors (the "TIF Board") and the City Council, as prescribed by the Act. The TIF fund may be used only as authorized by State law.

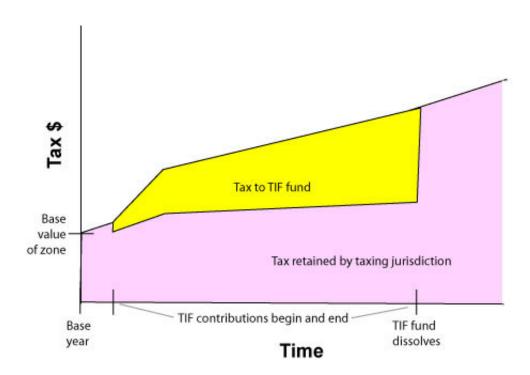
Exhibit A illustrates how rising tax revenue from greater appraised value in a TIF zone flows with time to a taxing jurisdiction's general fund and to a TIF fund. The sloped lines depict tax revenue in the zone rising with time. Through tax year 2036, the City will deposit to TIF Fund Number Three two thirds of City tax increments due to increased real property appraisals within the boundary of TIF Zone Number Three. Collin County will 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 3 must make a recommendation to the Richardson City Council prior to Council approval of a development agreement for Zone 3.

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 Three. The zone includes approximately 85 acres (according to Collin Central Appraisal District records for 2011), plus public rights-of-way. The zone is bounded by the President George Bush Turnpike, the DART "Red Line" right-of-way, Renner Road and the western boundary of tracts currently owned by W.W. Caruth, Jr. and Oncor Electric Delivery, extended north to the President George Bush Turnpike. 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, except that the zone follows the western border of the DART "Red Line" right-of-way. Boundaries that approximate property lines shall be construed as following such property lines.

Exhibit C is another map of the zone showing existing uses and conditions. The zone is predominantly open or undeveloped. 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 meets 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) is used for residential purposes;
- (2) The 2011 total appraised value of taxable real property in the zone is \$10,280,065. Together with all other reinvestment zones and industrial districts within the municipality, the total appraised value of taxable real property in such zones is 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 \$10,280,065. Properties in the zone are identified in Schedule 1.

Exhibit B: Richardson TIF Reinvestment Zone Number Three Boundary

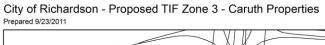
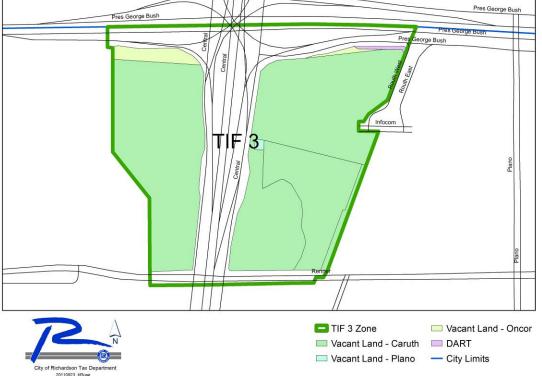




Exhibit C: Richardson TIF Reinvestment Zone Number Three Existing Uses and Conditions

Prepared 9/23/2011

City of Richardson - Proposed TIF Zone 3 - Caruth Properties - Existing Uses



Section 4: Development with Tax Increment Financing

With TIF incentives for development, Caruth Properties, a prospective developer of TIF Zone 3, anticipates development of Zone 3 as generally mapped in Exhibit D and itemized in Schedules 2 and 3. This development program anticipates nearly 3.3 million square feet of gross floor area, including 1,325 dwelling units and roughly 1.7 million gross square feet of office and retail floor space, with completion of phases ranging from 2014 through 2034.

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 Caruth Properties 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 a significant dedication of right-of-way through this TIF zone for public transit and without costly public infrastructure improvements. Some of the essential public improvements will serve a larger community than the zone alone. Infocom Drive, for example, 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 lists major public improvements proposed by Caruth Properties within TIF Zone 3, with cost estimates for various categories. Improvement items, quantities and cost estimates were provided by Caruth Properties. Richardson recognizes that there will be public benefits for the City and other jurisdictions if there is a transit alignment, an orientation to transit and early development in this proposed TIF zone. Consequently, Richardson intends that a TIF fund for Zone 3 will reimburse some, but probably not all, identified TIF project costs identified in Schedule 4. That list of 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



Section 5: Financing TIF Project Costs

Based on the development program for TIF Zone 3, Schedules 5 through 8 are forecasts of annual and cumulative cash generated by property taxes (real and business personal property) and municipal sales tax within the zone during a 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.) This analysis implies that it is economically likely and feasible to pay approximately \$24.5 million of total TIF Zone 3 project costs, given all the stated assumptions. 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 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 8 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 9 and 10.

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

Notes:

Base value is the value of real property liable for taxation in 2011. Appraisals are reported by the Collin Central Appraisal District.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
				C	ollin Central A	Appraisal Distr	ict Appraisals	
					"Mar	ket"		
Collin CAD			Record	Improvements	Land			Total
Property ID	Address	Acres	Owner	Only	Only	Land per SF	Total	Taxable
West of Cent	ral Expressway							
372769	Central Expressway	31.37	W. W. Caruth, Jr.	\$0	\$3,445,559	\$2.52	\$3,445,559	\$3,445,559
372821	Pres. Georg Bush Tpk.	1.40	Oncor Electric Delivery Co.	\$0	\$91,704	\$1.50	\$91,704	\$91,704
Subtotal		32.78		\$0	\$3,537,263	\$2.48	\$3,537,263	\$3,537,263
East of Centr	al Expressway							
2137825	Central Expressway	39.37	W. W. Caruth Foundation	\$0	\$5,793,872	\$3.38	\$5,793,872	\$5,793,872
372849	Central Expressway	12.76	W. W. Caruth Foundation	\$0	\$948,930	\$1.71	\$948,930	\$948,930
372858	Central Expressway	0.21	City of Plano	\$0	\$1,050	\$0.11	\$1,050	\$0
Subtotal		52.33	•	\$0	\$6,743,852	\$2.96	\$6,743,852	\$6,742,802
Total base fo	r proposed TIF zone	85.11		\$0	\$10,281,115	\$2.77	\$10,281,115	\$10,280,065

Schedule 2:

Anticipated New Development in the Zone, with Estimated Appraisals in 2011 Dollars

Notes:

Uses, completion years, floor areas and dwelling counts are estimates based on information from the property owner and are subject to change.

Completion dates reflect mid-points of approximate time ranges anticipated by the owner/developer. The latest phases of development are anticipated complete during 2034.

Collin CAD appraisals per square foot of improvement are estimates by Stein Planning, based on appraisals of comparable properties. Value estimates may require adjustments as project details and Collin CAD appraisal norms evolve.

Taxable values assume no homestead exemptions.

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 reflect 2011 taxable values of larger tracts, roughly prorated according to approximate land area in each tract.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(I)	(m)	(n)	(o)	(p)
									Real Property					Est. CC	AD Appraisal
					Improv	vements	;		Value (Land and Impr			ovements)		of Taxable	
				Gross	Floor	Reside	ences		Est. Collin CAD Appraisal			Less	Estimated	Busine	ss Personal
			Completed	Floor Area	Coverage		GFA /	Retail		Market"		Existing	Net New	Р	roperty
Tract	Acres	Use	by Jan. 1,	(SF)	Ratio	Units	Unit	SF	Per SF	"Market"	Taxable	Taxable	Taxable	Per SF	Total
West of Control France	West of Central Expressway (excluding Oncor tract)														
vvest of Central Expre	essway (e	,	2022	400.000				0	£400	£42,000,000	£40,000,000	#004 000	£40,400,040	Фоо.	#0.000.000
1		office	2033	430,000		75	2.400	0		\$43,000,000	\$43,000,000	\$861,390	\$42,138,610	\$20	\$8,600,000
2		single-family residences	2017	255,000		75	3,400	0	ΨΟΟ	\$22,950,000	\$22,950,000	\$861,390	\$22,088,610	\$0	\$0
3		office	2021	185,000				05.000	\$100	\$18,500,000	\$18,500,000	\$861,390	\$17,638,610	\$20	\$3,700,000
4	04.07	retail	2021	25,000	0.05			25,000	\$130	\$3,250,000	\$3,250,000	\$861,390	\$2,388,610	\$35	\$875,000
Subtotal or average	31.37			895,000	0.65	75		25,000	\$98	\$87,700,000	\$87,700,000	\$3,445,559	\$84,254,441	\$15	\$13,175,000
Fast of Central Expres	East of Central Expressway														
5	Joway	office and retail	2033	607,500				7.500	\$100	\$60.750.000	\$60,750,000	\$842,850	\$59,907,150	\$20	\$12,150,000
6		multi-family residences and retail	2033	444,000		400	1.000	44.000	\$80	\$35,520,000	\$35,520,000	\$842,850	\$34,677,150	\$3	\$1,540,000
7		multi-family residences and retail	2027	365,000		300	1,000	65,000	\$90	\$32,850,000	\$32,850,000	\$842,850	\$32,007,150	\$6	\$2,190,000
8		office	2026	160,000		000	1,000	00,000	\$100	\$16,000,000	\$16,000,000	\$842,850	\$15.157.150	\$20	\$3,200,000
9		multi-family residences and retail	2021	384.000		375	1,000	9,000	7	\$30.720.000	\$30.720.000	\$842,850	\$29.877.150	Ψ <u>2</u> 0	\$384.000
10		multi-family residences and office	2017	290,000		175	1,000	9,000	\$90	\$26,100,000	\$26,100,000	\$842,850	\$25,257,150	\$5	\$1,450,000
11		office and retail	2017	131,800		175	1,000	14,800	\$100	\$13,180,000	\$13.180.000	\$842,850	\$12.337.150	\$20	\$2,636,000
12		retail	2017	4,000				4.000	\$300	\$1,200,000	\$1,200,000	\$842,850	\$357,150	\$35	\$140,000
Subtotal or average	52.33	ictali	2017	2,386,300	1.05	1,250		144,300	\$91	\$216,320,000	\$216,320,000		\$209,577,198	\$10	\$23,690,000
roads	0.00			2,300,300	1.03	1,200		144,500	ψΘΙ	Ψ2 10,320,000	Ψ210,320,000	ψ0,7 42,002	Ψ200,011,100	Ψισ	Ψ20,000,000
detention	0.00														
Subtotal or average	52.33			2,386,300	1.05										
oublotal of average	JZ.JJ			2,550,500	1.00										
Total or average	83.71			3,281,300	0.90	1,325		169,300	\$93	\$304,020,000	\$304,020,000	\$10,188,361	\$293,831,639	\$11	\$36,865,000

Schedule 3: Anticipated New Development in the TIF Zone, by Year

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

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(I)	(m)	(n)
								Real Prope	erty			Est. CC	AD Appraisal
				Impro	vemen	ts		Value	(Land and Imp	rovements)			
				Gross			Es	st. Collin CAD A	Appraisal	Less	Estimated	Busine	ss Personal
Completed	l			Floor Area	Res.	Retail	"	Market"		Existing	Net New	Р	roperty
by Jan. 1,	Tract	Acres	Use	(SF)	Units	SF	Per SF	"Market"	Taxable	Taxable	Taxable	Per SF	Total
2017	West of Central Expressway, Tract 2		single-family residences	255,000	75	0	\$90	\$22,950,000	\$22,950,000	\$861,390	\$22,088,610	\$0	\$0
2017	East of Central Expressway, Tract 10		multi-family residences and office	290,000	175	0	\$90	\$26,100,000	\$26,100,000	\$842,850	\$25,257,150	\$5	\$1,450,000
2017	East of Central Expressway, Tract 11		office and retail	131,800	0	14,800	\$100	\$13,180,000	\$13,180,000	\$842,850	\$12,337,150	\$20	\$2,636,000
2017	East of Central Expressway, Tract 12		retail	4,000	0	4,000	\$300	\$1,200,000	\$1,200,000	\$842,850	\$357,150	\$35	\$140,000
2021	West of Central Expressway, Tract 3		office	185,000	0	0	\$100	\$18,500,000	\$18,500,000	\$861,390	\$17,638,610	\$20	\$3,700,000
2021	West of Central Expressway, Tract 4		retail	25,000	0	25,000	\$130	\$3,250,000	\$3,250,000	\$861,390	\$2,388,610	\$35	\$875,000
2021	East of Central Expressway, Tract 9		multi-family residences and retail	384,000	375	9,000	\$80	\$30,720,000	\$30,720,000	\$842,850	\$29,877,150	\$1	\$384,000
2026	East of Central Expressway, Tract 8		office	160,000	0	0	\$100	\$16,000,000	\$16,000,000	\$842,850	\$15,157,150	\$20	\$3,200,000
2027	East of Central Expressway, Tract 7		multi-family residences and retail	365,000	300	65,000	\$90	\$32,850,000	\$32,850,000	\$842,850	\$32,007,150	\$6	\$2,190,000
2033	West of Central Expressway, Tract 1		office	430,000	0	0	\$100	\$43,000,000	\$43,000,000	\$861,390	\$42,138,610	\$20	\$8,600,000
2033	East of Central Expressway, Tract 5		office and retail	607,500	0	7,500	\$100	\$60,750,000	\$60,750,000	\$842,850	\$59,907,150	\$20	\$12,150,000
2033	East of Central Expressway, Tract 6		multi-family residences and retail	444,000	400	44,000	\$80	\$35,520,000	\$35,520,000	\$842,850	\$34,677,150	\$3	\$1,540,000
	Total or average	83.71		3,281,300	1,325	169,300	\$93	\$304,020,000	\$304,020,000	\$10,188,361	\$293,831,639	\$11	\$36,865,000

Notes:

Project costs may be reimbursed by the TIF fund subject to a development agreement.

All ROW will be donated by the property owner.

Actual organizational and administrative expenses of the TIF program incurred by the City of Richardson have the most senior claim to TIF receipts.

(a)	(b)	(c)	(d)	(e)
ltory / Location	Overtity	Estimated	Estimated TIF	Nonproject Cost Portion of Principal
Item / Location	Quantity	Principal Cost	Project Cost	Cost for Item
TIF program expenses for City				
Organization	1			
Annual administration, 3% inflation	25 years			
Subtotal		\$1,306,000	\$1,306,000	\$0
West of Central Expressway				
Studies				
Drainage	1			
Water	1			
Sewer	1			
Franchise utilities	1			
Subtotal	·	\$49,000	\$49,000	\$0
		. ,	. ,	
Roads				
Primary north-south street	1,800 LF			
Right turn lane on Renner Road	1			
Right turn lanes on frontage road	3			
Street lights	36			
Subtotal		\$1,594,000	\$1,594,000	\$0
Walks and adjacent ROW landscaping				
Primary north-south street	1,800 LF			
Central Expressway frontage road	1,900 LF			
Renner Road	500 LF			
Subtotal	4,200 LF	\$1,995,000	\$1,995,000	\$0
Drainage				
CLOMR - LOMR - Spring Creek	1			
Subtotal		\$30,000	\$30,000	\$0
Water distribution lines (12" PVC)				
Primary north-south street	2,200 LF			
Central Expressway	2,000 LF			
Bore under Spring Creek	350 LF			
Bush Turnpike	800 LF			
Bore across Spring Creek	300 LF			
Renner Road	400 LF			
Subtotal	6,050 LF	\$567,500	\$567,500	\$0

(a)	(b)	(c)	(d)	(e)
		Estimated	Estimated TIF	Nonproject Cost Portion of Principal
Item / Location	Quantity	Principal Cost	Project Cost	Cost for Item
Wastewater collection lines				
Spring Creek	1,500 LF			
Manholes	7			
Central Expressway	800 LF			
Manholes	3			
Subtotal		\$219,000	\$219,000	\$0
Electric duct bank and manholes				
Primary north-south street	2,400 LF			
Manholes	1			
Pullboxes	5			
Bore across Renner	150 LF			
Subtotal		\$386,000	\$386,000	\$0
Parks and trails				
Trails				
Central Expressway	800 LF			
Renner Road	500 LF			
Spring Creek improvements	1			
Subtotal	<u>'</u>	\$492,500	\$492,500	\$0
Gubiotai		ψ+32,300	ψ+32,300	ΨΟ
West of Central Expressway				
Studies				
Drainage	1			
Water	1			
Sewer	1			
Franchise utilities	1			
Subtotal		\$58,000	\$58,000	\$0
Roads				
Infocom Drive	1,250 LF			
Right turn lane on frontage road	1,230 L1			
Primary north-south street	2,100 LF			
Right turn lane on Renner Road	2,100 Li			
Relocate west drainage	1,350 LF			
Traffic signal at Infocom	1,550 Ei			
Downtown north-south street				
Downtown riorth-south street Downtown east-west street	750 LF 650 LF			
Renner Road widening	400 LF			
Relocated transit street				
Cotton Belt Street	800 LF 700 LF			
Aux. lane on frontage road	700 LF 1			
Street lights on above roads	125			
Subtotal	120	\$7,305,250	\$7,305,250	\$0
Gubiolai		Ψ1,303,230	ψ1,505,230	φυ

	•			
(a)	(b)	(c)	(d)	(e)
			Estimated	Nonproject Cost Portion
		Estimated	TIF	of Principal
Item / Location	Quantity	Principal Cost		Cost for Item
Walks and adjacent ROW landscaping	Quartity	T Tirloipai Coot	1 Tojout Goot	COOL TOT TLOTH
Infocom Drive	1,250 LF			
Primary north-south street	2,100 LF			
Downtown north-south street	750 LF			
Downtown east-west street	650 LF			
Relocated transit street	800 LF			
Cotton Belt Street	700 LF			
Subtotal	6,250 LF	\$3,562,500	\$3,562,500	\$(
Drainage				
CLOMR - LOMR - Spring Creek	1			
Fill area north of Spring Creek	55,000 SF			
Subtotal		\$475,000	\$475,000	\$0
Water distribution lines (12" PVC)				
Infocom Drive	1,150 LF			
Primary north-south street	1,700 LF			
Downtown north-south street	900 LF			
Downtown east-west street	800 LF			
Bush Turnpike	1,100 LF			
Central Expressway	2,100 LF			
Bore across Spring Creek	300 LF			
Cotton Belt Street				
Subtotal		\$656,250	\$656,250	\$0
Wastewater collection lines				
Infocom Drive (10")	1,000 LF			
Manholes	4			
Primary north-south street (10")	2,100 LF			
Manholes	8			
Downtown north-south street (8")	700 LF			
Manholes	2			
Downtown east-west street (8")	500 LF			
Manholes	2			
Cotton Belt Street (8")	700 LF			
Manholes	2			
Around Tract 11 (10")	1,100 LF			
	_			
Manholes	5			\$0

	•			
(a)	(b)	(c)	(d)	(e)
			Catina ata d	Nonproject Cost
		E a Casa a Casal	Estimated	Portion
Itam / Lagation	O	Estimated	TIF	of Principal
Item / Location	Quantity	Principal Cost	Project Cost	Cost for Item
Electric duct bank and manholes	4 400 1 5			
Infocom Drive	1,400 LF			
Manholes	4			
Primary north-south street (10")	2,400 LF			
Manholes	7			
Bore at Renner Road	150 LF			
Downtown north-south street (8")	800 LF			
Manholes	2			
Downtown east-west street (8")	500 LF			
Manholes	2			
Central Expressway	700 LF			
Manholes	3			
Bore at Renner Road	150 LF			
Bush Turnpike	400 LF			
Subtotal		\$1,182,000	\$1,182,000	\$0
Davis and trails				
Parks and trails				
Trails	4 000 1 5			
TxDoT Trail to Bush Station	1,900 LF			
Bridge across Spring Creek	350 LF			
Central Expressway	700 LF			
Renner Road	1,000 LF			
Bridge across Spring Creek	300 LF			
Spring Creek improvements	11			
Subtotal		\$1,660,000	\$1,660,000	\$0
Darking garage				
Parking garage	600 00000			
North of Infocom Subtotal	600 spaces	\$9,000,000	\$9,000,000	\$0
Subtotal	ooo spaces	ψ9,000,000	φ9,000,000	ΨΟ
Subtotal for improvements		\$29,762,500	\$29,762,500	\$0
Survey and design (12%)		\$3,571,500	\$3,571,500	\$0
Inspection (1.5%)		\$446,438	\$446,438	\$0
Contingencies (10%)		\$2,976,250	\$2,976,250	\$0
Total		\$36,756,688	\$36,756,688	\$0
Grand total with organization and administ	tration	\$38,062,688	\$38,062,688	\$0

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

Notes

Estimated net new appraisals due to new improvements are from a separate schedule..

Tax rate is for 2011. Later years are assumed a constant. Actual rates will be set annually.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(I)	(m)	(n)	(o)	(p)	(p)
						Real Property							Business	Personal Prope	rty	
		Appraisal Without					City				City	Appraisal Without				i
		Improvements	Net New A	• •			Real Property	TIF Fund		City	Real	Improvements		Appraisals		i .
		New This Year;	Related to D	Development			Tax	Receives		Real	Property	Added This Year;	Related	to New Improve	ments	City BPP
		Post-completion		Adjusted for	Total	Captured	on Captured	Increments		Property	Tax	Post-completion		Adjusted for	i	Tax @
		Appraisals Rise		Pre-completion	Taxable	Appraised	Appraised	on This %	Receipts	Tax	Retained	Appraisals Rise		Pre-completion		\$0.63516
	Appraisal	1.00%		Inflation @	Real	Value	Value @	of Captured	in	Increments	for	1.00%		Inflation @		per \$100
.,	for	Annually	In 2011	3.00%	Property	for Jan. 1	\$0.63516		Calendar	to TIF	General	Annually	In 2011	3.00%		(to General
Year	Jan. 1,	After 2012	Dollars	After 2012	Appraisal	of This Year	per \$100	Value	Year	Fund	Fund	After 2012	Dollars	After 2012	Total	Fund)
Base	2011				\$10,280,065	\$0			2012	\$0	\$65,295	\$0	\$0	\$0	\$0	\$0
1	2012	\$10,280,065	\$0	\$0	\$10,280,065	\$0		66.67%	2013	\$0	\$65,295	\$0	\$0	\$0	\$0	\$0
2	2013	\$10,382,866	\$0	\$0	\$10,382,866	\$102,801	\$653	66.67%	2014	\$435	\$65,513	\$0	\$0	\$0	\$0	\$0
3	2014	\$10,486,694	\$0	\$0	\$10,486,694	\$206,629			2015	\$875	\$65,732	\$0	\$0	\$0	\$0	\$0
4	2015	\$10,591,561	\$0	\$0	\$10,591,561	\$311,496		66.67%	2016	\$1,319	\$65,954	\$0	\$0	\$0	\$0	\$0
5	2016	\$10,697,477	\$0	\$0	\$10,697,477	\$417,412	+ ,	66.67%	2017	\$1,767	\$66,179	\$0	\$0	\$0	\$0	\$0
6	2017	\$10,804,452		\$69,602,884	\$80,407,336	\$70,127,271	\$445,420	66.67%	2018	\$296,947	\$213,768	\$0	\$4,226,000	\$4,899,092	\$4,899,092	\$31,117
7	2018	\$81,211,409	\$0	\$0	\$81,211,409	\$70,931,344	\$450,528	66.67%	2019	\$300,352	\$215,471	\$4,948,083	\$0	\$0	\$4,948,083	\$31,428
8	2019	\$82,023,523	\$0	\$0	\$82,023,523	\$71,743,458		66.67%	2020	\$303,791	\$217,190	\$4,997,564	\$0	\$0	\$4,997,564	\$31,743
9	2020	\$82,843,759	\$0	\$0	\$82,843,759	\$72,563,694	\$460,896	66.67%	2021	\$307,264	\$218,927	\$5,047,540	\$0	\$0	\$5,047,540	\$32,060
10	2021	\$83,672,196	\$49,904,370		\$148,786,080		. ,	66.67%	2022	\$586,490	\$358,540	\$5,098,015	\$4,959,000	\$6,470,370	\$11,568,385	\$73,478
11	2022	\$150,273,941	\$0		\$150,273,941			66.67%	2023	\$592,790	\$361,690	\$11,684,069	\$0	\$0	\$11,684,069	\$74,213
12	2023	\$151,776,681	\$0		\$151,776,681			66.67%	2024	\$599,153	\$364,871	\$11,800,910	\$0	\$0	\$11,800,910	\$74,955
13	2024	\$153,294,447	\$0		\$153,294,447			66.67%	2025	\$605,580	\$368,085	\$11,918,919	\$0	\$0	\$11,918,919	\$75,704
14	2025	\$154,827,392	\$0		\$154,827,392		\$918,107	66.67%	2026	\$612,071	\$371,330	\$12,038,108	\$0	\$0	\$12,038,108	\$76,461
15	2026	\$156,375,666			\$179,302,215			66.67%	2027	\$715,707	\$423,149	\$12,158,489	\$3,200,000	\$4,840,287	\$16,998,776	\$107,969
16	2027	\$181,095,237	\$32,007,150		\$230,961,333			66.67%	2028	\$934,453	\$532,521	\$17,168,764	\$2,190,000	\$3,411,949	\$20,580,713	\$130,720
17	2028	\$233,270,947	\$0		\$233,270,947			66.67%	2029	\$944,233	\$537,411	\$20,786,520	\$0	\$0	\$20,786,520	\$132,028
18	2029	\$235,603,656	\$0		\$235,603,656		\$1,431,165	66.67%	2030	\$954,110	\$542,350	\$20,994,385	\$0	\$0	\$20,994,385	\$133,348
19	2030	\$237,959,693	\$0		\$237,959,693			66.67%	2031	\$964,087	\$547,338	\$21,204,329	\$0	\$0	\$21,204,329	\$134,681
20	2031	\$240,339,290	\$0		\$240,339,290			66.67%	2032	\$974,163	\$552,376	\$21,416,372	\$0	\$0	\$21,416,372	\$136,028
21	2032	\$242,742,682	\$0	* *	\$242,742,682	, . , .	\$1,476,510	66.67%	2033	\$984,340	\$557,465	\$21,630,536	\$0	\$0	\$21,630,536	\$137,389
22	2033	\$245,170,109	, ,		\$499,514,996		\$3,107,425	66.67%	2034	\$2,071,616	. , . ,	\$21,846,841	\$22,290,000	\$41,465,966	\$63,312,807	\$402,138
23	2034	\$504,510,146	\$0		\$504,510,146		\$3,139,152	66.67%	2035	\$2,092,768		\$63,945,935	\$0	\$0	\$63,945,935	\$406,159
24	2035	\$509,555,248	\$0		\$509,555,248			66.67%	2036	\$2,114,131	\$1,122,360	\$64,585,395	\$0	\$0	\$64,585,395	\$410,221
25	2036	\$514,650,800	\$0		\$514,650,800			66.67%	2037	\$2,135,707	\$1,133,149	\$65,231,249	\$0	\$0	\$65,231,249	\$414,323
26	2037	\$519,797,308	\$0		\$519,797,308		\$3,236,250	0%	2039	\$0	\$3,301,545	\$65,883,561	\$0	\$0	\$65,883,561	\$418,466
27	2039	\$524,995,281	\$0		\$524,995,281			0%	2039	\$0	\$3,334,560	\$66,542,397	\$0	\$0	\$66,542,397	\$422,651
28	2039	\$530,245,234	\$0		\$530,245,234			0%	2040	\$0	\$3,367,906	\$67,207,821	\$0	\$0	\$67,207,821	\$426,877
29	2040	\$535,547,686	\$0		\$535,547,686		\$3,336,290	0%	2041	\$0	\$3,401,585	\$67,879,899	\$0	\$0	\$67,879,899	\$431,146
30	2041	\$540,903,163	\$0	•	\$540,903,163	\$530,623,098		0%	2042	\$0	* - / /	\$68,558,698	\$0	\$0	\$68,558,698	\$435,457
ı otal (Years 1-3	30)	\$293,831,639	\$461,854,301			\$45,155,944			\$19,094,149	\$28,020,641		\$36,865,000	\$61,087,664		\$5,180,759

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

Notes

Annual appraisals for the City and County have been assumed the same. Differences are possible due to different exemptions or abatements. Tax rate is for 2011. Later years are assumed a constant. Actual rates will be set annually.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(I)	(m)	(n)	(o)	(p)	(q)
						Real Property							Business	Personal Proper	ty	
		Appraisal Without					County				County	Appraisal Without				
		Improvements	Net New /	• •			Real Property	TIF Fund		County	Real	Improvements		Appraisals		
		New This Year;	Related to I	Development			Tax	Receives		Real	Property	Added This Year;	Related	to New Improve	ments	County BPP
		Post-completion		Adjusted for	Total	Captured	on Captured		TIF Fund	Property	Tax	Post-completion		Adjusted for		Tax @
	i	Appraisals Rise		Pre-completion	Taxable	Appraised	Appraised		Receipts	Tax	Retained	Appraisals Rise		Pre-completion		\$0.24000
	Appraisal	1.00%	-	Inflation @	Real	Value	Value @	of Captured	in	Increments	for	1.00%	_	Inflation @		per \$100
	for	Annually	In 2011	3.00%	Property	for Jan. 1	\$0.24000		Calendar	to TIF	General	Annually	In 2011	3.00%		(to General
Year	Jan. 1,	After 2012	Dollars	After 2012	Appraisal	of This Year	per \$100	Value	Year	Fund	Fund	After 2012	Dollars	After 2012	Total	Fund)
Base	2011				\$10,280,065	\$0	\$0	0%	2012	\$0	\$24,672	* *	\$0	\$0	\$0	\$0
1	2012	\$10,280,065	\$0	\$0	\$10,280,065	\$0	\$0	50%	2013	\$0	\$24,672		\$0	\$0	\$0	\$0
2	2013	\$10,382,866	\$0	\$0	\$10,382,866	\$102,801	\$247	50%	2014	\$123	\$24,796		\$0	\$0	\$0	\$0
3	2014	\$10,486,694	\$0	\$0	\$10,486,694	\$206,629	\$496	50%	2015	\$248	\$24,920		\$0	\$0	\$0	\$0
4	2015	\$10,591,561	\$0	\$0	\$10,591,561	\$311,496	\$748	50%	2016	\$374	\$25,046		\$0	\$0	\$0	\$0
5	2016	\$10,697,477	\$0	\$0	\$10,697,477	\$417,412	\$1,002	50%	2017	\$501	\$25,173		\$0	\$0	\$0	\$0
6	2017	\$10,804,452	\$60,040,060	\$69,602,884	\$80,407,336	\$70,127,271	\$168,305	50%	2018	\$84,153	\$108,825	\$0	\$4,226,000	\$4,899,092	\$4,899,092	\$11,758
7	2018	\$81,211,409	\$0	\$0	\$81,211,409	\$70,931,344	\$170,235	50%	2019	\$85,118	\$109,790	\$4,948,083	\$0	\$0	\$4,948,083	\$11,875
8	2019	\$82,023,523	\$0	\$0	\$82,023,523	\$71,743,458	\$172,184	50%	2020	\$86,092	\$110,764	\$4,997,564	\$0	\$0	\$4,997,564	\$11,994
9	2020	\$82,843,759	\$0	\$0	\$82,843,759		\$174,153	50%	2021	\$87,076	\$111,749	\$5,047,540	\$0	\$0	\$5,047,540	\$12,114
10	2021	\$83,672,196	\$49,904,370	\$65,113,884	\$148,786,080	\$138,506,015	\$332,414	50%	2022	\$166,207	\$190,879	\$5,098,015	\$4,959,000	\$6,470,370	\$11,568,385	\$27,764
11	2022	\$150,273,941	\$0	\$0	\$150,273,941	\$139,993,876	\$335,985	50%	2023	\$167,993	\$192,665	\$11,684,069	\$0	\$0	\$11,684,069	\$28,042
12	2023	\$151,776,681	\$0	\$0	\$151,776,681	\$141,496,616	\$339,592	50%	2024	\$169,796	\$194,468	\$11,800,910	\$0	\$0	\$11,800,910	\$28,322
13	2024	\$153,294,447	\$0		\$153,294,447		\$343,235	50%	2025	\$171,617	\$196,289	\$11,918,919	\$0	\$0	\$11,918,919	\$28,605
14	2025	\$154,827,392	\$0	\$0	\$154,827,392	\$144,547,327	\$346,914	50%	2026	\$173,457	\$198,129	\$12,038,108	\$0	\$0	\$12,038,108	\$28,891
15	2026	\$156,375,666	\$15,157,150	\$22,926,549	\$179,302,215	\$169,022,150	\$405,653	50%	2027	\$202,827	\$227,499		\$3,200,000	\$4,840,287	\$16,998,776	\$40,797
16	2027	\$181,095,237	\$32,007,150		\$230,961,333		\$529,635	50%	2028	\$264,818	\$289,490	\$17,168,764	\$2,190,000	\$3,411,949	\$20,580,713	\$49,394
17	2028	\$233,270,947	\$0		\$233,270,947		\$535,178	50%	2029	\$267,589	\$292,261	\$20,786,520	\$0	\$0	\$20,786,520	\$49,888
18	2029	\$235,603,656	\$0	\$0	\$235,603,656	\$225,323,591	\$540,777	50%	2030	\$270,388	\$295,060	\$20,994,385	\$0	\$0	\$20,994,385	\$50,387
19	2030	\$237,959,693	\$0		\$237,959,693		\$546,431	50%	2031	\$273,216	\$297,888	\$21,204,329	\$0	\$0	\$21,204,329	\$50,890
20	2031	\$240,339,290	\$0	\$0	\$240,339,290	\$230,059,225	\$552,142	50%	2032	\$276,071	\$300,743	\$21,416,372	\$0	\$0	\$21,416,372	\$51,399
21	2032	\$242,742,682	\$0		\$242,742,682		\$557,910	50%	2033	\$278,955	\$303,627	\$21,630,536	\$0	\$0	\$21,630,536	\$51,913
22	2033	\$245,170,109	\$136,722,910	\$254,344,887	\$499,514,996	\$489,234,931	\$1,174,164	50%	2034	\$587,082	\$611,754	\$21,846,841	\$22,290,000	\$41,465,966	\$63,312,807	\$151,951
23	2034	\$504,510,146	\$0		\$504,510,146		\$1,186,152	50%	2035	\$593,076	\$617,748	\$63,945,935	\$0	\$0	\$63,945,935	\$153,470
24	2035	\$509,555,248	\$0		\$509,555,248		\$1,198,260	50%	2036	\$599,130	\$623,802	\$64,585,395	\$0	\$0	\$64,585,395	\$155,005
25	2036	\$514,650,800	\$0		\$514,650,800		\$1,210,490	50%	2037	\$605,245	\$629,917	\$65,231,249	\$0	\$0	\$65,231,249	\$156,555
26	2037	\$519,797,308	\$0	\$0	\$519,797,308	\$509,517,243	\$1,222,841	0%	2039	\$0	\$1,247,514		\$0	\$0	\$65,883,561	\$158,121
27	2039	\$524,995,281	\$0		\$524,995,281		\$1,235,317	0%	2039	\$0	\$1,259,989		\$0	\$0	\$66,542,397	\$159,702
28	2039	\$530,245,234	\$0		\$530,245,234		\$1,247,916	0%	2040	\$0	\$1,272,589		\$0	\$0	\$67,207,821	\$161,299
29	2040	\$535,547,686	\$0		\$535,547,686		\$1,260,642	0%	2041	\$0	\$1,285,314		\$0	\$0	\$67,879,899	\$162,912
30	2041	\$540,903,163	\$0		\$540,903,163	\$530,623,098		0%	2042	\$0	\$1,298,168	\$68,558,698	\$0	\$0	\$68,558,698	\$164,541
Total ((Years 1-3	0)	\$293,831,639	\$461,854,301			\$17,062,514			\$5,411,151	\$12,391,528		\$36,865,000	\$61,087,664		\$1,957,589

Schedule 7: Forecast of Total Revenue to the Prospective TIF Fund

City and County revenue forecasts are from separate schedules.

(a)	(b)	(c)	(d)	(e)	(f)	(g)
		TIF Fund				
		Receipts				
	Appraisal	in				
TIF	as of	Calendar	From	From		Cumulative
Year	Jan. 1,	Year	City	County	Total	Total
Base	2011	2012	\$0	\$0	\$0	
1	2012	2013	\$0	\$0	\$0	\$0
2	2013	2014	\$435	\$123	\$559	\$559
3	2014	2015	\$875	\$248	\$1,123	\$1,682
4	2015	2016	\$1,319	\$374	\$1,693	\$3,374
5	2016	2017	\$1,767	\$501	\$2,268	\$5,643
6	2017	2018	\$296,947	\$84,153	\$381,100	\$386,742
7	2018	2019	\$300,352	\$85,118	\$385,469	\$772,212
8	2019	2020	\$303,791	\$86,092	\$389,883	\$1,162,094
9	2020	2021	\$307,264	\$87,076	\$394,340	\$1,556,434
10	2021	2022	\$586,490	\$166,207	\$752,697	\$2,309,132
11	2022	2023	\$592,790	\$167,993	\$760,783	\$3,069,914
12	2023	2024	\$599,153	\$169,796	\$768,949	\$3,838,863
13	2024	2025	\$605,580	\$171,617	\$777,197	\$4,616,061
14	2025	2026	\$612,071	\$173,457	\$785,528	\$5,401,589
15	2026	2027	\$715,707	\$202,827	\$918,534	\$6,320,123
16	2027	2028	\$934,453	\$264,818	\$1,199,270	\$7,519,393
17	2028	2029	\$944,233	\$267,589	\$1,211,822	\$8,731,215
18	2029	2030	\$954,110	\$270,388	\$1,224,499	\$9,955,713
19	2030	2031	\$964,087	\$273,216	\$1,237,302	\$11,193,015
20	2031	2032	\$974,163	\$276,071	\$1,250,234	\$12,443,249
21	2032	2033	\$984,340	\$278,955	\$1,263,295	\$13,706,544
22	2033	2034	\$2,071,616	\$587,082	\$2,658,698	\$16,365,242
23	2034	2035	\$2,092,768	\$593,076	\$2,685,844	\$19,051,086
24	2035	2036	\$2,114,131	\$599,130	\$2,713,261	\$21,764,347
25	2036	2037	\$2,135,707	\$605,245	\$2,740,952	\$24,505,300
26	2037	2039	\$0	\$0	\$0	\$24,505,300
27	2039	2039	\$0	\$0	\$0	\$24,505,300
28	2039	2040	\$0	\$0	\$0	\$24,505,300
29	2040	2041	\$0	\$0	\$0	\$24,505,300
30	2041	2042	\$0	\$0	\$0	\$24,505,300
Total	(Years 1-3	30)	\$19,094,149	\$5,411,151	\$24,505,300	

Schedule 8:

Forecast of City Sales Tax from Development in the Prospective 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.

Development cost is likely greater than taxable value based on income. Developer's cost estimate is from another schedule, factored here for materials.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
				\	Values Not Adjusted for Inflation				
		Cumulative		Taxable Store or	Construction		Total Sales,	City	
		Gross Retail	Gross Retail	Restaurant	Materials		Adjusted for	Sales Tax	
		Floor Area	Floor Area @	Sales Volume, If	Taxed This Year, If	Total	Inflation @	Earned	
	Calendar	Open	90%	\$200	33%	Taxable	3.00%	This Year @	Cumulative
Year	Year	All Year	Occupancy	per SF	of DCAD "Market" Appraisal	Sales	Annually After 2012	1.00%	Total
0	2012	0		7.	\$0	\$0	\$0	\$0	
1	2013	0		\$0	\$0	\$0	\$0	\$0	\$0
2	2014	0		\$0	\$0	\$0	\$0	\$0	\$0
3	2015	0		\$0	\$0	\$0	\$0	\$0	\$0
4	2016	0		\$0	\$20,931,900	\$20,931,900	\$23,559,038	\$235,590	\$235,590
5	2017	18,800		\$3,384,000	\$0	\$3,384,000	\$3,922,983	\$39,230	\$274,820
6	2018	18,800		\$3,384,000	\$0	\$3,384,000	\$4,040,673	\$40,407	\$315,227
7	2019	18,800		\$3,384,000	\$0	\$3,384,000	\$4,161,893	\$41,619	\$356,846
8	2020	18,800		\$3,384,000	\$17,315,100	\$20,699,100	\$26,221,001	\$262,210	\$619,056
9	2021	52,800	47,520	\$9,504,000	\$0	\$9,504,000	\$12,400,564	\$124,006	\$743,062
10	2022	52,800		\$9,504,000	\$0	\$9,504,000	\$12,772,581	\$127,726	\$870,787
11	2023	52,800	47,520	\$9,504,000	\$0	\$9,504,000	\$13,155,759	\$131,558	\$1,002,345
12	2024	52,800	47,520	\$9,504,000	\$0	\$9,504,000	\$13,550,431	\$135,504	\$1,137,849
13	2025	52,800	47,520	\$9,504,000	\$5,280,000	\$14,784,000	\$21,710,802	\$217,108	\$1,354,957
14	2026	52,800	47,520	\$9,504,000	\$10,840,500	\$20,344,500	\$30,772,882	\$307,729	\$1,662,686
15	2027	117,800	106,020	\$21,204,000	\$0	\$21,204,000	\$33,035,141	\$330,351	\$1,993,037
16	2028	117,800	106,020	\$21,204,000	\$0	\$21,204,000	\$34,026,195	\$340,262	\$2,333,299
17	2029	117,800	106,020	\$21,204,000	\$0	\$21,204,000	\$35,046,981	\$350,470	\$2,683,769
18	2030	117,800	106,020	\$21,204,000	\$0	\$21,204,000	\$36,098,391	\$360,984	\$3,044,753
19	2031	117,800	106,020	\$21,204,000	\$0	\$21,204,000	\$37,181,342	\$371,813	\$3,416,567
20	2032	117,800	106,020	\$21,204,000	\$45,959,100	\$67,163,100	\$121,304,029	\$1,213,040	\$4,629,607
21	2033	169,300	152,370	\$30,474,000	\$0	\$30,474,000	\$56,690,617	\$566,906	\$5,196,513
22	2034	169,300	152,370	\$30,474,000	\$0	\$30,474,000	\$58,391,335	\$583,913	\$5,780,426
23	2035	169,300	152,370	\$30,474,000	\$0	\$30,474,000	\$60,143,075	\$601,431	\$6,381,857
24	2036	169,300	152,370	\$30,474,000	\$0	\$30,474,000	\$61,947,368	\$619,474	\$7,001,331
25	2037	169,300	152,370	\$30,474,000	\$0	\$30,474,000	\$63,805,789	\$638,058	\$7,639,389
26	2039	169,300	152,370	\$30,474,000	\$0	\$30,474,000	\$67,691,561	\$676,916	\$8,316,304
27	2039	169,300	152,370	\$30,474,000	\$0	\$30,474,000	\$67,691,561	\$676,916	\$8,993,220
28	2040	169,300	152,370	\$30,474,000	\$0	\$30,474,000	\$69,722,308	\$697,223	\$9,690,443
29	2041	169,300	152,370	\$30,474,000	\$0	\$30,474,000	\$71,813,977	\$718,140	\$10,408,583
30	2042	169,300	152,370	\$30,474,000	\$0	\$30,474,000	\$73,968,397	\$739,684	\$11,148,267
Total (Y	'ears 1-30)			\$502,524,000	\$100,326,600		\$1,114,826,676	\$11,148,267	

Schedule 9:

Summary Forecast of City of Richardson Taxes Retained from the Prospective TIF Zone

Notes:

Revenue forecasts are imported from separate schedules. Taxes on this schedule do NOT include public utility franchise taxes.

(a)	(a)	(b)	(c)	(d)	(e)	(f)
	Received in		Duningan			
	Calendar	Daal	Business			
	or Fiscal	Real	Personal	Colon		Current letine
V	Year	Property	Property	Sales	Total	Cumulative
Year	Ending	Tax	Tax	Tax	Total	Total
0	2012	\$65,295	\$0 \$0	\$0 \$0	\$65,295	CC 005
1	2013	\$65,295	\$0 \$0	\$0 \$0	\$65,295	\$65,295
2	2014	\$65,513	\$0 \$0	\$0	\$65,513	\$130,807
3	2015	\$65,732	\$0	\$0	\$65,732	\$196,540
4	2016	\$65,954	\$0	\$235,590	\$301,545	\$498,084
5	2017	\$66,179	\$0	\$39,230	\$105,408	\$603,493
6	2018	\$213,768	\$31,117	\$40,407	\$285,292	\$888,785
7	2019	\$215,471	\$31,428	\$41,619	\$288,518	\$1,177,303
8	2020	\$217,190	\$31,743	\$262,210	\$511,143	\$1,688,446
9	2021	\$218,927	\$32,060	\$124,006	\$374,992	\$2,063,438
10	2022	\$358,540	\$73,478	\$127,726	\$559,743	\$2,623,181
11	2023	\$361,690	\$74,213	\$131,558	\$567,460	\$3,190,641
12	2024	\$364,871	\$74,955	\$135,504	\$575,330	\$3,765,972
13	2025	\$368,085	\$75,704	\$217,108	\$660,897	\$4,426,869
14	2026	\$371,330	\$76,461	\$307,729	\$755,521	\$5,182,389
15	2027	\$423,149	\$107,969	\$330,351	\$861,469	\$6,043,859
16	2028	\$532,521	\$130,720	\$340,262	\$1,003,504	\$7,047,362
17	2029	\$537,411	\$132,028	\$350,470	\$1,019,909	\$8,067,271
18	2030	\$542,350	\$133,348	\$360,984	\$1,036,682	\$9,103,953
19	2031	\$547,338	\$134,681	\$371,813	\$1,053,833	\$10,157,786
20	2032	\$552,376	\$136,028	\$1,213,040	\$1,901,445	\$12,059,231
21	2033	\$557,465	\$137,389	\$566,906	\$1,261,759	\$13,320,990
22	2034	\$1,101,103	\$402,138	\$583,913	\$2,087,154	\$15,408,144
23	2035	\$1,111,679	\$406,159	\$601,431	\$2,119,269	\$17,527,413
24	2036	\$1,122,360	\$410,221	\$619,474	\$2,152,055	\$19,679,467
25	2037	\$1,133,149	\$414,323	\$638,058	\$2,185,529	\$21,864,996
26	2039	\$3,301,545	\$418,466	\$676,916	\$4,396,926	\$26,261,923
27	2039	\$3,334,560	\$422,651	\$676,916	\$4,434,126	\$30,696,049
28	2040	\$3,367,906	\$426,877	\$697,223	\$4,492,006	\$35,188,055
29	2041	\$3,401,585	\$431,146	\$718,140	\$4,550,870	\$39,738,925
30	2042	\$3,435,601	\$435,457	\$739,684	\$4,610,742	\$44,349,667
Total (Years 1-30)	\$28,020,641	\$5,180,759	\$11,148,267	\$44,349,667	

Schedule 10:

Summary Forecast of Collin County Taxes Retained from the Prospective TIF Zone

Revenue forecasts are imported from separate schedules.

(a)	(a)	(b)	(c)	(d)	(e)
	Received in				
	Calendar		Business		
	or Fiscal	Real	Personal		
	Year	Property	Property		Cumulative
Year	Ending	Tax	Tax	Total	Total
0	2012	\$24,672	\$0	\$24,672	
1	2013	\$24,672	\$0	\$24,672	\$24,672
2	2014	\$24,796	\$0	\$24,796	\$49,468
3	2015	\$24,920	\$0	\$24,920	\$74,388
4	2016	\$25,046	\$0	\$25,046	\$99,434
5	2017	\$25,173	\$0	\$25,173	\$124,607
6	2018	\$108,825	\$11,758	\$120,583	\$245,189
7	2019	\$109,790	\$11,875	\$121,665	\$366,855
8	2020	\$110,764	\$11,994	\$122,758	\$489,613
9	2021	\$111,749	\$12,114	\$123,863	\$613,476
10	2022	\$190,879	\$27,764	\$218,643	\$832,119
11	2023	\$192,665	\$28,042	\$220,707	\$1,052,826
12	2024	\$194,468	\$28,322	\$222,790	\$1,275,616
13	2025	\$196,289	\$28,605	\$224,895	\$1,500,511
14	2026	\$198,129	\$28,891	\$227,020	\$1,727,531
15	2027	\$227,499	\$40,797	\$268,296	\$1,995,827
16	2028	\$289,490	\$49,394	\$338,883	\$2,334,711
17	2029	\$292,261	\$49,888	\$342,149	\$2,676,859
18	2030	\$295,060	\$50,387	\$345,447	\$3,022,306
19	2031	\$297,888	\$50,890	\$348,778	\$3,371,085
20	2032	\$300,743	\$51,399	\$352,143	\$3,723,227
21	2033	\$303,627	\$51,913	\$355,541	\$4,078,768
22	2034	\$611,754	\$151,951	\$763,705	\$4,842,472
23	2035	\$617,748	\$153,470	\$771,218	\$5,613,691
24	2036	\$623,802	\$155,005	\$778,807	\$6,392,498
25	2037	\$629,917	\$156,555	\$786,472	\$7,178,970
26	2039	\$1,247,514	\$158,121	\$1,405,634	\$8,584,604
27	2039	\$1,259,989	\$159,702	\$1,419,690	\$10,004,295
28	2040	\$1,272,589	\$161,299	\$1,433,887	\$11,438,182
29	2041	\$1,285,314	\$162,912	\$1,448,226	\$12,886,408
30	2042	\$1,298,168	\$164,541	\$1,462,708	\$14,349,117
Total (Years 1-30)	\$12,391,528	\$1,957,589	\$14,349,117	

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 2010, reflecting values as of January 1, 2010, unnless 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)	(b)	(c) (d)	(e)	(f) Gross	(g)	(h) Floor	(i)	(j)	(k)	(1)	(m)	(n)	(o)	(p) (q) (r)	(s)	(t)	(u)	(v) (w)	(x) (y) D.U.	(z) (aa)
Use	Development Identity	Street Address	City		Land SF		Improvements	Land		Land per Land SF	Total per SF GFA	Appraisal Year	Year Built S	Stories Ur	nits Comment	Bus. Personal Property	SF GFA L	otal per 1 and SF 3	mp. per GFA SF GFA per Unit p		Taxable Taxable/ Real per D.U. Market
	T Ct	7040 Delles Bestuur		400 227	272,816	0.40	\$9,205,260	\$4,092,240	\$13,297,500	645	\$123				2422202 Dabb 8 Chialin			640	\$85		
ľ	egacy Town Center	7240 Dallas Parkway 5800 Legacy		108,337 62,853	140,829	0.40	\$10,367,558	\$2,112,442	\$12,480,000	\$15 \$15	\$123 \$199				2133382 Robb & Stucky 2572695			\$49 \$89	\$165		
		5760 Legacy		106,144	218,236	0.49	\$27,045,173	\$2,618,827	\$29,664,000	\$12	\$279				2556907			\$136	\$255		
		7161 Bishop		30,814	52,969	0.58	\$4,700,621	\$1,059,379	\$5,760,000	\$20	\$187		2002		2556905			\$109	\$153		
	Assolite Theater	5700 Legacy		20,509 45,960	96,834 75,359	0.21 0.61	\$3,635,492 \$10,485,618	\$1,452,508 \$1,130,382	\$5,088,000 \$11,616,000	\$15 \$15	\$248 \$253		2002		2556904 2572696 abatement	\$1.520.000	\$33	\$53 \$154	\$177 \$228		
R	Angelika Theater Retail stores and theater	7205 BISTIOP		374,617	857,043	0.61	\$65,439,722	\$1,130,362	\$77,905,500	\$15 \$15	\$208				2572696 abatement	\$1,520,000		\$154	\$175		
ľ	totali otoroo aria tricator	7120 Dallas		341,917	124,608	2.74	\$36,617,380	\$1,869,120	\$38,486,500	\$15	\$113				2133348 abatement			\$309	\$107		
L		7120 Dallas		0	57,173	0.00	\$670,040	\$1,143,460	\$1,813,500	\$20					2133349 abatement			\$32			
Н	Hotel	6900 Dallas		341,917 374,300	181,780 292,985	1.88 1.28	\$37,287,420 \$49,605,232	\$3,012,580 \$4,394,768	\$40,300,000 \$54,000,000	\$17 \$15	\$118 \$144				2563383 abatement			\$222 \$184	\$109 \$133		
		7160 Dallas		374,300 159,007	171,278	0.93	\$49,605,232 \$21,930,831	\$4,394,768	\$54,000,000	\$15 \$15	\$144 \$154				2563383 abatement 2504340			\$184 \$143	\$133 \$138		
C	Office buildings	7 TOO Danao		533.307	464,262	1.15	\$71,536,063	\$6,963,937	\$78,500,000	\$15	\$147				2001010			\$169	\$134	-	
1	3 -	7008 Bishop		312,593	200,986	1.56	\$24,445,208	\$2,411,830	\$26,857,038	\$12	\$86				2608481			\$134	\$78		
		5760 Daniel		90,122	32,082	2.81	\$5,270,686	\$802,049	\$6,072,735	\$25	\$67				2567179			\$189	\$58		
		6901 Hansell 4751 Martin		58,886 135,304	36,198 65,776	1.63 2.06	\$3,917,841 \$7,897,249	\$904,959 \$1,183,961	\$4,822,800 \$9,081,210	\$25 \$18	\$82 \$67		2006 1999		2567181 2116750			\$133 \$138	\$67 \$58		
		5741 Martin		237,306	121.968	1.95	\$14.680.756	\$1,463,616	\$16.144.372		\$68		1999		2116749			\$132	\$62		
		7001 Parkwood		254,948	143,330	1.78	\$18,820,887	\$1,719,958	\$20,540,845	\$12	\$81				2116704			\$143	\$74		
		Pearson		0	102,706	0.00	\$0	\$1,540,587	\$1,540,587	\$15					2544028			\$15			
		5700 Scruggs 5701 Scruggs		92,676 53,638	66,211 34,482	1.40 1.56	\$6,548,806 \$4,301,532	\$1,324,224 \$862,053	\$7,873,030 \$5,163,585	\$20 \$25	\$85 \$96		2006 2004		2557313 2544026			\$119 \$150	\$71 \$80		
		5701 Scruggs		96.347	107.419	0.90	\$7,663,781	\$1.611.284	\$9,275,065	\$15	\$96		2004		2557311			\$86	\$80		
		5720 Scruggs		16,526	19,467	0.85	\$1,104,241	\$486,674	\$1,590,915	\$25	\$96		2004		2557312			\$82	\$67		
	Multi-family rental dwellings			1,348,346	930,625	1.45	\$94,650,987	\$14,311,195	\$108,962,182	\$15	\$81							\$117	\$70		
	Open space ∟egacy Town Center grand total (e	Legacy vcent Luneford townhom	Dlano	2.598.187	102,527 2.536,238	0.00 1.02	\$0 \$268.914.192	\$1,000 \$36,754,490	\$1,000 \$305.668.682	\$0 \$14	\$118	2010			2116705			\$0 \$121	\$104	Collin	
<u> </u>	•		igi iano	,,	,,			, . ,			•	2010							•		
	apartments, retail, office			841,707	364,467	2.31	\$54,376,400	\$4,373,600	\$58,750,000	\$12	\$70		1998		610 86K retail , 42k office			\$161	\$65 1,380	73	
		4949 Adddsion Circle 4901 Morris		407,762 158,253	224,857 49,353	1.81 3.21	\$33,751,720 \$12,232,760	\$2,698,280 \$592,240	\$36,450,000 \$12,825,000	\$12 \$12	\$89 \$81		1996 1999		460 18,493 retail 171 no retail			\$162 \$260	\$83 886 \$77 925	89 151	
		4851 Morris		97.809	66.037	1.48	\$6.314.630	\$660,370	\$6.975.000	\$10	\$71		2000		93 no retail			\$106	\$65 1,052	61	
P	Post at Addison Circle total		Addison	1,505,531	704,713	2.14	\$106,675,510	\$8,324,490	\$115,000,000	\$12	\$76	2010		1,:	334			\$163	\$71 1,129	82 Dallas	
Retail																					
	NorthPark	7901 W. Northwest		1,713,484	3,345,060	0.51	\$311,296,400	\$200,703,600	\$512,000,000	\$60	\$299		1965	2	mall, Dillard's, theater, 6 ga	\$122,626,249	\$72	\$153	\$182 BPP is 200	08	
		7901 W. Northwest		250,000	151,088	1.65	\$8,934,720	\$9,065,280	\$18,000,000	\$60	\$72		2000	2	Macy's	\$11,798,380	\$47	\$119	\$36 BPP is 200		
		7901 W. Northwest		202,905 139,940	0 83.625	1.67	\$14,350,000 \$11,917,990	\$0 \$5.017.500	\$14,350,000 \$16,935,490	\$60	\$121		2004 1965	2	Nordstrom improvements Neiman Marcus	\$19,399,290 \$25,933,200	\$96 \$185	\$203	\$71 BPP is 200 \$85 BPP is 200		
		400 Northpark 8850 Boedeker		64.307	87,165	0.74	\$11,917,990	\$4,358,240	\$4,375,000	\$50 \$50	\$121 \$68		1965	3	bank and offices	\$25,933,200 N.A.	\$100	\$203 \$50	\$00 BPP IS 200	Jo	
N	NorthPark total		Dallas	2,370,636	3,666,938	0.65	\$346,515,870	\$219,144,620	\$565,660,490	\$60		2010, 2008 bp				\$179,757,119	\$78	\$154	\$146	Dallas	
S		10910 N Central 10910 N Central		10,215 0	45,999 7,356	0.22	\$1,287,970 \$0	\$518,800 \$50,000	\$1,806,770 \$50,000		\$177		2005	1				\$39 \$7	\$126		
		10910 N Central		13,172	52,141	0.00	\$1,330,020	\$1,042,820	\$2,372,840	\$20	\$180		2005	1		\$99,770	\$8	\$46	\$101		
В		10930 N Central		2,223	19,950	0.11	\$179,440	\$558,600	\$738,040	\$28	\$332		2006	1		\$172,390	\$78	\$37	\$81		
R	Royal Crossing Shopping Center		Dallas	25,610	125,446	0.20	\$2,797,430	\$2,170,220	\$4,967,650	\$17	\$194	2010				\$272,160	\$11	\$40	\$109	Dallas	
9	Southlake Town Square commercia	al																			
	Excluding tax-exempt properties		Southlake	1,143,012	2,424,705	0.47	\$183,771,608	\$25,342,121	\$209,113,729	\$10	\$183	2010						\$86	\$161	Tarrant	
	Taxable, including tax-exempt SF		Southlake	1,541,319	3,046,932	0.51	\$183,771,608	\$25,342,121	\$209,113,729	\$8	\$136	2010						\$69	\$119	Tarrant	
	Constant Notice	0004.1/	D.II.	04.05-	07.4		00.470.455	60 400 0	040.000.5	0.45	045-	2042	0000			A4 044 5==	000	04.45	0440	D. II.	
K	Knox Park Village	3001 Knox	Dallas	81,893	87,172	0.94	\$9,179,120	\$3,486,880	\$12,666,000	\$40	\$155	2010	2002			\$1,814,270	\$22	\$145	\$112	Dallas	
ls	Stonebriar Mall dept. stores (5)			884,477	2,475,763	0.36	\$18,983,755	\$24,757,630	\$43,741,385	\$10	\$49							\$18	\$21		
C	Other mall stores inside ring road			1,232,169	2,147,726	0.57	\$192,809,651	\$21,958,340	\$214,767,991	\$10	\$174							\$100	\$156		
	Stonebriar Mall outside ring road		F.:	525,865	3,661,545	0.14	\$47,212,952	\$53,411,430	\$100,624,382	\$15	\$191	2010	0000					\$27	\$90	0.11	
S	Stonebriar Mall total		Frisco	2,642,511	8,285,034	0.32	\$259,006,358	\$100,127,400	\$359,133,758	\$12	\$136	2010	2000					\$43	\$98	Collin	

(a) Use	(b) Development Identity	(c) (d) Street Address	(e) City	(f) Gross Floor Area		(h) Floor overage	(i) Improvements	(j) Land		(I) _and per Land SF	(m) Total per SF GFA	(n) Appraisal Year	Year	(p) (q		(s) Bus. Personal B				ĠFÁ E	(x) (y) D.U. Acre County	(z) Taxable Real per D.U.	(aa) Taxable/ Market
	•	907 Bethany		753,787	1,287,546	0.59	\$95,274,721	\$7,725,279	\$103,000,000	\$6	\$137		2007					\$80	\$126				
	Watters Creek at Montgmery Farm	985 Bethany	Allen	72,060 825,847	186,228 1,473,774	0.39	\$7,582,634 \$102,857,355	\$1,117,366 \$8,842,645	\$8,700,000 \$111,700,000	\$6 \$6	\$121 \$135	2010	2007					\$47 \$76	\$105 \$125		Collin	-	
•	South Frisco Village	2930 Preston	Frisco	234,866	1,092,703	0.21	\$21,758,376	\$8,741,624	\$30,500,000	\$8	\$130	2010	2001		anchors: Bed Bath, Jo-Ann	\$7,735,970	\$33	\$28	\$93		Collin		
ĺ	Chase Bank	908 McDermott W.		4,485	52,485	0.09	\$593,374	\$970,973	\$1,564,347	\$18	\$349		1999			\$238,615	\$53	\$30	\$132				
	Hobby Lobby, Fed Ex Compass Bank	107 Central N. 806 McDermott W.		135,221 2,607	504,826 54.886	0.27	\$13,902,403 \$312,052	\$3,533,782 \$987.948	\$17,436,185 \$1,300,000	\$7 \$18	\$129 \$499		1999 1999			\$789,072 \$66,350	\$6 \$25	\$35 \$24	\$103 \$120				
	Jack in the Box	804 McDermott W.		2,799	35,092	0.08	\$394,450	\$666,748	\$1,061,198	\$19	\$379		1999			\$98,850	\$35	\$30	\$141				
	Golden Chick Chipotle Mexican Grill	802 McDermott W. 103 Central N.		3,915 4,683	56,192 40,946	0.07	\$323,400 \$322,026	\$1,180,040 \$777,974	\$1,503,440 \$1,100,000	\$21 \$19	\$384 \$235		1999 2000			\$159,699 \$108,989	\$41 \$23	\$27 \$27	\$83 \$69				
	Stacy's Furniture, etc.	111 Central N.		125,370	447,453	0.28	\$5,331,277	\$3,355,898	\$8,687,175	\$8	\$69		1999			\$2,201,800	\$18	\$19	\$43				
	Arby's Holiday Inn Express	201 Central N. 205 Central N.		2,950 50,523	35,589 92,430	0.08	\$463,168 \$3,320,595	\$605,013 \$785,655	\$1,068,181 \$4,106,250	\$17 \$9	\$362 \$81		1999 2006			\$63,857 \$0	\$22 \$0	\$30 \$44	\$157 \$66				
	On the Border	213 Central N.		7,200	66,054	0.11	\$870,428	\$1,122,918	\$1,993,346	\$17	\$277		2000			\$224,466	\$31	\$30	\$121				
	Jason's Deli, misc, retail	209 Central N. 906 McDermott W.		4,188 29,259	23,435 186.380	0.18 0.16	\$439,133 \$3,025,131	\$398,395 \$1,304,660	\$837,528 \$4.329,791	\$17 \$7	\$200 \$148		2001 1999			\$2,098,372	\$72	\$36 \$23	\$105 \$103				
	Tom Thumb	900 McDermott W.		59,964	267,350	0.10	\$3,494,875	\$2,005,125	\$5,500,000	\$8	\$92		1999			\$2,991,904	\$50	\$23	\$58				
	Chik-Fil-A	504 Watters N. 902 McDermott W.		7,500 3.910	29,664 32,247	0.25 0.12	\$1,134,011 \$571.838	\$504,288 \$548,199	\$1,638,299 \$1,120,037	\$17 \$17	\$218 \$286		2000 1999			\$288,525	\$74	\$55 \$35	\$151 \$146				
	SWH	810 McDermott W.		6,600	52,247	0.12	\$734,180	\$925,820	\$1,660,000	\$17 \$18	\$252		2000			\$200,525	\$48	\$35	\$111				
	24-Hour Fitness vacant	510 Watters N. 504 Watters N.		38,485	146,017 55,452	0.26	\$3,337,509 \$0	\$803,096 \$304,985	\$4,140,605 \$304.985	\$5 \$5	\$108		2002			\$477,621 \$0	\$12 N.A.	\$28 \$5	\$87				
	McDermott @ Central (NW corner)	504 Wallers N.	Allen	489,659	2,179,403	0.00	\$38,569,850	\$304,965	\$59,351,367	\$10	\$121	2010				\$10,124,820	\$21	\$27	\$79		Collin	-	
•	Oaktree Plaza Shopping Center	1447 S Loop 288	Denton	69,406	324,086	0.21	\$2,948,810	\$3,889,032	\$6,837,842	\$12	\$99	2010	1998	1	Petsmart, Office Max	\$1,164,866	\$17	\$21	\$42		Denton		
	Willow Bend Mall dept. stores (5)			863,629	733,651	1.18	\$25,639,672	\$10,112,223	\$35,751,895	\$14	\$41							\$49	\$30				
	Other mall stores			815,076	2,586,819	0.32	\$84,131,810	\$25,868,190	\$110,000,000	\$10	\$135							\$43	\$103				
	Park Blvd. pad sites Willow Bend Mall total		Plano	50,340 1.729.045	435,252 3,755,722	0.12	\$6,858,800 \$116,630,282	\$10,776,187 \$46,756,600	\$17,634,987 \$163,386,882	\$25 \$12	\$350 \$94	2010	2000				_	\$41 \$44	\$136 \$67		Collin	-	
l!	Wal-Mart Supercenter	1721 Custer N.	McKinney	207,340	970,343	0.21	\$12,379,125	\$5,819,525	\$18,198,650	\$6	\$88	2010	2006		excl. Murph Oil tract	\$7,804,033	\$38	\$19	\$60		Collin		
	Tom Thumb	4848 Preston	Frisco	63,369	276,044	0.23	\$3,191,648	\$2,208,352	\$5,400,000	\$8	\$85	2010	1999			\$3,128,485	\$49	\$20	\$50		Collin		
	Best Buy	2800 N. Central	Plano	45,830	215,012	0.21	\$1,774,505	\$1,935,108	\$3,709,613	\$9	\$81	2010	1999			\$2,939,430	\$64	\$17	\$39		Collin		
	Costco	1701 Dallas	Plano	159,547	682,324	0.23	\$4,148,222	\$8,529,050	\$12,677,272	\$13	\$79	2010	2001			\$13,022,358	\$82	\$19	\$26		Collin		
	Wal-Mart Supercenter	6000 Coit	Plano	112,965	545,241	0.21	\$4,998,421	\$3,544,067	\$8,542,488	\$7	\$76	2010	2000			\$4,844,653	\$43	\$16	\$44		Collin		
	Wal-Mart Supercenter	6001 Central N.	Plano	208,390	840,621	0.25	\$7,493,930	\$6,724,967	\$14,218,897	\$8	\$68	2010	1994			\$9,019,015	\$43	\$17	\$36		Collin		
	Super Target	601 S. Plano	Richardson	175,680	624,825	0.28	\$6,837,220	\$4,998,600	\$11,835,820	\$8	\$67	2010	2002			\$4,411,920	\$25	\$19	\$39		Dallas		
	Costco	3800 Central N.	Plano	151,761	716,998	0.21	\$3,945,786	\$5,018,983	\$8,964,769	\$7	\$59	2010	2000			\$10,066,223	\$66	\$13	\$26		Collin		
	Home Depot	2220 N. Coit	Richardson	111,920	467,225	0.24	\$3,240,330	\$2,803,350	\$6,043,680	\$6	\$54	2010	1999			\$6,043,680	\$54	\$13	\$29		Dallas		
Resta	urants																						
	Applebee's	1820 University W.	McKinney	5,489	72,092	0.08	\$504,688	\$1,297,656	\$1,802,344	\$18	\$328	2010	1993			\$174,647	\$32	\$25	\$92		Collin		
	Steak N Shake	2205 Grapevine Mills	Grapevine	3,884	54,791	0.07	\$139,241	\$1,027,331	\$1,166,572	\$19	\$300	2010	2001			\$138,120	\$36	\$21	\$36		Tarrant		
	Olive Garden	2886 Preston	Frisco	8,144	76,666	0.11	\$770,012	\$1,379,988	\$2,150,000	\$18	\$264	2010	2001			\$205,298	\$25	\$28	\$95		Collin		
	Red Lobster	3056 Preston	Frisco	7,087	74,226	0.10	\$463,932	\$1,336,068	\$1,800,000	\$18	\$254	2010	2001			\$185,652	\$26	\$24	\$65		Collin		
	Cracker Barrel	2700 Grapeveine Mills		10,148	86,748	0.12	\$1,028,849	\$1,146,626	\$2,175,475	\$13	\$214	2010	2006			\$578,294	\$57	\$25	\$101		Tarrant		
	Bennnigan's	2215 Grapevine Mills		6,897	62,467	0.11	\$1,000	\$1,171,256	\$1,172,256	\$19	\$170	2010	1999					\$19	\$0		Tarrant		
	Chili's	329 Spring Valley	Richardson	6,176	51,531	0.12	\$683,030	\$412,250	\$1,095,280	\$8	\$177	2010	1982			\$194,100	\$31	\$21	\$111		Dallas		
	Pappadeaux	725 S. Central	Richardson	10,620	130,811	0.08	\$837,440	\$1,046,490	\$1,883,930	\$8	\$177	2010	1991			\$282,530	\$27	\$14	\$79		Dallas		
	Spring Creek BBQ	270 N. Central	Richardson	6,812	39,940	0.17	\$222,750	\$599,100	\$821,850	\$15	\$121	2010	1973			\$56,340	\$8	\$21	\$33		Dallas		
	Pappasito's Wizards Sports Café	723 S. Central 747 S. Central	Richardson Richardson	9,145 12,620	71,874 95,441	0.13	\$489,060 \$578,230	\$574,990 \$763,530	\$1,064,050 \$1,341,760	\$8 \$8	\$116 \$106	2010	1982 1962			\$243,210 \$310,440	\$27 \$25	\$15 \$14	\$53 \$46		Dallas Dallas		
	wizards Sports Cale	747 S. Central	Richardson	12,620	95,441	0.13	\$576,230	\$763,530	\$1,341,760	фо	\$100	2010	1902			\$310,440	\$25	\$14	\$40		Dallas		
Hotels	The Mansion on Turtle Creek	2821 Turtle Creek	Dallas	97,114	157,012	0.62	\$1,368,920	\$14,131,080	\$15,500,000	\$90	\$160	2010	1980	9 1	42			\$99	\$14	684	Dallas		
	Palomar	5300 N Central	Dallas	115,018	108,356	1.06	\$10,453,020	\$6,501,340	\$16,954,360	\$60	\$147	2010	1967	9 1			\$0	\$156	\$91	581	Dallas		
	W Hotel	2440 Victory Park	Dallas	294,261	20,086	14.65	\$32,169,560	\$1,205,140	\$33,374,700	\$60	\$113	2010	2004	12 2			**	\$1,662	\$109	1,168	Dallas		
	Embassy Suites	2401 Bass Pro	Grapevine	329,353	354,251	0.93	\$33,353,239	\$3,896,761	\$37,250,000	\$11	\$113	2010	1998		329	\$19,820	\$0	\$105	\$101	1,001	Tarrant		

Part		a) (b) Ise Development Identity	(c) (d) Street Address	(e) City	(f) Gross Floor Area	(g) Land SF Co	(h) Floor overage	(i) Improvements	(j) Land		(I) and per Land SF	(m) Total per SF GFA	(n) Appraisal Year	(o) Year Built S	(p) (Stories U	(q) Units	(r) Comment	(s) Bus. Personal Bi Property Si	(t) PP per T F GFA L	(u) otal per li	(v) mp. per SF GFA p	(w) (x) GFA D.U. per Unit per Ac		(z) (aa) Taxable Taxable/ ty Real per D.U. Market
Marie Mari		Ritz Carlton	2121 McKinney	Dallas	284,513	145,686	1.95	\$21,137,530	\$10,926,450	\$32,063,980	\$75		2010	2005	8	217				\$220	\$74	1,311	Dallas	
Composition		Marriott Renaissance	900 E. Lookout	Richardson	311,623	130,929	2.38	\$31,109,015	\$1,186,591	\$32,295,606	\$9	\$104	2010	2000	12	218		\$87,140	\$0	\$247	\$100		Collin	& Dallas
Marie Mari		Hampton Inn	3199 Parkwood	Frisco	67,298	127,021	0.53	\$4,566,405	\$1,905,300	\$6,471,705	\$15	\$96	2010	2002		BPI	P incl. w real	\$0	\$0	\$51	\$68		Collin	
Ministry		Marriott Residences	2500 Museum	Fort Worth	106,804	103,280	1.03	\$6,861,170	\$3,363,830	\$10,225,000	\$33	\$96	2010					\$602,938	\$6	\$99	\$64		Tarran	t
Mary for Property 100 Property 100 Property 100		Embassy Suites	7600 John Q. Hammor	n: Frisco	309,688	80,586	3.84	\$27,791,210	\$1,208,790	\$29,000,000	\$15	\$94	2010	2004		329 BPI	P incl. w real	\$0	\$0	\$360	\$90	941	Collin	
March March 1988 100		Marriott	8440 Freeport	Irving	367,000	504,367	0.73	\$30,478,160	\$2,521,840	\$33,000,000	\$5	\$90	2010	1981	19	492		\$1,078,080	\$3	\$65	\$83	746	Dallas	
Marie Control Marie Contro		Holiday Inn Express	4220 Preston	Frisco	32,080	62,674	0.51	\$2,203,350	\$626,750	\$2,830,100	\$10	\$88	2010	1998		BPI	P incl. w real	\$0	\$0	\$45	\$69		Collin	
Part Reference		Gaylord Texan	1501 Gaylord Trail	Grapevine	2,886,535	2,231,971	1.29	\$234,322,169	\$7,811,898	\$242,134,067	\$3	\$84	2010	2004	1,	1,511		\$1,620,578	\$1	\$108	\$81	1,910	Tarran	t
Ministration Mini		Hilton Garden Inn	705 Central Expy. S.	Allen	94,047	151,406	0.62	\$5,837,682	\$1,286,943	\$7,124,625	\$8	\$76	2010		6	150		\$17,326	\$0	\$47	\$62	627	Collin	
The first February 19 of 1 o		Hyatt Richardson	701 E. Campbell	Richardson	238,184	304,920	0.78	\$11,529,960	\$4,878,720	\$16,408,680	\$16	\$69	2010	1986	18	342		\$20,550	\$0	\$54	\$48		Collin	
Control International Cont															27							1,116		
Super a Name 1918 Commerce 1918 Commer		Omni Mandalay	215 E. Las Colinas	Irving									2010	1981			ail spa					1,128	Dallas	_
March March March March March March March March March March March		Super 8 Motel	220 W. Spring Valley	Richardson	26,352	57,504	0.46	\$934,380	\$460,030	\$1,394,410	\$8	\$53	2010			57		\$0	\$0	\$24	\$35	462	Dallas	
Super Name Trial N. Central Plant Super Super Super Name		Super 8 Motel	910 N. Central	McKinney	30,486	79,597	0.38	\$720,545	\$795,970	\$1,516,515	\$10	\$50	2010		3					\$19	\$24		Collin	
Column C		Adolphus Hotel	1315 Commerce	Dallas	614,883	60,700	10.13	\$26,239,690	\$3,945,500	\$30,185,190	\$65	\$49	2010	1912	25	440				\$497	\$43	1,397	Dallas	
Para Feath Resource Process Proc		Super 8 Motel	1704 N. Central	Plano	36,975	87,612	0.42	\$527,255	\$525,673	\$1,052,928	\$6	\$28	2010					\$0	\$0	\$12	\$14		Collin	
Para Feath Resource Process Proc	0#	fice buildings																						
Chius Town Color	Oil		7115 Greenville	Dallas	87,621	159,430	0.55	\$14,908,550	\$2,391,450	\$17,300,000	\$15	\$197	2010	2002	4			\$8,094,950	\$92	\$109	\$170		Dallas	
Hall Office Park (development transform) Finance Supply Centers 610 Changel Hall Plane 71 Transmell Criev Centers 101 Changel Hall Plane 101 Chang		2100 McKinney	2100 McKinney	Dallas	374,654	136,491	2.74	\$42,018,190	\$10,236,830	\$52,255,020	\$75	\$139	2010	1998	13			\$5,625,390	\$15	\$383	\$112		Dallas	
Facial Surgery Center 6101 Chapel Hill Plant 71,10 103,220 0.8 \$2,257.283 \$1,288,08 \$1,289,08 \$1		Chase Tower	2200 Ross	Dallas	1,250,000	111,993	11.16	\$160,648,210	\$7,279,550	\$167,927,760	\$65	\$134 20	010, 2009 bpp	1985	55			\$29,068,990	\$23	\$1,499	\$129		Dallas	
Trammel Crow Center 2011 Ross Dallos 1,246,334 95,64 13.0 \$43,821,880 \$5,178,120 \$150,000,000 \$65 \$120 2010,2009 bgp 1982 \$4 \$2.5 kg,713,722 \$21 \$1,678 \$115 Dallos Acor [Billingskey] 400 International Carrollino 1198,102 \$37,369 \$3,173,0540 \$3,17		Hall Office Park (developed tracts of	only)	Frisco	2,009,099	5,462,293	0.37	\$223,875,691	\$38,907,630	\$262,783,321	\$7	\$131	2010							\$48	\$111		Collin	
Accor (Blinguiley) 4001 International Carrollton 130,102 357,366 0 39 \$17,705,40 31,735,60 \$15,324,200 \$10 \$10 \$2010 \$203 \$2 \$2 \$8 \$9 \$7 \$1 \$ \$1 \$ \$9 \$4 \$9 \$4 \$9		Facial Surgery Center	6101 Chapel Hill	Plano	27,100	103,220	0.26	\$2,257,283	\$1,238,628	\$3,495,911	\$12	\$129	2010	2003		no	garage	\$344,267		\$34	\$83		Collin	
DFW Freeport 8h NST 8650 S. Freeport I hving 95,289 85,215 0.36 89,477,740 828,259 10,405,589 83 8109 2010, 2009 bpy 1986 2 2 25my Till Wall \$675,660 \$7 \$39 \$99 Dallas \$10000 \$1000 \$10000 \$1000 \$1000 \$10000 \$1000 \$1000 \$1000 \$10000 \$1000 \$1000 \$1000 \$10000 \$1000 \$		Trammell Crow Center	2001 Ross	Dallas	1,245,324	95,048	13.10	\$143,821,880	\$6,178,120	\$150,000,000	\$65	\$120 20	010, 2009 bpp	1982	54			\$26,713,732	\$21	\$1,578	\$115		Dallas	
Notice Building 4 6000 Cornection Invig 366,000 478,186 0.77 \$32,539,880 \$2,889,120 \$32,539,880 \$2,889,120 \$32,539,880 \$2,889,120 \$32,539,880 \$2,889,200 \$6 \$378 \$2010 \$1999 4		Accor (Billingsley)	4001 International	Carrollton	139,102	357,366	0.39	\$11,750,540	\$3,573,660	\$15,324,200	\$10	\$110	2010	2003	2	2 S	tory Tilt Wall w/ Garage			\$43	\$84		Dento	1
NEC America guinging (2) 6535 N. State Hwy 161 543,965 349,382 1.56 40,382,710 52,048,248 53,437,650 53,		DFW Freeport 8th INST	8650 S. Freeport	Irving	95,268	265,215	0.36	\$9,477,740	\$928,250	\$10,405,990	\$3	\$109 20	010, 2009 bpp	1998	2	2 S	tory Tilt Wall	\$676,860	\$7	\$39	\$99		Dallas	
NEC America garriage Sept Parkindge Sept Parkindge Sept		Nokia Building 4	6000 Connection	Irving	366,000	478,186	0.77	\$32,539,880	\$2,869,120	\$35,409,000	\$6	\$97	2010	1997	4	not	in DCURD	\$34,090,460	\$93	\$74	\$89		Dallas	
NEC America Inving 543,965 840,759 0.65 945,723,760 \$5,044,520 \$50,774,230 \$6 \$93 2010 n CURRC, partial abatement Wayside Business Center 8222 N. Belltine Inving 136,000 452,588 0.30 \$10,019,650 \$1,181,0350 \$11,830,000 \$4 \$87 2010,2009 bpp 1998 2 2 2 Story Tilt Wall \$1,176,220 \$9 \$26 \$74 Dallas Freeport Office Center Ph 3 870 Freeport Inving 152,00 516,521 0.29 \$11,422,180 \$1,807,820 \$13,230,000 \$3 \$87 2010,2009 bpp 1998 2 2 2 Story Tilt Wall \$2,077,250 \$14 \$26 \$75 Dallas Citicory North America 3950 Regent Inving 634,939 \$2,277,883 0.28 \$42,731,580 \$11,898,420 \$54,120,000 \$5 \$85 2010 \$2005 3 n not in DCURD \$4,101,940 \$6 \$24 \$67 Dallas S201 N. O'Connor 411,592 22,2967 1.85 \$31,847,330 \$2,229,670 \$34,077,000 \$10 \$146 1881 3 \$251 N. O'Connor 735,258 \$10,408 \$40 \$54,247,200 \$1,408 \$54,247,200 \$10,408 \$34,472,200 \$10,408 \$34,472,400 \$10,408 \$34,472,400 \$10,408 \$1,40			6535 N. State Hwy 16 6560 Parkridge	1				\$40,292,710 \$5,437,050	\$2,096,290 \$2,948,240			\$78			4					\$121	\$74		Dallas	
Freeport Office Center Ph 3 8700 Freeport Inving 152.00 516.521 0.29 \$11.422.180 \$1.807.820 \$13.230.000 \$3 \$87 2010, 2009 bpp 1988 2 2 \$2 \$\text{Story Tit Wall}\$ \$2.077.250 \$14 \$26 \$75 Dallas \$2.000 \text{Clicory North America}\$ 3950 Regent Inving 634.939 \$2.277.883 0.28 \$42.731.580 \$11.389.420 \$54.121.000 \$5 \$85 2010 2005 3 not in DCURD \$4.101.940 \$6 \$24 \$67 Dallas \$2.000 \$10 \$1.0000 \$10 \$1.0000 \$1.00000 \$1.0000 \$1.0000 \$1.0000				Irving	543,965							\$93	2010			in E	OCURD; partial abatemen	nt						
Citicorp North America 3950 Regent Irving 634,939 2,277,883 0,28 \$42,731,580 \$11,389,420 \$54,121,000 \$5 \$85 2010 2005 3 not in DCURD \$4,101,940 \$6 \$24 \$67 Dallas \$501 N. O'Connor 411,1592 \$22,2667 18.5 \$31,847,300 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$		Wayside Business Center	8222 N. Beltline	Irving	136,000	452,588	0.30	\$10,019,650	\$1,810,350	\$11,830,000	\$4	\$87 20	010, 2009 bpp	2000	2	2 \$	tory Tilt Wall	\$1,176,220	\$9	\$26	\$74		Dallas	
S201 N. O'Connor		Freeport Office Center Ph 3	8700 Freeport	Irving	152,200	516,521	0.29	\$11,422,180	\$1,807,820	\$13,230,000	\$3	\$87 20	010, 2009 bpp	1998	2	2 S	tory Tilt Wall	\$2,077,250	\$14	\$26	\$75		Dallas	
S205 N. O'Connor		Citicorp North America	3950 Regent	Irving	634,939	2,277,883	0.28	\$42,731,580	\$11,389,420	\$54,121,000	\$5	\$85	2010	2005	3	not	in DCURD	\$4,101,940	\$6	\$24	\$67		Dallas	
S221 N. O'Connor					32,887 411,592	81,478 222,967	0.40 1.85	\$3,976,220 \$31,847,330	\$814,780 \$2,229,670	\$4,791,000 \$34,077,000														
Williams Center Irving 1,591,329 672,261 2.37 \$123,393,390 \$6,722,610 \$130,116,000 \$10 \$82,2010,2009 bpr S82,2010,2009 bpr S194 \$78 Dallas ATT at Pinnacle Park 4331 Communications Dallas 207,992 520,978 0.40 \$32,539,880 \$1,823,420 \$16,457,580 \$3 \$79 2010 2000 4 partial abatement \$32 \$156 Dallas 5020 Riverside 5000 Riverside Irving 483,257 561,750 0.86 \$29,382,500 \$5,617,500 \$35,000,000 \$10 \$72 2010, 2009 bpp 1986 4 \$62 \$61 Dallas Fountain Place 1445 Ross Dallas 1,297,418 78,848 16.45 \$88,767,500 \$5,125,120 \$93,892,620 \$65 \$72 2010,2009 bpp 1984 60 \$12,016,880 \$9 \$1,191 \$68 Dallas 740 East Campbell 740 Ea. Campbell Richardson 208,211 495,646 0.42 \$5,836,200 \$4,956,						210,408 157,408			\$2,104,080 \$1,574,080		\$10 \$10				28 14					\$271 \$218				
500 Riverside 5000 Riverside Irving 483,257 561,750 0.86 \$29,382,500 \$5,617,500 \$35,000,000 \$10 \$72 2010,2009 bpp 1986 4 Fountain Place 1445 Ross Dallas 1,297,418 78,848 16.45 \$88,767,500 \$5,125,120 \$93,892,620 \$65 \$72 2010,2009 bpp 1986 4 740 East Campbell Richardson 178,700 116,300 116,300 1.54 \$11,109,560 \$1,390,440 \$12,500,000 \$12 \$70 2010,2009 bpp 1986 10 Agilent is major BPP \$5,014,700 \$28 \$107 \$62 Dallas 100 North Central 100 N.Central Richardson 208,211 495,646 0.42 \$5,836,200 \$4,956,460 \$10,792,660 \$10 \$52 2010,2009 bpp 1975 12 **Data centers** 3600 Essex 3600 Essex Richardson 20,000 66,211 0.30 \$4,900,279 \$264,845 \$5,165,124 \$4 \$258 \$2011P 2009 ** S264,845				Irving	1,591,329	672,261	2.37	\$123,393,390	\$6,722,610	\$130,116,000	\$10	\$82 20	010, 2009 bpp				-			\$194	\$78		Dallas	_
Fountain Place 1445 Ross Dallas 1,297,418 78,848 16.45 \$88,767,500 \$5,125,120 \$93,892,620 \$65 \$72 2010, 2009 bpp 1984 60 \$12,016,880 \$9 \$1,191 \$68 Dallas 740 East Campbell Richardson 178,700 116,305 1.54 \$11,109,560 \$1,390,440 \$12,500,000 \$12 \$70 2010, 2009 bpp 1986 10 Agilent is major BPP \$5,014,700 \$28 \$107 \$62 Dallas 100 North Central 100 N.Central Richardson 208,211 495,646 0.42 \$5,836,200 \$4,956,460 \$10,792,660 \$10 \$52 2010, 2009 bpp 1975 12 \$22 \$28 Dallas Dallas 100 North Central 100 North Central 100 North Central Richardson 208,211 495,646 0.42 \$5,836,200 \$4,956,460 \$10,792,660 \$10 \$52 2010, 2009 bpp 1975 12 \$22 \$28 Dallas 100 North Central 100		ATT at Pinnacle Park	4331 Communications	Dallas	207,992	520,978	0.40	\$32,539,880	\$1,823,420	\$16,457,580	\$3	\$79	2010	2000	4	par	tial abatement			\$32	\$156		Dallas	
740 East Campbell 740 E. Campbell Richardson 178,700 116,305 1.54 \$11,109,560 \$1,390,440 \$12,500,000 \$12 \$70 2010,2009 bpp 1986 10 Agilent is major BPP \$5,014,700 \$28 \$107 \$62 Dallas 100 North Central 100 N.Central Richardson 208,211 495,646 0.42 \$5,836,200 \$4,956,460 \$10,792,660 \$10 \$52 2010,2009 bpp 1975 12 \$22 \$28 Dallas Data centers 3600 Essex 3600 Essex Richardson 20,000 66,211 0.30 \$4,900,279 \$264,845 \$5,165,124 \$4 \$258 2011P 2009 \$9 \$0 \$0 \$78 \$245 Collin		5020 Riverside	5000 Riverside	Irving	483,257	561,750	0.86	\$29,382,500	\$5,617,500	\$35,000,000	\$10	\$72 20	010, 2009 bpp	1986	4					\$62	\$61		Dallas	
100 North Central 100 N.Central Richardson 208,211 495,646 0.42 \$5,836,200 \$4,956,460 \$10,792,660 \$10 \$52 2010,2009 bpp 1975 12 \$22 \$28 Dallas Data centers 3600 Essex Richardson 20,000 66,211 0.30 \$4,900,279 \$264,845 \$5,165,124 \$4 \$258 2011P 2009 \$0 \$0 \$78 \$245 Collin					, . , .	-,-	16.45	400,101,000	***************************************	****	***							4 - 2,0 - 0,0 - 0	**	.,	***			
Data centers 3600 Essex 3600 Essex Richardson 20,000 66,211 0.30 \$4,900,279 \$264,845 \$5,165,124 \$4 \$258 2011P 2009 \$0 \$78 \$245 Collin		740 East Campbell	740 E. Campbell	Richardson	178,700	116,305	1.54	\$11,109,560	\$1,390,440	\$12,500,000	\$12				10	Agi	lent is major BPP	\$5,014,700	\$28	\$107	\$62		Dallas	
3600 Essex Richardson 20,000 66,211 0.30 \$4,900,279 \$264,845 \$5,165,124 \$4 \$258 2011P 2009 \$0 \$0 \$78 \$245 Collin		100 North Central	100 N.Central	Richardson	208,211	495,646	0.42	\$5,836,200	\$4,956,460	\$10,792,660	\$10	\$52 20	010, 2009 bpp	1975	12					\$22	\$28		Dallas	
	Da	ata centers																						
			3600 Essex	Richardson	20,000	66,211	0.30	\$4,900,279	\$264,845	\$5,165,124	\$4	\$258	2011P	2009				\$0	\$0	\$78	\$245		Collin	
		AT&T Data Center	900 Venture	Allen	126,000	372,786	0.34	\$18,922,351	\$2,050,326	\$20,972,677	\$6	\$166	2011P					\$27,051,621	\$215	\$56	\$150		Collin	

(a) (b)	(c) (d)	(e)	(f)	(=)	(h)	(i)	(j)	(k)	(1)	(m)	(n)	(o)	(=)	(q)	(-)	(s)	(t)	(u)	()	4	(x) (y)	(z)	(aa)
	., .,	. ,	Gross	(g)	Floor	.,			Land per	Total per	(II) Appraisal	Year	. ,		(r)	Bus. Personal	BPP per	Total per	(v) Imp. per	GFA	D.U.	Taxable	Taxable/
Use Development Identity	Street Address	City	Floor Area	Land SF C	overage	Improvements	Land	Total Value	Land SF	SF GFA	Year	Built St	ories L	Jnits	Comment	Property	SF GFA	Land SF	SF GFA	per Unit p	er Acre County	Real per D.U.	Market
Bank of America (Bracebridge	e) 3510 Wyndham	Richardson	119,472	321,473	0.37	\$16,847,138	\$2,491,414	\$19,338,552	\$8	\$162	2011P					\$48,135,892	\$403	\$60	\$141		Collin		
Experian	3400 Stonebridge	McKinney	74,530	566,801	0.13	\$9,298,865	\$2,267,228	\$11,566,093	\$4	\$155	2011P					\$19,132,889	\$257	\$20	\$125		Collin		
Bank of America (Equant)	3000 Telecom	Richardson	130,419	449,670	0.29	\$16,578,340	\$2,614,080	\$19,192,420	\$6	\$147	2011P					\$22,130,631	\$170	\$43	\$127		Collin		
New Cingular Wireless	800 Venture	Allen	159,481	399,619	0.40	\$19,347,017	\$2,197,907	\$21,544,924	\$6	\$135	2011P					\$147,532,168	\$925	\$54	\$121		Collin		
1001 E. Campbell Data Cente	r 1001 E. Campbell	Richardson	75,725	259,544	0.29	\$4,613,780	\$2,076,350	\$6,690,130	\$8	\$88	2010	1980	1			\$16,687,990	\$220	\$26	\$61		Dallas		
State Farm Data Center	8225 Bent Branch	Irving	251,160	996,783	0.25	\$13,909,650	\$2,990,350	\$16,900,000	\$3	\$67	2010	1996	1			\$28,273,210	\$113	\$17	\$55		Dallas		
Residences, individually owned (o Townhomes at Addison Circle		Addison	15,580	9,946	1.57	\$2,997,230	\$403,240	\$3,400,470	\$41	\$218	2009	1999		6				\$342	\$192	2,597	26 Dallas		
Gran Treviso condos	330 E. Las Colinas	Irving	273,716	143,100	1.91	\$54,706,915	\$1,431,000	\$56,137,915	\$10	\$205	2008	2001	17	246				\$392	\$200	1,113	75 Dallas	\$203,333	89%
					(4	Appraisal and GF.	A figures are esti	mates based on a	all records	ending in "7" in DO	CAD listing a	at this address	.)										
	5792 Robbie		1,556			\$247,300	\$75,000	\$322,300		\$207		2006		1					\$159	1,556			
	5709 Lunsford		1,631			\$248,562	\$75,000	\$323,562		\$198		2005		1					\$152	1,631			
	5721 Lunsford 7213 Kasko		1,560 1,560			\$220,000 \$229,622	\$75,000 \$75,000	\$295,000 \$304,622		\$189 \$195		2005 2005		1					\$141 \$147	1,560 1,560			
	7205 Kasko		1,958			\$277,466	\$75,000	\$352,466		\$180		2005		1					\$142	1,958			
	5729 Lunsford		1,958			\$261,636	\$78,750	\$340,386		\$174		2005		1					\$134	1,958			
	5772 Robbie		1,990			\$269,624	\$75,000	\$344,624		\$173		2006		1					\$135	1,990			_
Legacy Townhomes (random	sample)	Plano	12,213			\$1,754,210	\$528,750	\$2,282,960		\$187	2009			7					\$144	1,745	Collin		
Live Oak Lofts condos	2502 Live Oak	Dallas	109,060	68,704	1.59	\$16,805,507 Appraisal and GF.	\$1,374,080 A figures are esti	\$18,179,587 mates based on a	\$20 all records	\$167 ending in "2" in DO	2008 CAD listing a	1998 at this address		112				\$265	\$154	974	71 Dallas	\$138,539	85%
Southlake Town Square Brow	nstones	Southlake	146,220	N.A.	N.A.	\$20.257.500	\$3 493 500	\$23,751,000	N.A.	\$162	2010	2005		42					\$139	3.481	Tarrant		
Codunato Tomi oquato Bron	10.01.00	Codinano	110,220	14.7 1.						a sample of eve		TAD account.)							ψ.00	0,101	ranan		
Knox Travis Park condos	4611 Travis	Dallas	102,752	26,898		\$15,268,244 Appraisal figures		\$16,478,654 sed on all records	\$45 ending in '	\$160 1 " and "6" in DC	2008 AD listing at	2000 this address.)		63				\$613	\$149	1,631	102 Dallas	\$256,387	98%
1	3900 Travis		2,577	2.031	1.27	\$320.310	\$91,400	\$411.710	\$45	\$160	2009		2	Lot 1A				\$203	\$124			\$329.368	
	3902 Travis		2,817	1,947	1.45	\$356,970	\$87,620	\$444,590	\$45	\$158	2009		2	Lot 1B				\$228	\$127			\$444,590	
	3904 Travis		2,782	2,121	1.31	\$323,050	\$95,450	\$418,500	\$45	\$150	2009		2	Lot 1C				\$197	\$116			\$334,800	
	3906 Travis		2,817	2,095	1.34	\$353,270	\$94,280	\$447,550	\$45	\$159	2009		2	Lot 2A				\$214	\$125			\$358,040	
	3908 Travis		2,782	2,029	1.37	\$349,880	\$91,310	\$441,190	\$45	\$159	2009		2	Lot 2B				\$217	\$126			\$352,952	
	3910 Travis 3912 Travis		2,817 2,782	2,046 2.099	1.38 1.33	\$294,360 \$323,660	\$92,070 \$94,460	\$386,430 \$418,120	\$45 \$45	\$137 \$150	2009 2009		2	Lot 2C Lot 3A				\$189 \$199	\$104 \$116			\$386,430 \$334,496	
	3912 Travis		2,762	2,099	1.36	\$357,040	\$94,460	\$410,120	\$45 \$45	\$150 \$159	2009		2	Lot 3B				\$216	\$116			\$297,016	
	3230 N. Haskell		2,543	2,349	1.08	\$295,020	\$105,710	\$400,730	\$45	\$158	2009		2	Lot 1F				\$171	\$116			\$360,357	
	3234 N. Haskell		2,516	1,675	1.50	\$292,120	\$75,380	\$367,500	\$45	\$146	2009		2	Lot 1E				\$219	\$116			\$367,500	
	3238 N. Haskell		2,516	1,678	1.50	\$269,490	\$75,510	\$345,000	\$45	\$137	2009		2	Lot 1D				\$206	\$107			\$276,000	
	3242 N. Haskell		2,516	1,760	1.43	\$294,360	\$79,200	\$373,560	\$45	\$148	2009		2	Lot 2F				\$212	\$117			\$298,848	
	3246 N. Haskell		2,516	1,780	1.41	\$317,800	\$80,100	\$397,900	\$45	\$158	2009		2	Lot 2E				\$224	\$126			\$318,320	
	3250 N. Haskell 3254 N. Haskell		2,516 2,470	1,760 1,739	1.43	\$319,810 \$270.820	\$79,200 \$78,260	\$399,010 \$349,080	\$45 \$45	\$159 \$141	2009 2009		2	Lot 2D Lot 3F				\$227 \$201	\$127 \$110			\$319,208 \$279,264	
	3258 N. Haskell		2,470	1,739	1.42	\$310,110	\$76,260 \$77.310	\$349,060	\$45 \$45	\$141 \$154	2009		2	Lot 3F				\$201	\$123			\$279,264	
	3262 N. Haskell		2,492	2,014	1.24	\$274,370	\$90,630	\$365,000	\$45	\$146	2009		2	Lot 3G				\$181	\$110			\$365,000	
Travis/Haskell Townhomes by	Citihomes	Dallas	44,818	32,935	1.36	\$5,322,440	\$1,482,120	\$6,804,560	\$45	\$152				17				\$207	\$119	2,636	Dallas	\$337,184	84%
1	6946 Deseo		1,599	2,304	0.69	\$177,640	\$40,000	\$217,640	\$17	\$136	2009	2005	2	1 2 Bdrm ,	2 1/2 Bath			\$94	\$111	1,599		\$217,640	
	6827 Deseo		1,772	2,340	0.76	\$190,360	\$40,000	\$230,360	\$17	\$130	2009	2007	2	1 2 Bdrm ,				\$98	\$107	1,772		\$230,360	
	6950 Deseo		2,068			\$232,980	\$40,000	\$272,980		\$132	2009	2005	2	1 3 Bdrm ,					\$113	2,068		\$272,980	
	1914 Loma Alta		1,571	2,090	0.75	\$161,610	\$40,000	\$201,610	\$19	\$128	2009	2006	2	1 2 Bdrm,				\$96	\$103	1,571		\$161,288	
	6923 Deseo 2001 Loma Alta		2,259 3,322	2,730 4,264	0.83 0.78	\$231,080 \$268,000	\$40,000 \$70,000	\$271,080 \$338,000	\$15 \$16	\$120 \$102	2009 2009	2007 2006	2	1 3 Bdrm , 1 4 Bdrm,				\$99 \$79	\$102 \$81	2,259 3,322		\$216,864 \$270,400	
	1910 Loma Alta		1.864	2.375	0.78	\$174,360	\$40,000	\$214.360	\$17	\$115	2009	2006	2	1 3 Bdrm,				\$90	\$94	1.864		\$171.488	
La Villita Townhomes (randon	n sample)	Irving	14,455	-10.0		\$1,436,030	\$310,000	\$1,746,030	***	\$121				7				4	\$99	850	Dallas	\$220,146	88%
																						#REF!	#REF!
Residences, rental																							
Ashton	2215 Cedar Springs	Dallas	386,790	96,790	4.00	\$39,740,750	\$7,259,250	\$47,000,000	\$75	\$122	2010	2003	18	267 income b	oasis			\$486	\$103	1,449	120 Dallas	\$176,030	
Windsor at Trianon	2820 McKinnon	Dallas	340.538	181.724	1.87	\$30.756.560	\$10.903.440	\$41,660,000	\$60	\$122	2010	2004	4	317 income b	nasis			\$229	\$90	1.074	76 Dallas	\$131,420	
The Parks at Turtle Creek	3377 Blackburn	Dallas	358,541	351,703	1.02	\$22,414,850	\$17,585,150	\$40,000,000	\$50	\$112	2010	1998		305	Judio			\$114	\$63	1,176	38 Dallas	\$131,148	
		Dallas			2.94																		
The Mondrian	3000 Blackburn		361,984	123,275		\$34,452,620	\$5,547,380	\$40,000,000	\$45	\$111	2010	2003	20					\$324	\$95	1,660	77 Dallas	\$183,486	
Marquis on McKinney	3324 McKinney	Dallas	141,392	39,814	3.55	\$13,621,570	\$1,990,700	\$15,612,270	\$50	\$110	2010	2002	7					\$392	\$96	982	158 Dallas	\$108,419	
	1801 N. Greenville 1851 N. Greenville		168,829 47,708	245,678 86,249	0.69	\$13,839,230 \$5,762,270	\$2,948,140 \$1.034.990	\$16,787,370 \$6,797,260	0.18 \$12	\$99 \$142					I. 31,528 SF retail			\$68 \$79	\$82 \$121		Collin		
Post Eastside		Richardson	216,537	331,927	0.65	\$19,601,500	\$3,983,130	\$23,584,630	0.17	\$109	2010	2007	4	436	, 31 101011	-		2.0			30		
Lincoln Park	5445 Caruth Haven	Dallas	395,377	636,281	0.62	\$22,311,570	\$19,088,430	\$41,400,000	\$30	\$105	2010	1997	3					\$65	\$56		Dallas		
Gables Ellis Street	3101 State	Dallas	118,211	116,819	1.01	\$7,656,600	\$4,672,760	\$12,329,360	\$40	\$104	2010	2001	3	82 no garaç	je			\$106	\$65	1,442	31 Dallas	\$150,358	

(a) (b)	(c) (d)	(e)	(f)	(g)	(h)	(i)	(j)		(1)	(m)	(n)		(p)	(q)	(r)	(s)	(t) (u)	(v)	(w)	(x) (y)	(z)	(aa)
Use Development Identity	Street Address	City	Gross Floor Area	Land SF Co	Floor overage	Improvements	Land		nd per nd SF	Total per SF GFA	Appraisal Year	Year Built S	tories	Units	Comment		BPP per Total per SF GFA Land SF		GFA per Unit	D.U. per Acre County		Taxable/ Market
Heights of State Thomas, Ph. 1	3001 State	Dallas	173,545	115,251	1.51	\$13,460,070	\$4,610,040	\$18,070,110	\$40	\$104	2010	1997	4	198 11	,016 retail; excl. condo		\$157	\$78	876	75 Dallas	\$91,263	
Eastbridge	5140 Richard	Dallas	86,879	104,579	0.83	\$5,885,520	\$2,614,480	\$8,500,000	\$25	\$98	2010	1997	3	103 no	garage		\$81	\$68	843	43 Dallas	\$82,524	
Rovello	2610 Allen	Dallas	397,294	132,117	3.01	\$32,890,320	\$5,284,680	\$38,175,000	\$40	\$96	2010	1999	7	290			\$289	\$83	1,370	96 Dallas	\$131,638	
Jefferson at 1001 Ross	1001 Ross	Dallas	222,581	77,816	2.86	\$15,285,060	\$5,058,040	\$20,343,100	\$65	\$91	2010	2003	3	204			\$261	\$69	1,091	114 Dallas	\$99,721	
Gables Turtle Creek Dominion	3530 Travis	Dallas	150,280	129,710	1.16	\$7,014,500	\$6,485,500	\$13,500,000	\$50	\$90	2010	1994	4	150			\$104	\$47	1,002	50 Dallas	\$90,000	
Legacy Apartments - North	7560 Bishop	Plano	328,176	295,772	1.11	\$27,394,699	\$1,774,634	\$29,169,333	\$6	\$89	2010	2007					\$99	\$83		Collin		
Cityville at Fitzhugh	2819 N. Fitzhugh	Dallas	186,359	155,596	1.20	\$12,340,300	\$3,889,700	\$16,230,000	\$25	\$87	2010	2004	3	222 4-9	story garage		\$104	\$66	839	62 Dallas	\$73,108	
Easton	2525 Henderson	Dallas	128,630	129,198	1.00	\$7,951,050	\$3,229,950	\$11,181,000	\$25	\$87	2010	2003	3	150			\$87	\$62	858	51 Dallas	\$74,540	
Legacy Apartments - UDR	7008 Bishop	Plano	312,593	200,986	1.56	\$24,445,208	\$2,411,830	\$26,857,038	\$12	\$86	2010	2005					\$134	\$78		Collin		
Northbridge at the Village	8603 Southwestern	Dallas	355,524	715,125	0.50	\$14,972,520	\$14,302,500	\$29,275,020	\$20	\$82	2010	1999	3	392 1-9	story garage		\$41	\$42	907	24 Dallas	\$74,681	
Villas at Katy Trail	3200 Maple	Dallas	295,577	140,477	2.10	\$15,671,380	\$8,428,620	\$24,100,000	\$60	\$82	2010	1997	4	252 inc	come basis		\$172	\$53	1,173	78 Dallas	\$95,635	
Canal Side Lofts	350 E. Las Colinas	Irving	324,749	216,650	1.50	\$23,700,000	\$2,600,000	\$26,300,000	\$12	\$81	2010	2005		306 Ur	ban style, canal, garage, 3	31, 367 office S	F \$121	\$73	1,061	Dallas		
Gables Mirabella	2600 Cole	Dallas	142,507	60,813	2.34	\$7,599,190	\$3,800,810	\$11,400,000	\$62	\$80	2010	1995	4	127			\$187	\$53	1,122	91 Dallas	\$89,764	
Monterra	301 W. Las Colinas	Irving	318,005	286,407	1.11	\$21,960,930	\$2,864,070	\$24,825,000	\$10	\$78	2010	2006	4	282 5-	story gar.		\$87	\$69	1,128	43 Dallas	\$88,032	
Lofts at Las Colinas	1000 Lake Carolyn	Irving	363,624	234,658	1.55	\$25,858,520	\$2,346,580	\$28,205,100	\$10	\$78	2010	2003	4	341 8,8	379 retail SF; garage		\$120	\$71	1,066	63 Dallas		
Jefferson at Gaston	2752 Gaston	Dallas	417,815	548,856	0.76	\$25,440,130	\$6,559,870	\$32,000,000	\$12	\$77	2010	1995	3	480 ga	rage, abatement		\$58	\$61	870	38 Dallas	\$66,667	
Gables Turtle Creek Cityplace	3711 Cole	Dallas	357,722	305,316	1.17	\$11,734,200	\$15,265,800	\$27,000,000	\$50	\$75	2010	1994	4	232			\$88	\$33	1,542	33 Dallas	\$116,379	
	2816 Guillot		171,403	91,014 175,982		\$8,410,600	\$4,550,700 \$8,799,100	\$12,961,300	\$50	\$76 \$72		1999	4				\$142 \$113		875 919	94 74		
	2121 Routh 2427 Allen		275,636 123,754	61,319		\$11,039,600 \$7,647,240	\$2,452,760	\$19,838,700 \$10,100,000	\$50 \$40	\$82		1994 1990		133	_		\$165		930	94		
Uptown Village		Dallas	570,793	328,315	1.74	\$27,097,440	\$15,802,560	\$42,900,000	\$48	\$75	2010		4				\$131	\$47	907	83 Dallas	\$68,203	
Pavilion Townplace	7700 W. Greenway	Dallas	327,016	446,555	0.73	\$10,699,350	\$13,465,650	\$24,165,000	\$30	\$74	2010	2001		273 no			\$54	\$33	1,198	27 Dallas	\$88,516	
The Mission at La Villita - Ph 2	6714 Deseo	Irving	161,973	253,911	0.64	\$9,926,320	\$1,650,420	\$11,576,740	\$6	\$71	2010	2006	3	-	rden apartments, 6,744 SF	r office	\$46	\$61	1,019	Dallas		
Parks of Austin Ranch	Windhaven	The Colony	462,888	878,605	0.53	\$26,633,796	\$6,366,204	\$33,000,000	\$7	\$71	2010	1999		484 #2			\$38	\$58	956	Denton		
Jefferson at Bryan Place	2801 Live Oak	Dallas	322,533	182,255	1.77	\$18,582,590	\$3,645,100	\$22,227,690	\$20	\$69	2010	2002			rtial abatement; gar.		\$122	\$58	1,068	72 Dallas	\$73,602	
Bella Casita	851 Lake Carolyn	Irving	276,758	233,307	1.19	\$16,666,930	\$2,333,070	\$19,000,000	\$10	\$69	2010	2006		-	rage, 2, 2745		\$81	\$60	1,033	Dallas		
Jefferson at Park Central	11903 Coit	Dallas	540,919	603,524	0.90	\$18,894,280	\$18,105,720	\$37,000,000	\$30	\$68	2010	1999			cl. 15,640 retail; gar.		\$61	\$35	708	55 Dallas	\$48,429	
	821 Allen 906 Allen		266,974 108,487	171,308 127,572		\$15,059,580 \$3,914,960	\$3,426,160 \$2,555,040	\$18,485,740 \$6,470,000				1998 1998	3	84 pa	rtial abatement rtial abatement				1,112 1,292	61 29		
AMLI at Bryan Street		Dallas	375,461	298,880	1.26	\$18,974,540	\$5,981,200	\$24,955,740	\$20	\$66	2010			324			\$83	\$51	1,159	47 Dallas	\$77,024	
Cityville at Live Oak	4207 Live Oak	Dallas	200,466	174,981	1.15	\$10,435,300	\$2,624,700	\$13,060,000	\$15	\$65	2010	2003		239 no	garage		\$75	\$52	839	59 Dallas	\$54,644	
Galatyn Urban Cetner	1301 Performance	Richardson	371,611	195,236	1.90	\$22,758,580	\$1,171,420	\$23,930,000	\$6	\$64	2010	2007		278			\$123	\$61		Dallas		
Heights of State Thomas, Ph. 2	3015 State	Dallas	299,362	122,534	2.44	\$13,716,490	\$4,901,360	\$18,617,850	\$40	\$62	2010	1998		204 4,8			\$152	\$46	1,467	73 Dallas	\$91,264	
Mandalay on the Lake	620 Lake Carolyn	Irving	463,152	320,645	1.44	\$23,584,450	\$3,206,450	\$26,790,900	\$10	\$58	2010	2004	3	366 4-9	story garage		\$84	\$51	1,265	50 Dallas	\$73,199	
Camden Farmers Market	2210 Canton	Dallas	381,391	309,358	1.23	\$14,182,050	\$7,733,950	\$21,916,000	\$25	\$57	2010	1999	3	312 4-9	story garage		\$71	\$37	1,222	44 Dallas	\$70,244	
Pace's Crossing	2411 S I3rE	Denton	232,942	568,554	0.41	\$11,025,784	\$2,274,216	\$13,300,000	\$4	\$57	2010	1986					\$23	\$47		0 Denton		
La Villita Phase 1A	6604 Deseo	Irving	277,606	365,686	0.76	\$13,247,130	\$2,376,960	\$15,624,090	\$6	\$56	2010	2004		201			\$43	\$48	1,381	24 Dallas	\$77,732	
La Villita Phase 1	6504 Deseo	Irving	183,274	186,175	0.98	\$8,817,250	\$1,210,140	\$10,027,390	\$6	\$55	2010	2004		-	rden apartments		\$54	\$48	1,421	Dallas		
Jefferson at University	4400 W. University	Dallas	482,441	458,600	1.05	\$21,399,000	\$4,586,000	\$25,985,000	\$10	\$54	2010	2000	3	410 1-9	story garage		\$57	\$44	1,177	39 Dallas	\$63,378	
The Shores at Las Colinas	301 E. Las Colinas	Irving	1,159,430	753,283	1.54	\$32,828,370	\$9,039,400	\$41,867,770	\$12	\$36	2010	1987	3-6	908 ret	ail and garages incuded		\$56	\$28	1,277	53 Dallas	\$46,110	



UT Dallas & City of Richardson Cooperative Campus Infrastructure Support Program - 2011



Richardson City Council Works Session Monday, November 7, 2011

Presentation Outline

- History & Context
- Prior Cooperative Efforts
- Current Mutual
 Support Work Plan /
 Memo of
 Understanding
- Next Steps





- University of Texas at Dallas* (* in Richardson)
- 50+ year presence
- The City of Richardson and UT Systems / UT Dallas Administration have established a cooperative "Town & Gown" framework to host the campus.
- The UT Dallas campus development has been recognized as an important element of the community's success in advancing the city's goals for educational, cultural, recreational and economic development.

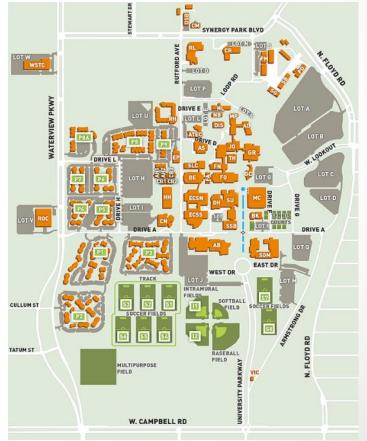


Southwest Center for Advanced Studies, 1961-1968



- Located in the NW sector of the City, UT Dallas is a significant economic generator for the City:
 - 19,000 Student Enrollment
 - 3,300 on-campus residents
 - Estimated 1,000 added enrollment annually through 2017
 - Recent 2 year activity of over \$120 million in completed construction activity
 - Currently under construction is over \$110 million
 - Upcoming planning is focused on an additional \$150 million in future projects
 - Approaching \$100 million in research grants
 - Annual Direct spending of \$350 million







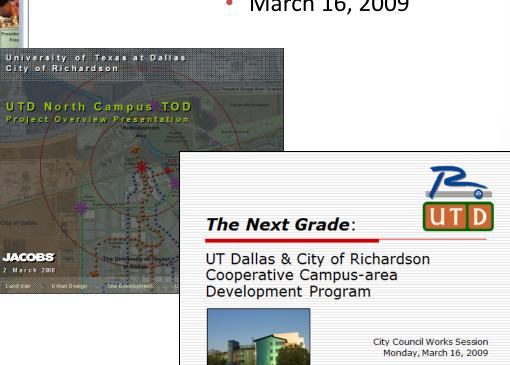


- By law, a City has no jurisdictional control (zoning, plan review & permits, infrastructure design & coordination, traffic control, etc.) over university campus development.
- However, past and current administrations have seen mutual benefits in cooperative efforts.



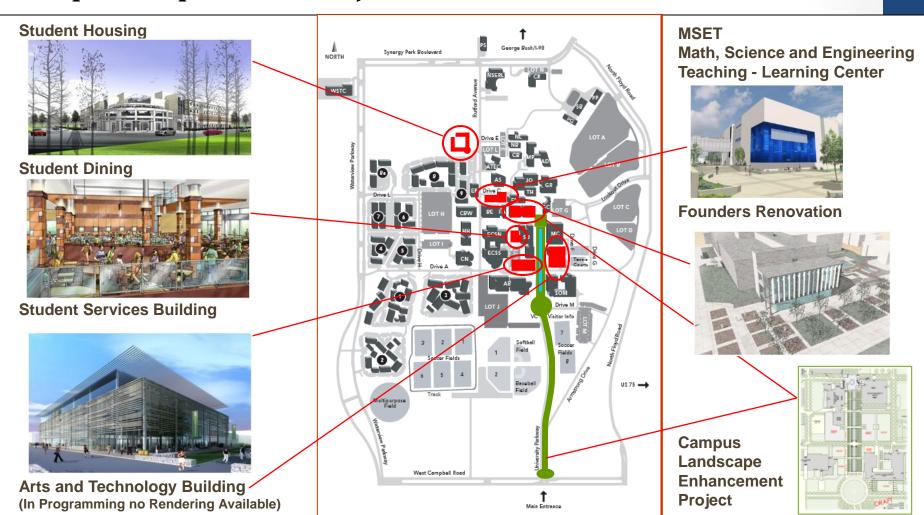


- **Prior Work Session** briefings have also summarized history, current activities and outlook of UT Dallas development.
 - October 20, 2008
 - March 2, 2009
 - March 16, 2009





Campus Map-Active Project Locations













Prior Cooperative Efforts

UT Dallas Contributions

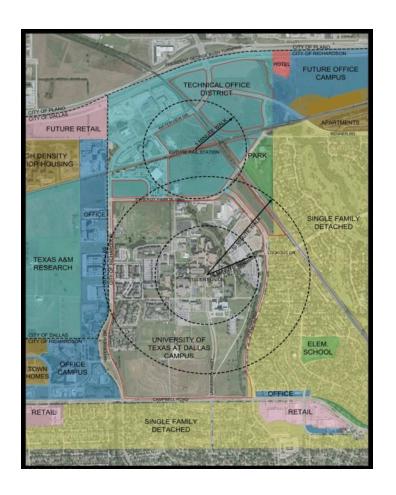
- Major economic impact
- Growth & Tier One Goal
- Residential housing
- Jobs
- Visitors/Conferences
- Intellectual center
- Spin out companies
- Global institution
- "Destination" for the region
- Attracts major companies
- Continuing education
- Community engagement (Arts, sports, events, camps)

Richardson

- Support of legislative agenda
- Community's retail & commerce
- Infrastructure (water, etc.)
- Police and Fire support
- Roads (University Drive)
- Hike and bike trails
- Neighborhood groups
- DART station
- Service, learning and volunteer opportunities
- Research/entrepreneurship support from businesses
- Recreational opportunities (parks, etc.)



Current Activities Underway



- Cotton Belt regional rail planning
- Cotton Belt station-area planning
 next efforts
- UTD-controlled commercial frontage at PGBT
- Campus construction coordination and traffic / pedestrian planning efforts
- Long-term lease
- Sewer utility conveyance service to former UT Dallas out parcel
- Enhanced street banner program in area medians
- Existing lease at Point North Park site



Cooperation for Cottonbelt Vision





Next Efforts & Commitments

- New era of growth required renewed attention to cooperative goals
- Two elements of continued cooperation are proposed as development continues in/around the UT Dallas campus:
 - A package of <u>property uses-for-infrastructure</u> support
 - A renewed <u>commitment to</u> <u>current and future planning</u> <u>effort and service cooperation</u>





Property/Infrastructure Support

- A mutually-impacting exchange of efforts that:
 - Continues to enhance on-campus traffic flows; deemphasizes Floyd Road access & encourages increased PGBT/Waterview access
 - Creates better pedestrian use and access
 - Secures land for recreational, drainage and utility service enhancements
 - Coordinate roles for land areas in proximity to existing neighborhoods
- City would develop additional roadway/trail sections
- UT Dallas would provide renewable leases & easements of land parcels for City uses



- Infrastructure Support Road & Trail Segments
 - Road Segments Improving and connecting an "internal loop" roadway system to move traffic around the campus and mitigate use of city streets for cross-campus access. Road & Trail segments total \$2.7 million. Funding provided from voter-approved May 2010 G.O. Bond Program.

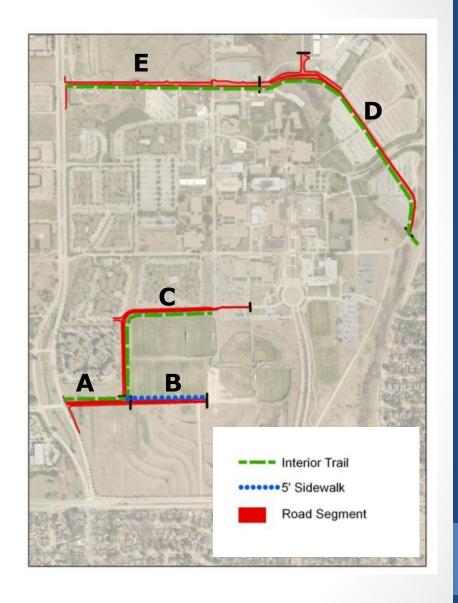


- Two segments would be shared responsibilities with UTD & City (A & B – soccer field area)
- Three segments (C, D, & E) would be City supported connections



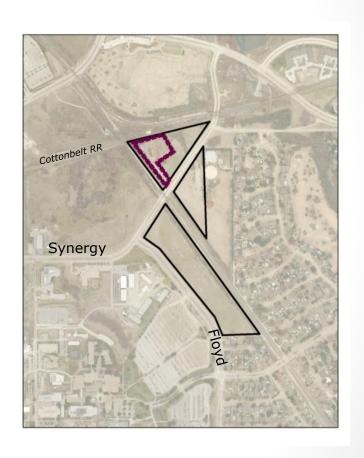
Road & Trail Plan

- Infrastructure Support –
 Road & Trail Segments
 - Segment A:
 - 50%/50% City & UTDallas
 - Segment B:
 - 100% UTDallas
 - Segment C, D, E:
 - 100% City





- Property Support Key Elements
 - Extension of existing lease term for 4.9 ac. Point North Park parcel
 - Initiate new lease for 14 ac. Floyd Road parcel
 - Initiate new site easement on 1.5
 ac. segment of 6.8 ac. Synergy
 parcel for a city water tower site





Property Support

- "Floyd Road parcel"
- City would gain multi-decade use of 13.8 acre site
- Better control uses adjacent to KCS RR and neighborhood
- Candidate site for recreational uses
- Utilization of adjacent UTDallas parking lots with this parcel lease.





Property Support

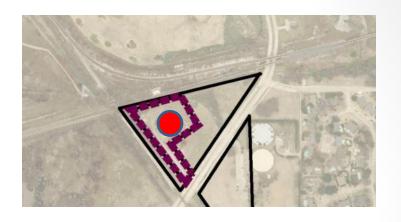
- Update a previous 4.9 acre ground lease between City and UTDallas.
- Prior agreement created in Dec. 1988.
- Currently used for Point North Park parking and open play areas
- New Lease renewal will extend current terms for a new 40 year period.

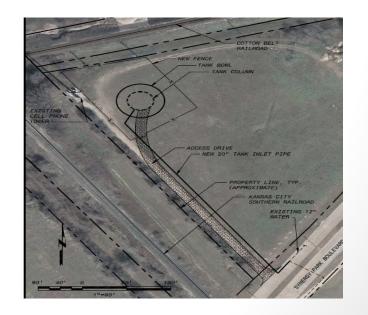




Property Support

- 1.5 acre segment of a 6.5 acre site on Synergy
- Planned use for a future water tower location
- City & UTDallas would cooperate on use of 5 acre remainder







Mutual Efforts & Commitments – Additional Support

- Planning and Service Support by UTD
 - Sustain Traffic Mitigation efforts:
 - Enhanced crosswalk markings and signage at Floyd Road/Lookout Drive
 - Commitment to next phase of Cotton Belt station-area planning project
 - Continued support for campus planning and infrastructure-impact assessments
 - Continued public safety response protocols, public safety radio interoperability, security support, emergency management and fire prevention/hydrant assessment cooperation





Mutual Efforts & Commitments

Planning and Service Support by UTD

- Cooperative storm water drainage support evaluation
- Commitment to evaluate future easement agreements to designate on-campus locations for drainage detention.
- City's recent Halff study suggests two locations:
 - A site on the Cottonwood Creek basin in the southeastern corner of the campus
 - A site on the West Fork of Cottonwood Creek basin in the southwestern corner of the campus
- Further analysis will determine final configuration and allow easement document development & execution





Action Steps

- Set authorization action on the Nov. 14 Council agenda to allow City Manager's execution with UT Dallas the Memo of Understanding for this mutual support program, and execute all contemplated agreement documents of the MOU:
 - Extension of existing lease for 4.9 ac. Point North Park parcel
 - Initiate new lease for 14 ac. Floyd Road parcel
 - Initiate new site easement on 1.5 ac. segment of 6.8 ac. Synergy parcel for a city water tower site
 - Initiate an Interlocal agreement(s) for Road/Trail Construction projects
- Continue mutual drainage analysis to determine campus parcel(s) for future agreement and long term drainage detention improvements
- Continue to monitor UT Dallas development program and facilitate cooperative exchanges.





Memorandum of Understanding City of Richardson and University of Texas at Dallas For Cooperative Campus Development and Adjacent Land Use Support Program

Background

The City of Richardson (<u>City</u>) and The University of Texas at Dallas (<u>UTD</u>) have mutually prospered through a cooperative relationship since the initial creation of UTD through founding of the Graduate Research Center/Southwest Center for Advanced Studies in 1961 in Richardson. Through the decades, significant campus development, facilities, and enrollment have now positioned UTD as a global leader in higher-education excellence. The City of Richardson has benefitted from the important elements of economic development that occur from such an institution: capital investment, payroll, residency, commercial activity, research, and advanced education.

City and UTD administrations have maintained close dialogue and a spirit of cooperation to assure that the strides in campus advancement were matched with responsible planning for community impacts. Planning and improvements in roadway networks/campus access, drainage protection, and trail network expansions have occurred through this close coordination. Other mutual benefits have developed in arts, recreation, utility systems, and public safety/emergency management programs.

Recent discussions have focused on at least eight currently active campus development initiatives (Student Housing, Student Dining, Student Services, Arts/Technology Building, MSET – Math Science Learning Center, Founders Hall renovation, Campus Enhancement Landscaping, and Bookstore and Visitor Center) representing over \$300 million of construction development that is underway or pending initiation. UTD has also projected a further \$660 million of future campus facility development.

UTD also has significant land holdings north of the current campus traversed by the Dallas Area Rapid Transit (<u>DART</u>) crosstown commuter rail corridor and President George Bush Turnpike (<u>PGBT</u>). In 2008, the City and UTD initiated a significant planning initiative for a DART rail station at the UTD campus, with related campus orientations and access points along the northern edge of the current campus on UTD-owned land.

It is mutually acknowledged through this Memo of Understanding (<u>MOU</u>) that the plan of cooperative efforts itemized below can provide an enhanced benefit to both UTD and the City. The City and UTD further acknowledge that this program may, in some instances, require future ratifications and/or affirmative actions by the Board of Regents of The University of Texas System (<u>Board of Regents</u>) and the Richardson City Council. The parties also acknowledge that the City's capital commitments are subject to the requirements of the General Obligation Bond passed by the citizens of Richardson in May 2010. The parties commit their best effort to advance the preparation and effective consideration of these cooperative elements.

<u>Efforts of the City of Richardson and UTD</u> – The City of Richardson and UTD intend to take the following actions subject to the requirements of applicable laws and legal review:

1. Road Network and Trail Extensions – The City will assist UTD in the design and construction of *Campus Road and Trail Extensions*, including the road network segments identified in Exhibit A, "Proposed Ring Road Improvements", and labeled as road segments "A, B, C, D and E", and including the interior trail network segments identified as "Interior Trail". The City will cause funding of up to \$2.7 million to be available for design and construction, subject to final design and construction approval by the City of Richardson. The preliminary estimate for construction is subject to further refinement through cooperative planning/engineering and the use of bid and- or deduct-alternates to be included with the bid package. Either the City or UTD may be the lead agency for design and construction. Prior to award of City-lead construction or reimbursement to UTD, UTD will provide requisite easements for the funded road segments and trails located on UTD's property. UTD will be responsible for funding 50% of Segment A and 100% of Segment B.

<u>Efforts of the University of Texas at Dallas</u> - UTD intends to take the following actions, subject to the requirements of applicable laws and legal review. The new leases and easement will be subject to the City's completion of Road Segments C, D, and E:

- 2. New Ground Lease to City UTD, through the Board of Regents, will enter into a new ground lease agreement of UTD property to be executed with the City of Richardson, for a 13.8 acre site along the northeast side of Floyd Road, as further described on Exhibit A, for a park and recreational uses. (Soccer Fields and other amenities are anticipated for this parcel that will have shared use with UT Dallas). The lease term will be for 40 years. UTD may retain components of use, co-location, and involvement on these parcels, when the City's uses can still be achieved. Existing Ground Lease Renewal with the City UTD, through the Board of Regents, will revise and renew the Dec. 8, 1988 UTD/City ground lease for a 4.87 acre site along the east side of Synergy Park Blvd. (as further described in Exhibit A). The renewed lease term will provide a term of 40 years, for use as a park. UTD may retain components of use, co-location, and involvement on these parcels, when the City's uses can still be achieved.
- 3. **Easement to City** UTD, through the Board of Regents, will enter into an easement agreement of UTD property, to be executed with the City of Richardson, for an area of approximately 1.5 acres out of the 6.8-acre site along the west side of Synergy Park Blvd., as further described on Exhibit A, for use as a municipal water tower.
- 4. **Development of Tract -** UTD and the City will collaborate to encourage the development, either directly by UTD and the City, or indirectly by other entities, of the remainder of the 6.8-acre property along the west side of Synergy Park Blvd., as further described on Exhibit A, not occupied by the water tower, for uses complimentary to or supportive of the planned future DART station on UTD's adjacent land. All such development is subject to required approvals or authorization.

- 5. Floyd Road Traffic and Parking Access Mitigation UTD and the City will continue to cause the Floyd Road east campus entrance to have only southbound access during late afternoon and evening hours on weekdays. Visitors will be encouraged to access the campus via the loop road from the north, south and west.
- 6. North Campus Transit-Oriented Development (<u>TOD</u>) Campus Rail Station area planning UTD will continue to support the remaining phases of the North Campus TOD planning initiative, including the 50% funding of consulting required services, subject to availability of continued funding and authority.
- 7. **Drainage** As the UTD campus grows, UTD will collaborate with the City to address any drainage improvements at the southeast and southwest areas of the campus required by the impact of campus development, and subject to any required approvals or authorization.
 - Acreage on southwest (Waterview/Campbell) and southeast (Floyd/Campbell) sites to be designated as future determined easements to be reserved from development and used for storm water drainage detention on these two sites.
- 8. **No Dedication**. The lease or license of land by UTD to City for the recreational and park purposes contemplated by this transaction is not intended to constitute, and shall not be deemed to constitute, a dedication or designation by the Board of Regents or by UTD of the land as public park land or a park under applicable law, but is rather a temporary use of the land solely for the duration of the lease or license. This stipulation will be included in all applicable transaction documents.

This Memorandum of Understanding is intended to provide a non-binding framework for the development of specific agreement instruments that will be executed by the City of Richardson, UTD and the Board of Regents to achieve these cooperative objectives. Furthermore, both parties will explore additional opportunities to collaborate on mutually beneficial projects. It is anticipated that these agreements will contain the specific performance features and the obligations, timeframes and benefits to be derived. This MOU is conditioned upon the parties entering into those specific agreement instruments and this MOU shall not be binding upon the parties in any way, except to the extent that it reflects the intent to proceed with the projects described above and to negotiate definitive written agreements with respect to the general terms and conditions contained herein.

Unless and until such written agreements are entered into, and further subject to required authorization by both parties, no party shall be under any obligation to the other party with respect to these matters, it being understood that no contractual relationship shall exist between the parties unless and until appropriate written agreements have been executed by all parties. To confirm that the above items accurately reflect our discussion and express your intent to pursue formal agreements and other efforts of preparation, please so indicate by signature as provided below.

For The University of Texas at Dallas	For the City of Richardson, Texas		
Dr. Calvin D. Jamison, Senior VP for Business Affairs	Bill Keffler, City Manager		
Date	Date		
For the Board of Regents of The University of Texas System			
Florence Mayne, Executive Director UT System Real Estate Office			
Date			



RENTAL REGISTRATION PROGRAM CONSIDERATIONS

Introduction

- □ City Council Near Term Action Items
 - Review and evaluate the rental registration program and develop fee alternatives and strategies to increase compliance.

October 24, 2011 Briefing

- Overview of current program
 - Goals of Initial Program
 - Registration / Registration Renewal Process
 - Identifying Rental Properties
 - Inspection Process
 - Inspection Criteria

October 24, 2011 Briefing

- Recommended policy and procedural enhancements
 - Online Tracking & Reporting
 - Email Update Program
 - Update Evaluation Criteria / Utilize Score Sheet

October 24, 2011 Briefing

- Considerations
 - Frequency of Inspections
 - Fee Schedule

- Annually (similar to the Apartment Inspection Program)
 - Guarantees every rental property will be inspected at least once a year
 - Provides opportunity for ongoing education of owners and tenants
 - Less reporting and fewer inspection requirements for property owners who experience regular turnover
 - Additional inspections will not necessarily net a proportionate increase in documented violations

- □ Upon a Change in Occupancy Prior to the tenant moving in
 - Similar to the process used for commercial buildings
 - Ensures the home is safe prior to a tenant moving in
 - Provides opportunity to educate tenants prior to move in
 - Provides an incentive for owners to comply in a timely manner
 - Less intrusive for tenants

- Upon a Change in Occupancy Within 30 days of tenant moving in
 - Does not hinder an owner's ability to move tenants in
 - Ensures violations will be addressed in a timely manner
 - Permits confirmation of occupancy regulation compliance in a timely manner
 - Provides opportunity to educate tenants in a timely manner

- Upon a Change in Occupancy During Assigned Quadrant (Existing Process)
 - Does not hinder owner's ability to move in new tenants
 - Distributes workload evenly throughout the year
 - Long periods of time may elapse between inspections
 - Information is not updated in a timely manner

- Staffing Implications
 - Annually
 - 1 additional full time code enforcement officer \$65,500
 - □ Upon a Change in Occupancy Prior to the tenant moving in
 - 1 additional part time code enforcement officer \$21,800
 - □ Upon a Change in Occupancy Within 30 days of move in
 - 1 additional part time code enforcement officer \$21,800
 - Upon a Change in Occupancy During Assigned Quadrant (Existing Process)
 - No staffing implications

Fee Schedule

During development of the FY 11/12 budget, staff
 recommended increasing the annual registration fee to \$75 to
 defray the expense incurred in administering the program

Other Similar Rental Programs

	Annual Fee	Frequency of Inspection
Carrollton	\$50	Every two-three years
Farmer's Branch	\$75	Change of Occupancy
Garland	\$50	Change of Occupancy
Grand Prairie	\$75	Change of Occupancy
Richardson	\$50	Change of Occupancy

Fee Schedule

- During development of the FY 11/12 budget, staff
 recommended increasing the annual registration fee to \$75 to
 defray the expense incurred in administering the program
- City Council opted to postpone increasing the fee but expressed an interest in developing fee alternatives and strategies to increase compliance

Registered Rental Properties

- At this time, there are 2,561 properties registered as a rental.
- 1,799 (70%) have had at least one documented violation within the past 12 months.*
- The average number of violations per rental property is 1.95.

^{*}Does not include interior violations, which were not tracked in a reportable fashion until June 2011.

Fee Schedule

- Fee based on the outcome of the inspection
 - Pass inspection with 85 or above and pay the standard inspection fee
 - Fail inspection with 84 or lower and pay an increased inspection fee based on the number of re-inspections
 - Easy for owners and tenants to understand
 - Staff can defend and justify decisions more confidently
 - Successful track record of using similar system
 - Less administrative duties for staff

Registered Rental Property

	Total Inspections	Pass	Borderline	Fail
August	55	46	5	4
September	34	28	3	3
October	30	23	3	4
Total	119	97	11	11
Percent of Total	-	81.5%	9.2%	9.2%

^{*}Includes interior and exterior violations since June 2011, which is when we began tracking in a reportable fashion.

Fee Schedule

- Fee based on the number of violations documented at a property during a given period of time
 - Owner vs. Tenant
 - Leaky roof v. Trash out early
 - Severity of the violation
 - Missing address v. No Smoke Detectors
 - Complaints vs. Regular Inspections
 - More difficult to administer
 - More susceptible to criticism

Registered Rental Property

Documented Exterior Violations FY 10/11*	Total Properties	Total Properties With "X" or More Documented Violations
1	605	1,799
2	436	1,194
3	278	758
4	175	480
5	120	305
6	78	185
7	36	107
8	30	71
9	20	41
10	7	21
11 or more	14	14

^{*}Does not include interior violations, which were not tracked in a reportable fashion until June 2011.

Staff Recommendation

- □ Increase annual registration fee to \$75 to defray the expense incurred in administering the program
- Require inspection upon Change in Occupancy Within 30 days of tenant moving in
- Update evaluation criteria and utilize a score sheet to assess the condition of properties
- Require a score of 85 or higher to pass the annual inspection
- Require a re-inspection of all properties that score less than
 85; Charge \$75 fee for said re-inspection

Next Steps

- Finalize strategy for frequency of inspections and fee structure
- Amend ordinance to reflect new program features
- Begin publicizing new program features in advance of January 1, 2012 implementation
 - Send information to owners of registered properties
 - Richardson Today Article
 - Email Update Features

RENTAL REGISTRATION PROGRAM CONSIDERATIONS