

June 22, 2011

WHEREAS, the City of Dallas is the owner of a tract of land containing approximately 83,478 square feet of land located at the north east corner of Live Oak and Cantegral Streets, Block 289, Dallas, Dallas County, Texas (the "Property"), which is no longer needed for municipal use; and

WHEREAS, on June 22, 2005, the City Council authorized Ordinance No. 26043, establishing Tax Increment Financing Reinvestment Zone Number Twelve, City of Dallas, Texas (the "Deep Ellum TIF District"), in accordance with the Tax Increment Financing Act, as amended (Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated, hereinafter called the "Act"), to promote development and redevelopment in the Deep Ellum area through the use of tax increment financing, as amended; and

WHEREAS, on April 12, 2006, the City Council authorized the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan for the Deep Ellum TIF District, as amended ("Project Plan") by Ordinance No. 26304; and

WHEREAS, the Property was declared surplus to the City's needs by Resolution No. 06-2260 on August 25, 2006, with a minimum bid of cash and/or exchanged property interests having a cash fair market value of not less than \$3,339,120.00 specified; and

WHEREAS, on December 5, 2006, the City received 1 bid from Margaux City Lights Partners, Ltd. for cash, together with the granting of certain land rights, 120 parking spaces and open space and its maintenance; and

WHEREAS, the City Council of the City of Dallas rejected the bid received from Margaux City Lights Partners, Ltd. on February 28, 2007, by Resolution No. 07-0746 and authorized the Property to be re-advertised for sale with a minimum cash bid of \$3,339,120.00 and additional consideration to be given to the granting or reservation to the City of Dallas, of free parking upon the Property or other acceptable property benefiting the Latino Cultural Center; and

WHEREAS, on June 5, 2007, the City received 1 bid from Margaux City Lights Partners, Ltd. in the amount of \$3,405,000.00 plus the use of 50 free non-exclusive parking spaces upon the Property for Latino Cultural Center events; and

WHEREAS, said bid was not accepted; and

WHEREAS, on April 9, 2008, after a public hearing to receive citizens comments, the City Council authorized an ordinance amending the Project Plan to provide for the direct sale of City-owned property, Block 289, located at the northeast corner of Live Oak and Cantegral Streets, for fair market value to Margaux City Lights Partners for the purpose of development and redevelopment of said property in accordance with the Project Plan; and

WHEREAS, due to changing financial conditions, the conveyance of the Property to Margaux City Lights Partners did not take place;

WHEREAS, the Act provides that the City may exercise any power necessary and convenient to carry out the objectives of the statute including the power to acquire real property by purchase, condemnation, or other means to implement project plans and sell that property on the terms and conditions and in the manner it considers advisable; and

WHEREAS, the provisions of §272.001(b)(6) of the Texas Local Government Code further provide that the City may sell the Property for fair market value pursuant to the Project Plan adopted by the City for the Deep Ellum TIF District attached hereto as Exhibit A; and

WHEREAS, Minerva Partners, Ltd. has requested to purchase the Property for and in consideration of \$2,170,000.00, to construct a high density mixed-use development on the Property and other adjacent properties and to construct a parking structure and additional improvements for the Latino Cultural Center, necessary and convenient to implementing the objectives outlined in the Deep Ellum TIF District Project Plan.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas is the owner of a tract of land containing approximately 83,478 square feet of land located at the north east corner of Live Oak and Cantegral Streets, Block 289, Dallas, Dallas County, Texas (the "Property").

SECTION 2. That the City Council finds that the Property is located within the boundaries of the Deep Ellum TIF District, and that it is necessary and convenient to have such property developed pursuant the objectives of the Project Plan, as amended.

SECTION 3. That the Deep Ellum TIF District Project Plan provides for the direct sale of the Property for fair market value to Minerva Partners, Ltd, in order to facilitate the construction of a high density mixed-use development on the property and other adjacent properties, in accordance with the objectives of the City in establishing Tax Increment Financing Reinvestment Zone Number Twelve, City of Dallas, Texas and as provided in the Act.

June 22, 2011

SECTION 4. That upon receipt of **TWO MILLION ONE HUNDRED SEVENTY THOUSAND AND NO/100 (\$2,170,000.00) DOLLARS** from Minerva Partners, Ltd., the City Manager or designee is authorized to execute a Deed Without Warranty, to be attested by the City Secretary upon approval as to form by the City Attorney for approximately 83,478 square feet of land, at the northeast corner of Live Oak and Cantegral Streets, Block 289, Dallas, Dallas County, Texas and located near the intersection of Live Oak Street and Cantegral Street. The Deed Without Warranty is subject to the conditions contained in Sections 5 and 6.

SECTION 5. That the Deed shall provide and require as a condition subsequent with right of reentry (i) that Minerva Partners, Ltd. shall invest a minimum of \$75,000,000 into the development of the property as a high density, mixed-use project with approximately 350 residential apartment units and 110,000 square feet of new retail space in accordance with the Deep Ellum TIF District Project Plan by December 31, 2018, (ii) that Minerva Partners, Ltd. shall complete any environmental remediation and demolish the buildings currently located on the site by June 30, 2012; and (iii) that Minerva Partners, Ltd. provides the City of Dallas with a final set of construction documents for a parking garage to be located at the Latino Cultural Center.

SECTION 6. That the Deed Without Warranty shall provide that the conveyance to Matthew Malouf ("**GRANTEE**") is further subject to the following:

- (a) Any visible and apparent easements and any encroachments whether of record or not.
- (b) Any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases or other instruments of record and applicable to the property or any part thereof.
- (c) To the maximum extent allowed by law, (i) **GRANTEE** is taking the Property "AS IS, WHERE IS, WITH ALL FAULTS"; (ii) GRANTOR disclaims responsibility as to the accuracy or completeness of any information relating to the Property; (iii) **GRANTEE** assumes all responsibility to examine all applicable building codes and zoning ordinances to determine if the Property can be used for the purposes desired and to check for outstanding or pending code enforcement actions including but not limited to repair or demolition orders; and (iv) GRANTOR expressly disclaims and **GRANTEE** expressly waives, any warranty or representation, express or implied, including without limitation any warranty of condition, habitability, merchantability or fitness for a particular purpose of the Property.

June 22, 2011

SECTION 7. That the sale proceeds shall be deposited into the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction, Real Estate Division shall be reimbursed for the cost of obtaining legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8118.

SECTION 8. That if a title policy is desired by the **GRANTEE**, same shall be at the expense of said **GRANTEE**.

SECTION 9. That the sale shall be subject to standby fees, taxes and assessments, if any, by any taxing authority for the year of closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes and assessments being assumed by grantee.

SECTION 10. That the procedures required by Section 2-24 of the Dallas City Code that are not required by state law concerning the sale of unneeded real property are waived with respect to this tract of land.

SECTION 11. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

BY


Assistant City Attorney

APPROVED BY
CITY COUNCIL

JUN 22 2011

Distribution: City Attorney's Office – Sarah Hasib
City Attorney's Office – Barbara Martinez


City Secretary

111760

DEEP ELLUM

TAX INCREMENT FINANCING DISTRICT



PROJECT PLAN & REINVESTMENT ZONE FINANCING PLAN

**APRIL 12, 2006
AMENDED APRIL 9, 2008
AMENDED JUNE 22, 2011**

Acknowledgements

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

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Mayor Laura Miller	James L. Fantroy
Mayor Pro Tem Donald W. Hill	Gary Griffith
Deputy Mayor Pro Tem Dr. Elba Garcia	Bill Blaydes
Pauline Medrano	Linda Koop
Ed Oakley	Ron Natinsky
Dr. Maxine Thornton-Reese	Mitchell Rasansky
Steve Salazar	Angela Hunt
Leo V. Chaney, Jr.	

Deep Ellum TIF District Board of Directors

City of Dallas	Laura Zane Aveton
	Brian Barton
	Herbert Goodman
	John Miller
	John Tatum
Dallas County	Rick Loessberg
Dallas Independent	Larry Oliver
School District	David Rastellini

Other

Barry Annino	Deep Ellum Foundation
Kenneth Carlson	Westdale Asset Management
Mark Stein	Stein Planning and Management

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Section 1: Project Plan

Background

The Deep Ellum Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping districts to take full advantage of the expanding DART light rail system, to promote transit oriented development, to implement appropriate urban design standards, and to improve the quality of development east of Downtown.

The Deep Ellum TIF District (the "District") was established in June 2005 to assist in the transformation of the Deep Ellum area into a more diversified, pedestrian friendly, mixed-use neighborhood in the area immediately east of Downtown between Central Expressway and Fair Park. Strengths of the District include proximity to Downtown Dallas, three future DART light rail stations, the Arts District, Baylor Medical Center, and Fair Park. See **Exhibit A** for a map of the Deep Ellum TIF District. The District contains approximately 157 acres, not counting rights-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels. Taxable land for 2005 is expected to be approximately 123.8 acres.

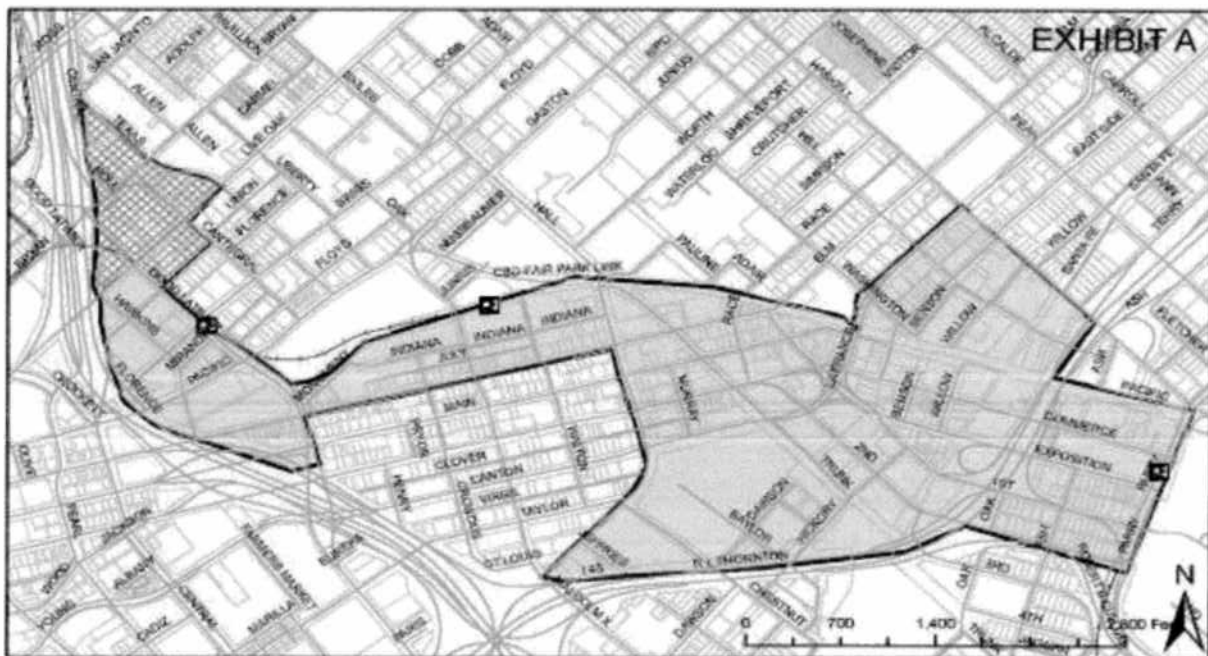
The boundaries of the Deep Ellum TIF District were amended in April 2008 to include the City of Dallas Latino Cultural Center and the site of the City Lights Project. These two sites comprise 10.2 acres bringing the total amount of property in the Deep Ellum TIF District to 159.2 acres. This boundary of the district was amended to include this property to further promote the goals of increasing development density near DART Light Rail stations and improve accessibility of cultural facilities such as the Latino Cultural Center to the light rail service.

Photos of property in the District show deteriorated public infrastructure and building stock (see **Exhibit B**). Streets and utilities are now over 60 years old and require improvements. Many of the commercial structures in the District were developed prior to World War II. During the 1980's and 1990's, the area experienced revitalization and some warehouse and commercial buildings were renovated as residential and entertainment uses (see **Exhibit C**). Over the past ten years, private investment in the District has slowed and many industrial and warehousing structures as well as tracts of vacant land remain undeveloped. The area has begun to exhibit signs of deterioration and neglect, crime has increased, and many tenants who could afford more modern facilities have moved out of the area.

The Deep Ellum TIF District exhibits high commercial vacancy rates, deteriorated structures, inadequate sidewalks and streets, faulty lot layouts, unsanitary or unsafe conditions, and deteriorated site improvements. These conditions substantially arrest or impair the sound growth of the City and property within the area.




DART will be investing in the Deep Ellum TIF District with three light rail stations as part of the Southeast Corridor light rail line. The Deep Ellum light rail station will be located above Good Latimer Expressway, between Swiss Ave. and Gaston Avenue. The Baylor light rail station will be situated between Malcolm X Blvd. and Walton Street, near the Baylor Medical Center. The Fair Park light rail station is planned for Parry Avenue near 1st Avenue, adjacent to Fair Park. These stations are projected to carry over 3,000 riders per weekday because of their proximity to Baylor Medical Center, Downtown Dallas and Fair Park.

Exhibit A Deep Ellum TIF District Map



**Deep Ellum TIF District
Revised Boundary Map**

Legend

-  DART Light Rail Stations
-  Added Property
-  Deep Ellum TIF District Revised Boundary



Office of Economic Development
February 2008

Exhibit B
Deep Ellum TIF District Existing Conditions
Underutilized Property

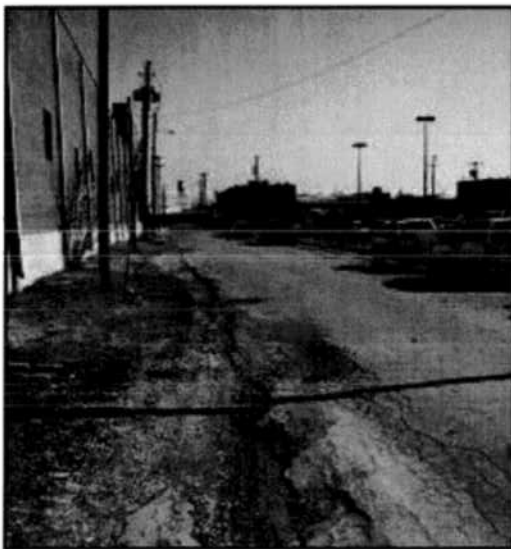
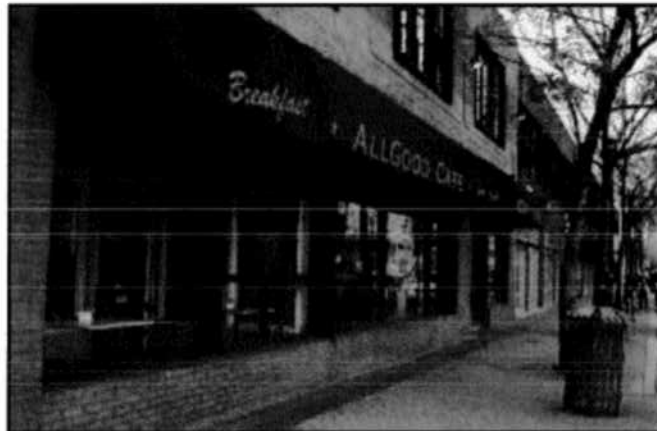


Exhibit C
Deep Ellum TIF District Existing Conditions
Redeveloped Property



The Deep Ellum Foundation, a non-profit organization that oversees the Deep Ellum Public Improvement District, initiated the request for the City of Dallas to adopt a TIF Reinvestment Zone for the area. In response to these circumstances, the City Council, using the authority of the Tax Increment Financing Act (Chapter 311, Tax Code), approved Ordinance No. 26043 on June 22, 2005:

- Creating Tax Increment Financing Reinvestment Zone Number Twelve, (the “Deep Ellum TIF District”);
- Establishing the boundaries for the Deep Ellum TIF District;
- Adopting a preliminary project and financing plan; and
- Establishing a Board of Directors for the Deep Ellum TIF District

The Board of Directors includes five City Council appointees and five representatives of the other taxing jurisdictions.

The cost of redevelopment in this area is an obstacle. Deteriorated buildings, hazardous materials, inadequate streets, sidewalks and utilities substantially impair the sound growth of this part of Dallas. Redevelopment of property in the Deep Ellum TIF District will require significant expenditures for environmental remediation, demolition, reconstruction of utility systems, roadways and streetscape improvements, connections to the three planned DART light rail stations, façade restoration, and public open space. The use of TIF funds will make it possible for this strategically located development site to compete with other sites where development is not hampered by environmental issues and deteriorated infrastructure.

The Deep Ellum Foundation initiated the planning process for the conversion of this area to a mixed-use, transit oriented neighborhood. Preliminary discussions with city staff included a broader definition of the Deep Ellum neighborhood. The project area was reduced to exclude the portions of Deep Ellum which were substantially redeveloped in the 1980’s and early 1990’s.

Several potential projects are expected to commence during the first three years of the Deep Ellum TIF District. Westdale Asset Management is planning a mixed-use residential development with ground floor retail near the future Baylor light rail station. If built as planned, this project will include approximately 240,000 square feet of residential and retail space within a pedestrian, transit oriented core. Other prospective projects include the redevelopment of the Continental Gin building; the First Dr. Pepper building; the Knights of Pythias building; the Bill Reed building; and other underutilized commercial and warehousing structures as well as tracts of vacant land in the District.

Many of these sites suffer from limited public improvements and require site re-configuration, new infrastructure, including utilities, and a local street and pedestrian accessibility network. The design and redevelopment of these sites and their

connection to the three future DART light rail stations are important elements for the success of the redevelopment effort. Design guidelines for the Deep Ellum TIF District will be developed as part of the implementation program for the District. These design guidelines will be discussed in a public forum and adopted by the TIF District Board as a requirement for TIF funding.

Less than 10% of property in the District is currently being used for residential use with fewer than five living units.

The total taxable appraised value of real property within the Deep Ellum TIF District as of September 30, 2005, according to the Dallas Central Appraisal District, was \$107,990,540. This would be 0.185% of the \$58,417,219,956 of taxable real property in the City of Dallas in 2005. The appraised value of real property in this and all other Dallas TIF reinvestment zones combined will remain significantly below the statutory maximum of 15%. In addition, the appraised value of real property in this and all other Dallas TIF reinvestment zones combined is below the maximum threshold of 5% of the City's tax base as set by the City's Financial Management Performance Criteria (FMPC).

The proposed duration of the Deep Ellum TIF District is 22 years; it is scheduled to terminate December 31, 2027. The City's participation is 0% in 2006 and 2007 and increases to 85% in 2008 and thereafter. TIF collections will terminate once the TIF budget has been collected or December 31, 2027, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached by 2022, after sixteen years of collections.

Development Goals and Objectives

The following development goals meet the specific needs of the Deep Ellum TIF District:

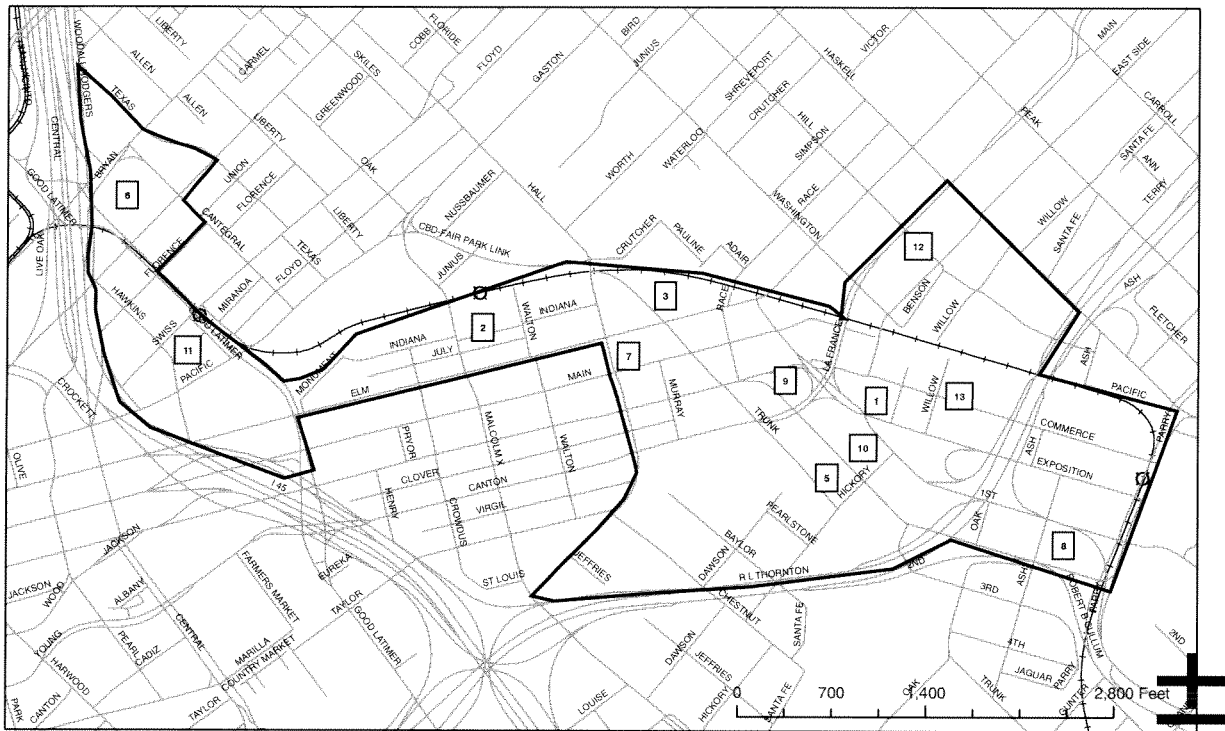
- Goal 1 – To create additional taxable value attributed to new private investment in projects in the Deep Ellum TIF District totaling approximately \$401 million. A list and map of anticipated development projects is attached (see **Exhibits D-1** and **D-2**).
- Goal 2 – To attract new private development in the Deep Ellum TIF District totaling approximately 400,000 square feet of retail space, 35,000 square feet of office space, 250 hotel rooms, and at least 3,000 new residential units including lofts, town homes and apartments.
- Goal 3 – To reach ridership at future DART light rail stations in the District averaging over 3,000 riders per weekday by 2015.
- Goal 4 – To improve access and connections to the DART light rail system within the District.
- Goal 5 – To support the conversion of the Deep Ellum area to a mixed-use, transit oriented neighborhood that complements Baylor Medical Center, Downtown Dallas, Latino Cultural Center and Fair Park.
- Goal 6 – To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the District.
- Goal 7 – To generate approximately \$27.2 million (net present value) in increment over 20 years of collections.
- Goal 8 – To diversify retail and commercial uses in the District.
- Goal 9 – Encourage the redevelopment of the property located on Live Oak Street north of the Latino Cultural Center including the sale of some City-owned property in the area and some street abandonment to create a more usable site.

The following specific objectives set the framework for the planned public improvements within the Deep Ellum TIF District:

- Improve the pedestrian environment through sidewalk improvements, landscaping, lighting and design standards.
- Provide funding for environmental remediation and interior/exterior demolition assistance to encourage redevelopment of land within the Deep Ellum TIF District.

- Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment in the District.
- Coordinate linkages with the three future DART light rail stations planned for the District by extending streetscape improvements between stations to create an extended pedestrian area to destinations such as the Latino Cultural Center, the Baylor Hospital Campus and Fair Park.
- Direct overall development of the Deep Ellum TIF District through the application of design guidelines for public improvements and private development.
- Encourage development of new residential and retail uses to complement the District.

Exhibit D-1 Deep Ellum TIF District Map of Anticipated Development Projects



Deep Ellum TIF District
Anticipated Developments
Amended 4/9/08

Legend

- Deep Ellum TIF District Revised Boundary
- DART Light Rail Stations



City of Dallas

Office of Economic Development
March 2008

Exhibit D-2
Deep Ellum TIF District
List of Anticipated Development Projects

SITE	ESTIMATED COMPLETION BEFORE JANUARY 1,	CONCEPT	APPROXIMATE LOCATION	PROPOSED USE
1	2007	Bill Reed Building (office)	First/Canton/Second	Office
2	2008	Commerce Street Lofts (8 live work homes)	Commerce/Exposition/Benson/ Eastside	Residential
3	2008	The Ambrose (325 lofts and 15,000 s.f. retail)	Indiana Street between Malcolm X and Walton	Residential, retail
4	2008	Eastside Lofts (4 town homes)	First Avenue and Hickory	Residential
5	2008	Olympia Arts Building (18,000 s.f. office)	Eastside/Hill	Office
6	2010	City Lights Phase I - 350 apartments, 110,000 s.f. retail, 130-170 room hotel	Live Oak Street and Good Latimer Expressway	Mixed Use
7	2010	Continental Gin (lofts and retail)	3309 Elm (Continental Gin historic district)	Residential, retail
8	2010	Benson Willow Townhomes	3917 Willow and 3900-3916 Benson	Residential, retail
9	2010	First Dr. Pepper Building (residential, retail, office)	Second/Hickory/Trunk/Canton	Residential, Office, Retail
10	2012	City Lights Phase II - 100 condominiums	Live Oak Street and Good Latimer Expressway	Residential
11	2012	Upscale boutique hotel 170 rooms) Knights of Pythias Building	Knights of Pythias Building Elm @ Good-Latimer	Hotel, retail
12	2012	Small upscale boutique hotel (80 rooms), retail, residential	Elm/Main/Hall/Trunk	Hotel, residential, retail
13	2012	Mixed-use	Parry/First	Residential, retail
14	2012	Loft residences	Exposition/Commerce	Residential, retail
15	2013	Service Center Site (mixed use)	Canton/Hall	Mixed Use
16	2013	Lofts, retail	Good Latimer/Swiss	Residential, retail
17	2015	Residences	Eastside/Hill	Residential
18	N/A	Willow Street mixed-use	Willow/Commerce	Residential, office

Note: The anticipated development projects listed above are subject to market conditions and may change over time. In addition to the above list, unspecified infill development is projected to occur throughout the District. The value of the above projects

The Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan (the "Project Plan") provides a long term plan to replace and upgrade the infrastructure and encourage redevelopment of underutilized property in the Deep Ellum TIF District. The public improvements enumerated in the Project Plan provide for \$27,162,083 (net present value) worth of streetscape, pedestrian, and streetlight upgrades; environmental remediation; interior and exterior demolition assistance; utility burial; public use improvements, and design and engineering. Tax increment financing will be used to pay for these improvements.

Certain costs of improvements, as further discussed herein, are eligible for funding with tax increment revenues under legislative actions taken in 2005. These improvements enumerated in the Project Plan may be implemented in the form of loans or grants of TIF revenues, subject to final construction plans, for costs associated with redevelopment, including but not limited to: environmental remediation and demolition of existing structures and facilities; public infrastructure improvements - sidewalks, lighting, streets, landscaping and utilities; and design and engineering. The City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Deep Ellum TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

This plan is intended to encourage private development and public infrastructure improvements thereby improving the economics of redeveloping the Deep Ellum TIF District.

Description of Deep Ellum TIF District

The Deep Ellum TIF District is generally bounded by Central Expressway, Elm Street, Hall Street, East RL Thornton Freeway, 2nd Avenue, Parry Avenue, South Pacific Avenue, South Haskell Avenue, Main Street, the DART right-of-way north of Indiana Street, and Good Latimer Expressway (see **Exhibit A**). Boundaries that follow public streets and highways shall be construed to extend to the far sides of such rights-of-way. Boundaries that approximate property lines shall be construed as following such property lines.

The Deep Ellum TIF District includes the area immediately east of Downtown between Central Expressway and Fair Park. Strengths of the District include proximity to Downtown Dallas, three planned DART light rail stations, the Arts District, Baylor Medical Center, and Fair Park. Three light rail stations along the Southeast Corridor DART light rail line are planned to run through the heart of the District by 2009. The District contains approximately 157 acres, not counting rights-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels. Taxable land for 2005 is expected to be approximately 123.8 acres.

Many of the commercial structures in the District were developed prior to World War II. Streets and utilities are now over 60 years old and require improvements. During the 1980's and early 1990's, the area experienced a revitalization with some warehouse and commercial buildings renovated as residential and entertainment uses. Over the past ten years, private investment in the District has slowed and many industrial and warehousing structures as well as tracts of vacant land remain undeveloped. The area has begun to exhibit signs of deterioration and neglect, crime has increased, and many tenants who could afford more modern facilities have moved out of the area.

Appendix A identifies all real property accounts within the Deep Ellum TIF District boundary, according to 2005 Dallas Central Appraisal District records. The base value of the District will be the total appraised value of all taxable real property in the District as determined by the Dallas Central Appraisal District certified tax roll for 2005.

The total assessed real property tax value of all taxable real property within the Deep Ellum TIF District for tax year 2005, according to the Dallas Central Appraisal District, was \$107,990,540.

Existing Uses

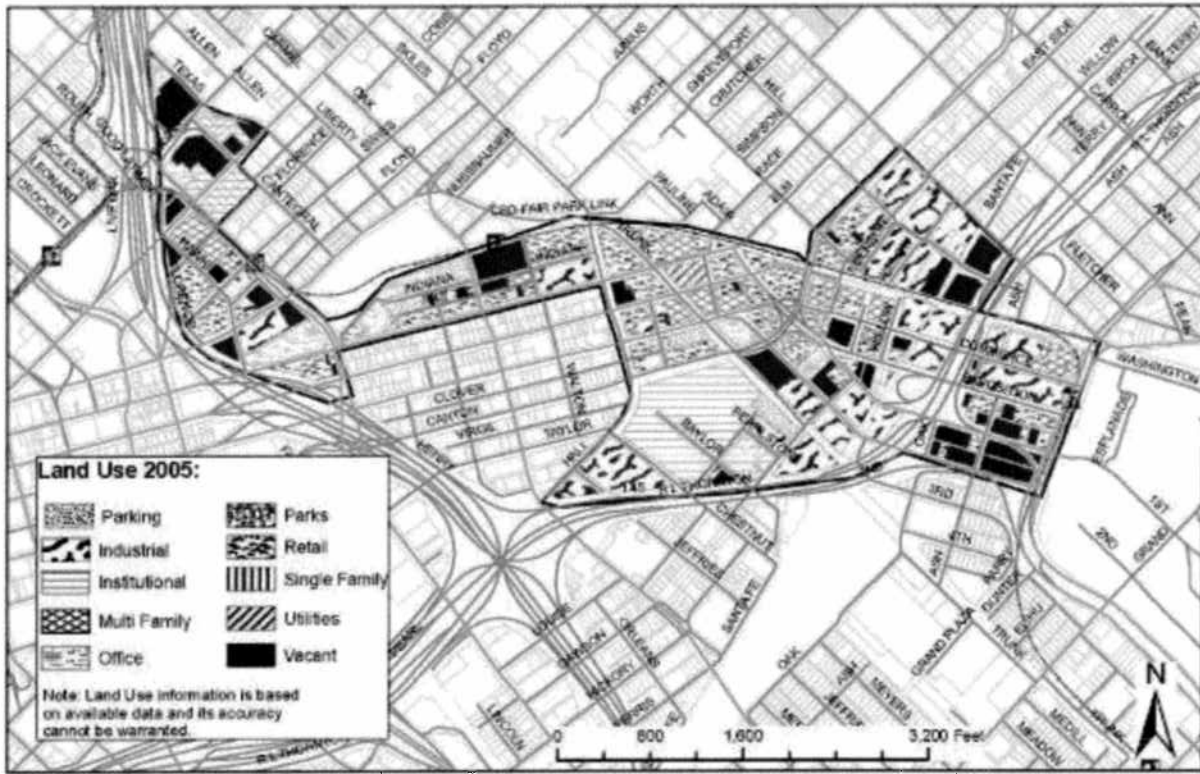
The Deep Ellum TIF District is composed primarily of vacant land and underutilized commercial and warehousing structures. **Exhibit E** shows the existing land use for the area within the Deep Ellum TIF District (for specific parcels included in the TIF District refer to **Exhibit A**, the TIF Boundary Map).

Existing Zoning

Exhibit F shows existing zoning and the Planned Development Districts in the Deep Ellum TIF District. Potential changes to PD 269, the primary Planned Development District in the area, are currently under discussion.

Exhibit E

Deep Ellum TIF District Existing Land Uses

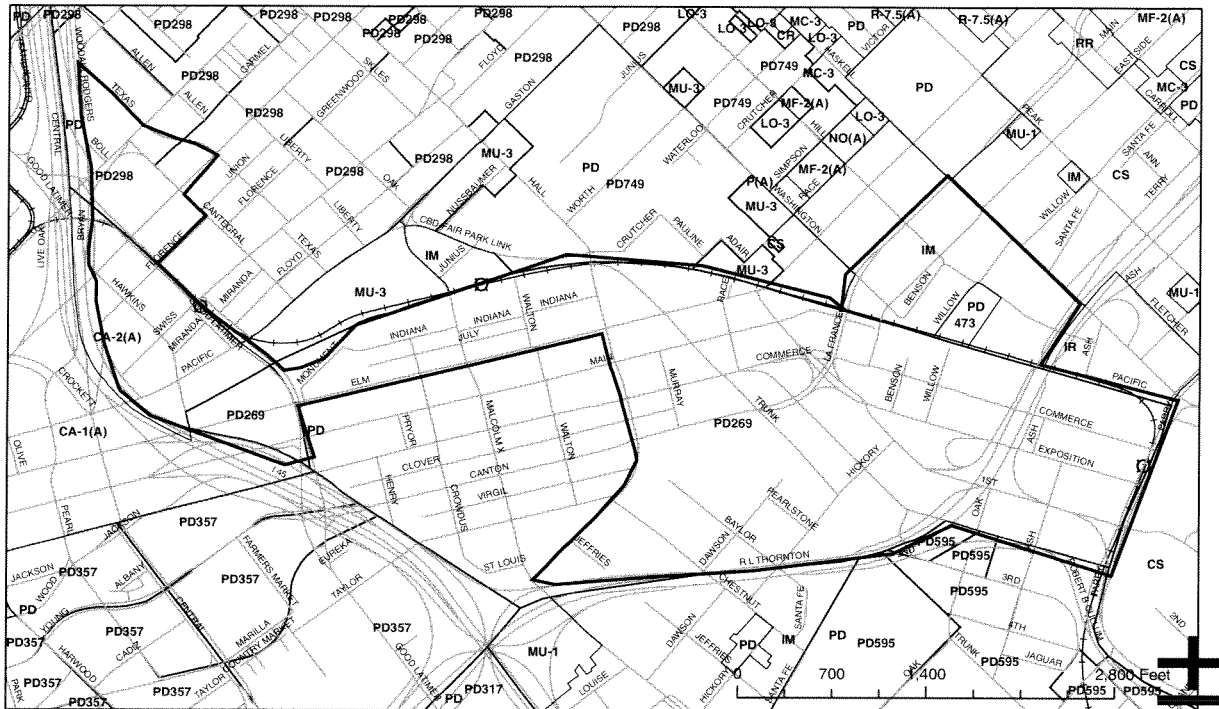


**Deep Ellum TIF District
Land Use Map
Amended 4/9/08**


City of Dallas
 Office of Economic Development
 March 2008

Exhibit F

Deep Ellum TIF District Existing Zoning



Deep Ellum TIF District
Zoning Map
Amended 9/9/08

Legend

- Deep Ellum TIF District Revised Boundary
- PD subdistricts
- DART Light Rail Stations



City of Dallas

Office of Economic Development
March 2008

Market Feasibility

The predominant land use in the planned 22-year Deep Ellum TIF District development program will be for mixed-use development. Westdale Asset Management is planning “Indiana Lofts”, a mixed-use residential development with ground floor retail next to the planned DART Baylor light rail station. If built as planned, the Westdale development will occur within three years of the initiation of the TIF District and will include approximately 240,000 square feet of residential and retail space, within a pedestrian, transit oriented core. Market analysis shows demand for all components of this project. It is anticipated that the retail component of the project will draw people within a 10-minute walk of the project.

Subsequent phases of the Project Plan involve the redevelopment of the remainder of the District. This area currently contains a large amount of underutilized commercial structures and large tracts of vacant or undeveloped land. It is anticipated that as additional TIF increment is generated from the Westdale project and other initial developments, an investment can be made to expand development opportunities in the remainder of the area.

During the last decade the development and initial success of the DART light rail system has not fully been taken advantage of by the development community. Obstacles that are detrimental to project financing for high density projects include higher land costs, need for structured parking and additional infrastructure costs relating to taller, more costly buildings and enhanced pedestrian amenities. Though the Deep Ellum TIF District will include three future light rail stations, it is unlikely that significant transit oriented, quality development would occur without public assistance for the reasons mentioned above.

Market analysis suggests that these developments are feasible but would likely not occur without the creation and implementation of this TIF District to fund needed infrastructure in the TIF District.

TIF District Policy Considerations

The Deep Ellum TIF District’s assessed real property tax value in 2005 was \$107,990,540. By 2027, the District’s assessed real property tax value is forecasted to increase to approximately \$693 million. Since the TIF receives revenue only from the taxable value which exceeds the base year, “captured” taxable value accruing to the Deep Ellum TIF District will be approximately \$585 million. Of the \$585 million in captured taxable value, approximately \$401 million will be attributable to new private investment and \$184 million will be due to property appreciation.

The cumulative incremental property tax revenue potential of the planned development will be approximately \$27.2 million (net present value) for public improvement projects.

No persons are expected to be displaced by redevelopment activity within the Deep Ellum TIF District. Relocation policies are not applicable for this reason, therefore, inapplicable to this TIF District.

Twenty percent of all housing units in the Deep Ellum TIF District using TIF funds must meet the City and County established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or below of the median family income for the Dallas metropolitan area. A developer may, subject to City and County approval, propose an alternative means of fulfilling the City's and County's affordable housing requirement.

Other requirements to qualify for TIF funds include compliance with Fair Share Guidelines for private construction and promotion of hiring for neighborhood residents for permanent jobs created. This latter requirement means TIF applicants will agree to sponsor job fairs or other programs to attract residents to jobs. The process for Fair Share Compliance and City oversight will be negotiated by City staff and included in the development agreement for each individual project.

Design guidelines for new development and redevelopment in the Deep Ellum TIF District shall be developed and adopted by the Deep Ellum TIF Board of Directors within two years of the creation of the District. Once the guidelines are adopted, any future development project requesting TIF funds will be required to comply with these design guidelines.

Section 2

Project Plan Improvements

This project plan provides for approximately \$27.2 million (net present value) in TIF-eligible public improvements as further described below. See **Exhibits G** and **J** for a detailed map and budget of TIF-funded Project Plan Improvements (“Projects Costs”):

The following describes in greater detail eligible TIF Project Costs for the Deep Ellum TIF District:

Water, Wastewater, Storm & Off-site Utility Replacement. This category includes TIF eligible expenditures for infrastructure upgrades and utility relocation (water, wastewater, storm sewer, overhead utilities).

Paving, Streetscape, & Lighting. This category includes lighting, sidewalk and infrastructure improvements, expanding and enhancing pedestrian and vehicle continuity in the corridor and other streetscape improvements related to specific projects.

Open Spaces & Trails. Public open space is an important amenity in the Deep Ellum TIF District. Funding will be provided for design, improvements and land acquisition as necessary for the development of public plazas and trails in the District.

Façade Restoration. Preservation of historic buildings is an important element of the Project Plan. Funding will be provided for façade restoration of historic buildings in the Deep Ellum TIF District.

Environmental Remediation, Interior/Exterior Demolition. The Deep Ellum TIF District has some buildings and land that have been financially unfeasible to redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants and interior and exterior demolition costs. Interior and exterior demolition expenses are tied directly to the remediation expenses, especially where the location of these buildings is not conducive to the development of a transit oriented mixed-use center. These costs are TIF eligible expenditures. The use of TIF funds to remediate environmentally hazardous materials and make associated improvements greatly improves the marketability of these buildings and may enable redevelopment of a structurally obsolete building.

Latino Cultural Center Area Improvements. Exhibits G-1 and G-2 show planned improvements for the City of Dallas Latino Cultural Center. The development plan for the Latino Cultural Center calls for increased parking at the site to accommodate parking needs, especially when large event are hosted by the facility. A City owned tract of land located on the northeast corner of Live Oak and Cantegral Streets was held for such a purpose but no funding was available to demolish the existing buildings on

the site or construct the needed parking. In order to facilitate the immediate construction of the additional parking at a preferable location, specifically below ground on the site of the existing parking for the Latino Cultural Center, it is the intent of the City to allowed a directed sale of the tract of land located at the northeast corner of Live Oak and Cantegral Streets for fair market value and require the purchaser to redevelop the property in a manner that approximates Exhibit G-2. The purchaser may be eligible for future TIF funding related to the redevelopment of this site under this budget category.

Administration and Implementation. Administrative costs, including reasonable charges for the time spent by employees of the municipality and/or employees associated with any non-profit groups established to assist with implementation within the TIF District will be eligible for reimbursement as project costs, upon approval by the TIF Board of Directors and in connection with the implementation of the Project Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category. The development of a Deep Ellum Improvement Plan to maximize assets of the surrounding area is also included in this category. This plan will help guide public and private development and will incorporate the linkage of trails, walks, activity nodes, transit stations and new parking garages in and around the District. The TIF expense for the development of this plan will be leveraged by other sources.

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

Exhibit G-1 Latino Cultural Center Improvements

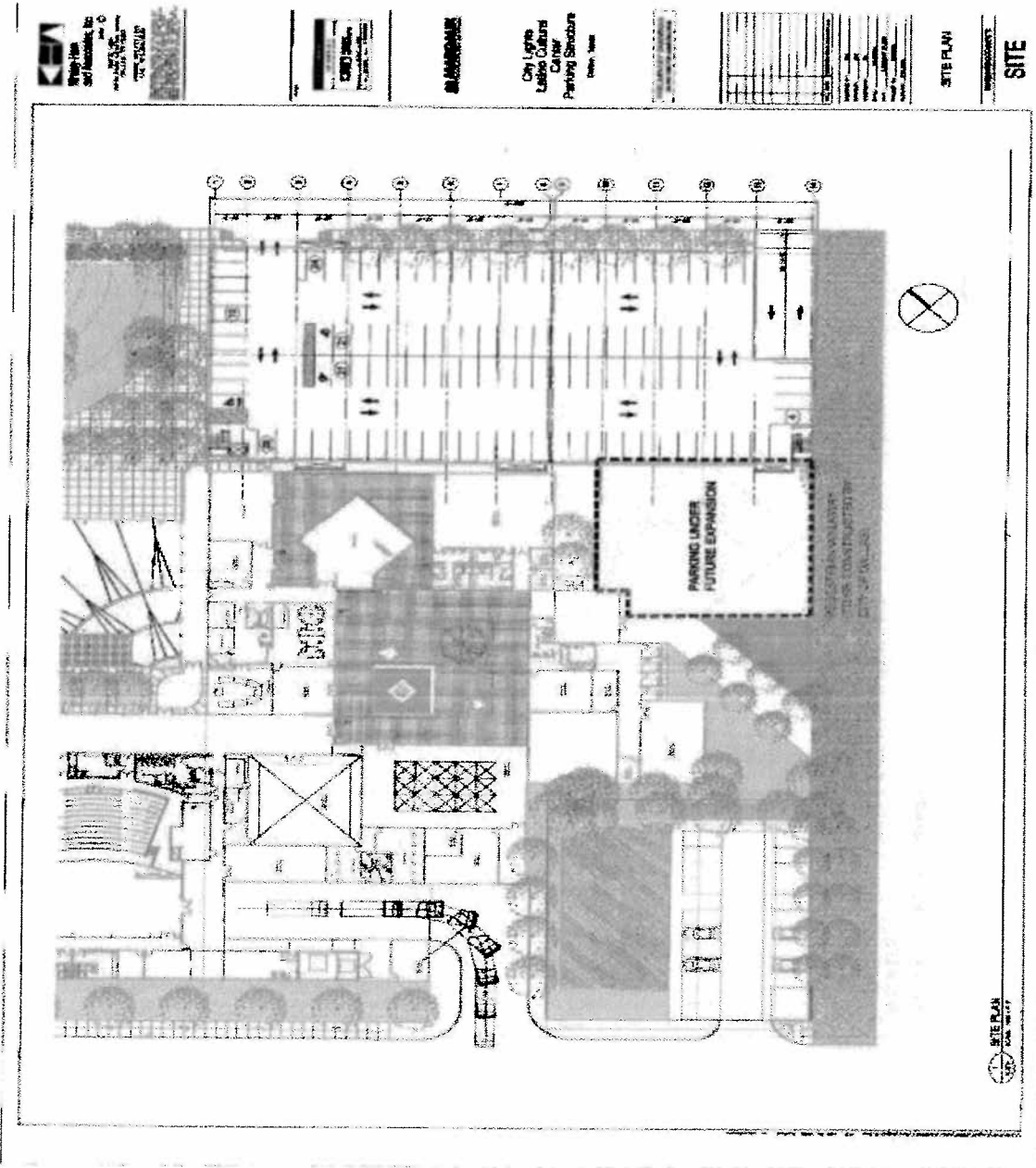


Exhibit G-2

Redevelopment Plans for City-Owned Property located at Live Oak and Cantegral Streets

******Conceptual Plans Not For Construction******

prepared by



CITY OF DALLAS

for



Mahesh Interests Inc.



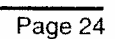
VISION...

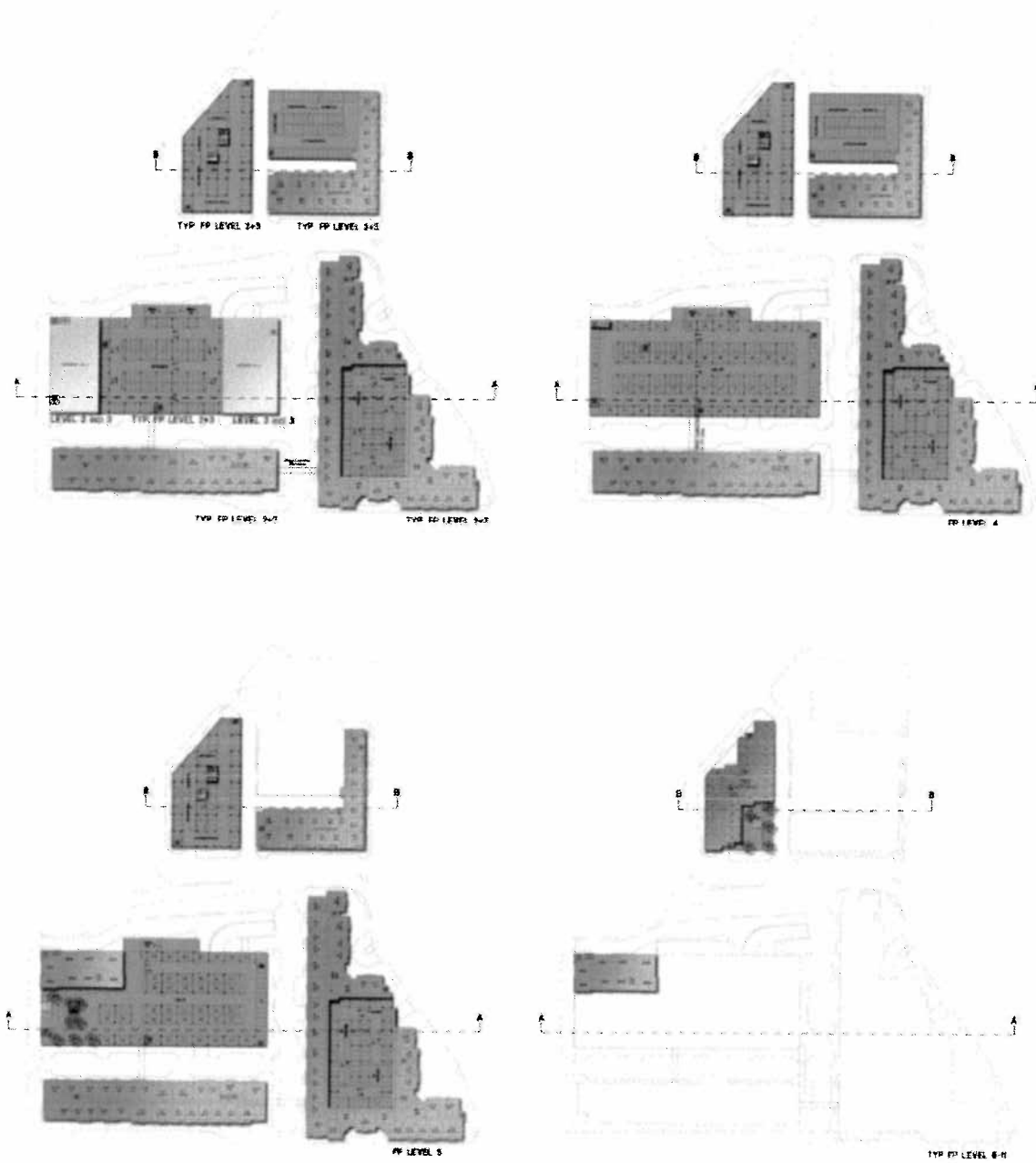
CITY LIGHTS | Dallas, TX

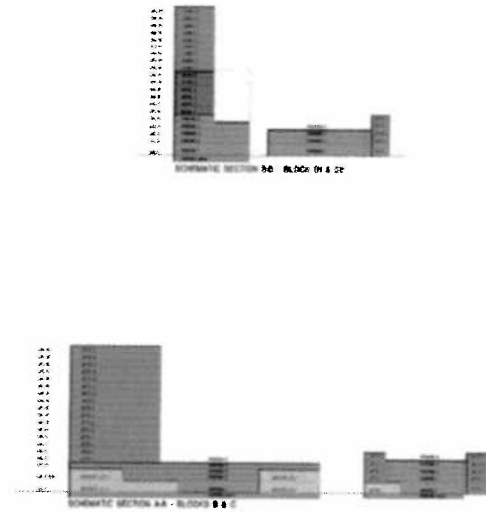
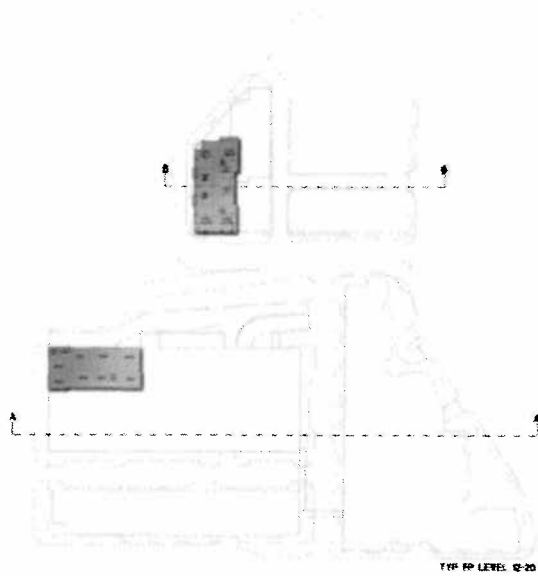
Dallas's Newest Urban Community
City Lights Dallas sits on over 8 acres of land located near the heart of downtown. The recent revitalization of the Dallas Arts District, the continued expansion and use of the Dallas Area Rapid Transit system, and the growth in the downtown population place the City Lights development at the center of Dallas's progress.

- 170,000 SF of planned retail development
- 300 + planned apartment units
- Affluent neighborhood demographics
- High traffic counts supported by nearby housing and downtown activity
- Strong interest from Dallas area retailers
- Easy access to the revitalized Dallas Arts District via recent pedestrian additions
- Nearby Dallas Area Rapid Transit station connecting downtown to suburban communities
- Support from the Dallas Economic Development Council
- Recent progress with HUD and other housing partners













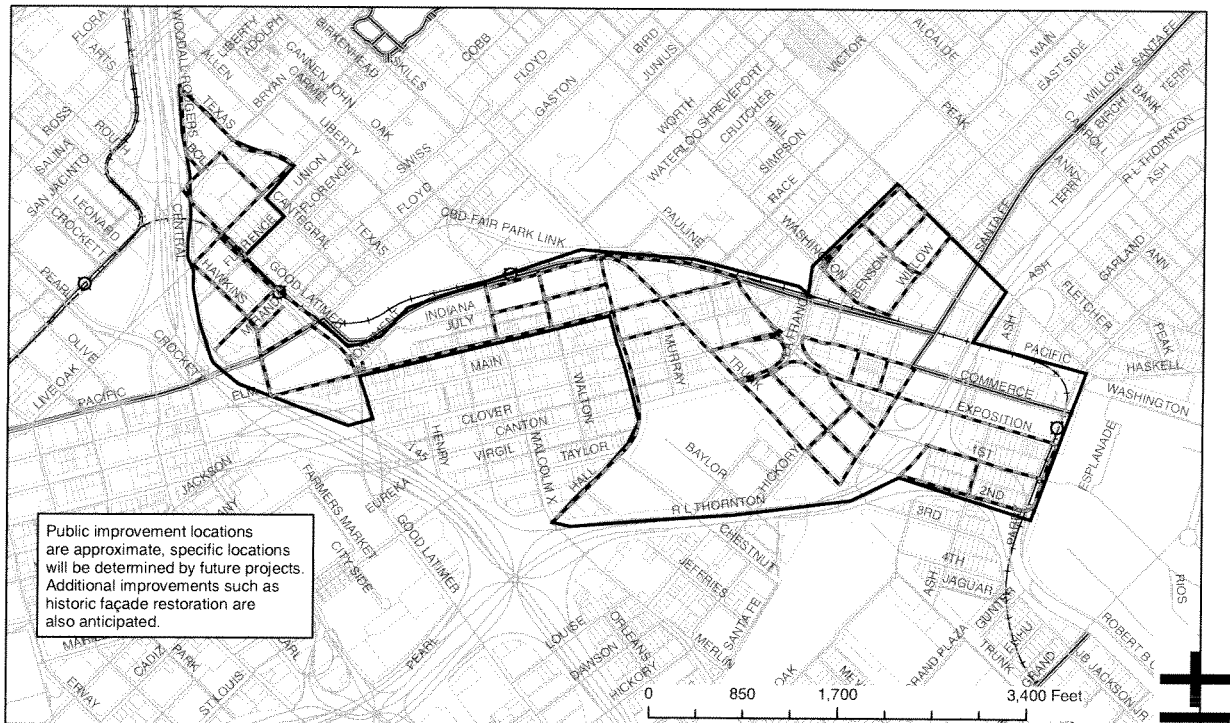
VIEW FROM GOOD LATIMER STREET





Exhibit H

Deep Ellum TIF District Public Improvement Plan



Deep Ellum TIF District Public Improvement Plan Amended 4/9/08

Legend

- Deep Ellum TIF District Revised Boundary
- Streetscape/Utilities
- DART Light Rail Stations
- Santa Fe Trail
- Rail Line



Office of Economic Development
March 2008

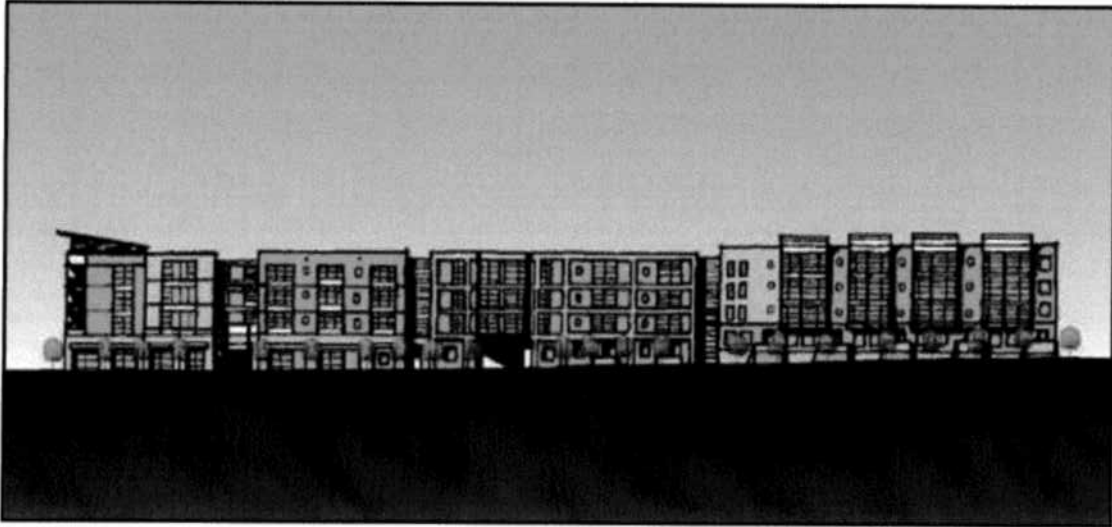
Planned Private Development

- At least 3,000 new residential units including lofts, townhomes, and apartments
- Approximately 400,000 square feet of retail space
- Approximately 35,000 square feet of office space
- Approximately 250 hotel rooms
- Development of property near three future DART light rail stations to create a destination for transit riders

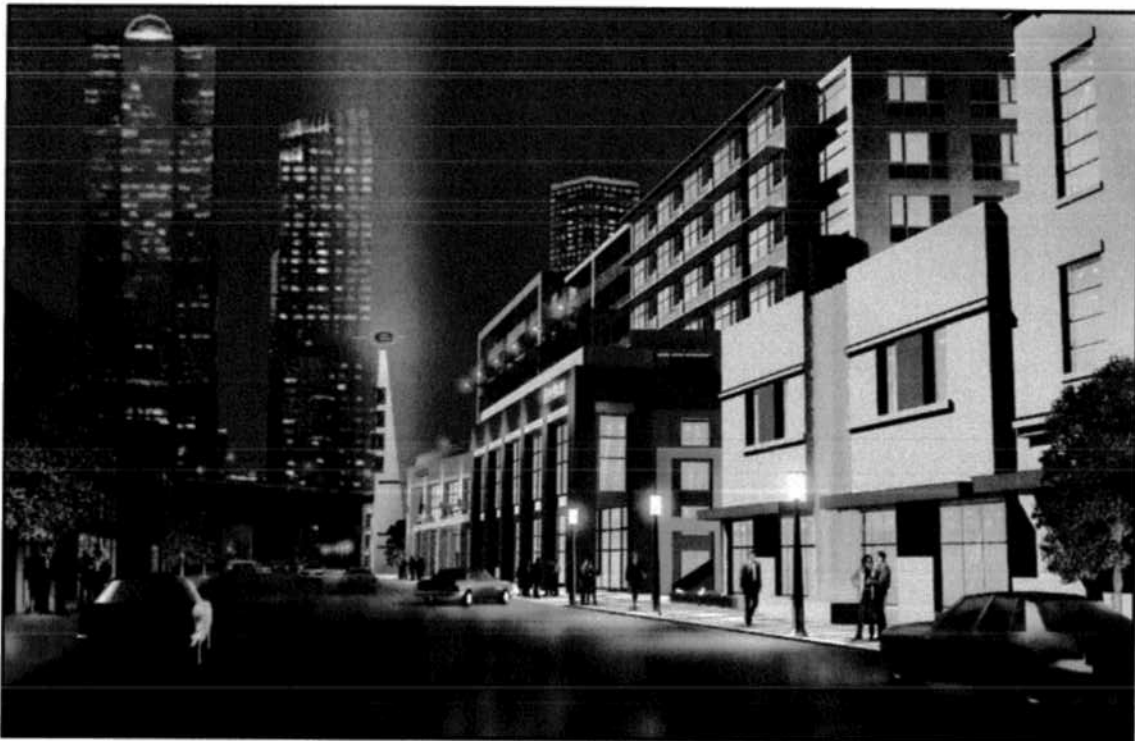
Several potential projects are expected to commence during the first three years of the Deep Ellum TIF District. Westdale Asset Management is planning “Indiana Lofts”, a mixed-use residential development with ground floor retail near the future Baylor light rail station. If built as planned, this project will include approximately 240,000 square feet of residential and retail space, all in a pedestrian, transit oriented core.

Other prospective projects include the redevelopment of the City Lights Project site, the Continental Gin building, the First Dr. Pepper building, the Knights of Pythias, the Bill Reed building, other underutilized commercial and warehousing structures as well as large tracts of vacant land. In addition, unspecified infill development is expected to occur in the District. See **Exhibit I** for conceptual renderings of potential developments in the Deep Ellum TIF District. **Exhibit J** is a conceptual site study of the Deep Ellum TIF District and surrounding area depicting anticipated development nodes, trails, and gateways.

Exhibit I
**Conceptual Renderings of Potential Projects in the
Deep Ellum TIF District**

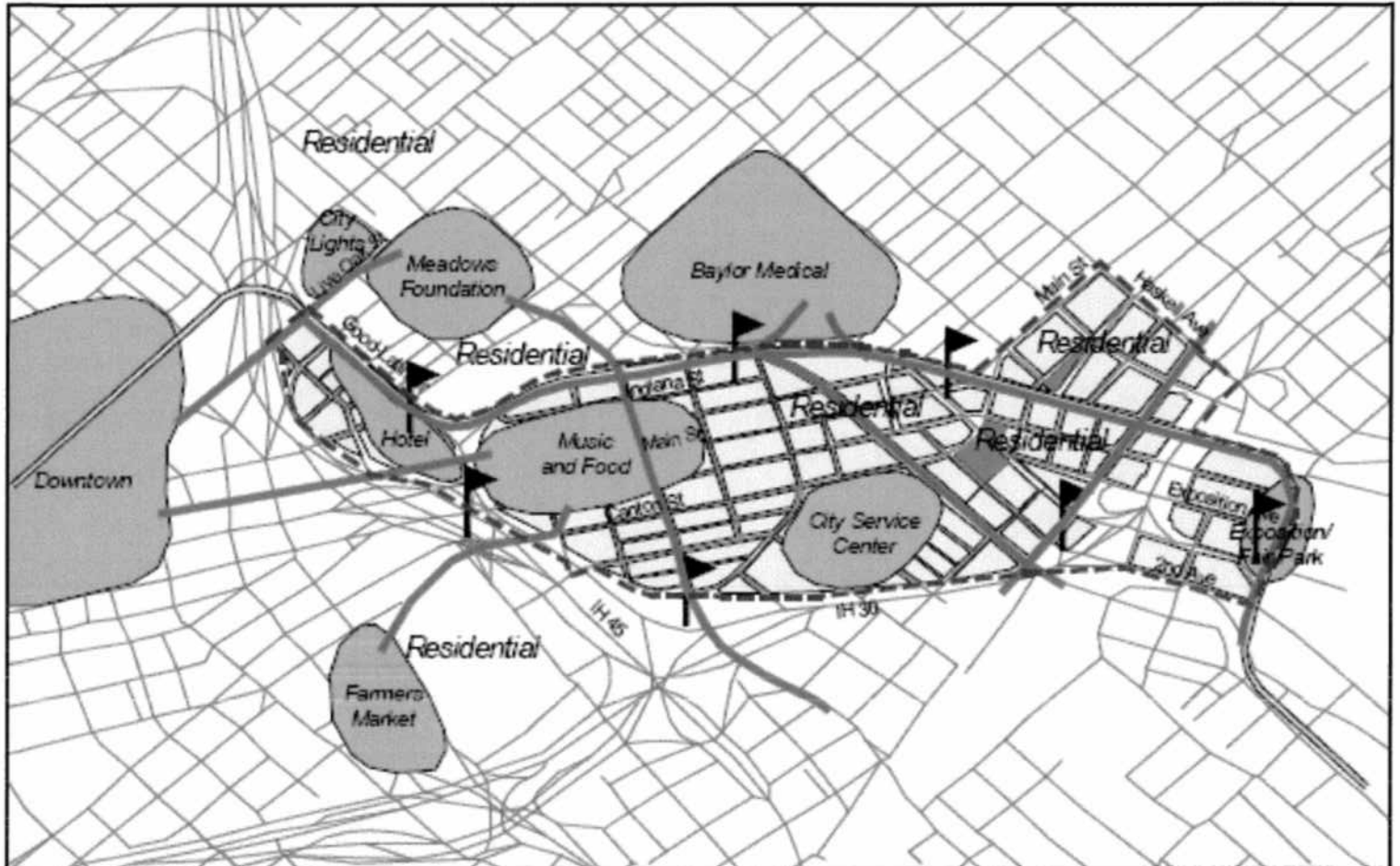


Conceptual rendering of Indiana Lofts, a planned mixed-use development by Westdale Asset Management near the future Baylor DART light rail station.



A conceptual rendering of potential hotel, retail, and residential buildings along Elm Street incorporating the historic Knights of Pythias building. The north side of this project would face the future Deep Ellum light rail station at Good Latimer and Gaston.

Exhibit J
Conceptual Site Study of
Deep Ellum TIF District



Note: This conceptual site study includes a larger area than the Deep Ellum TIF District. For specific parcels included in the TIF District refer to Exhibit A, the TIF Boundary Map.

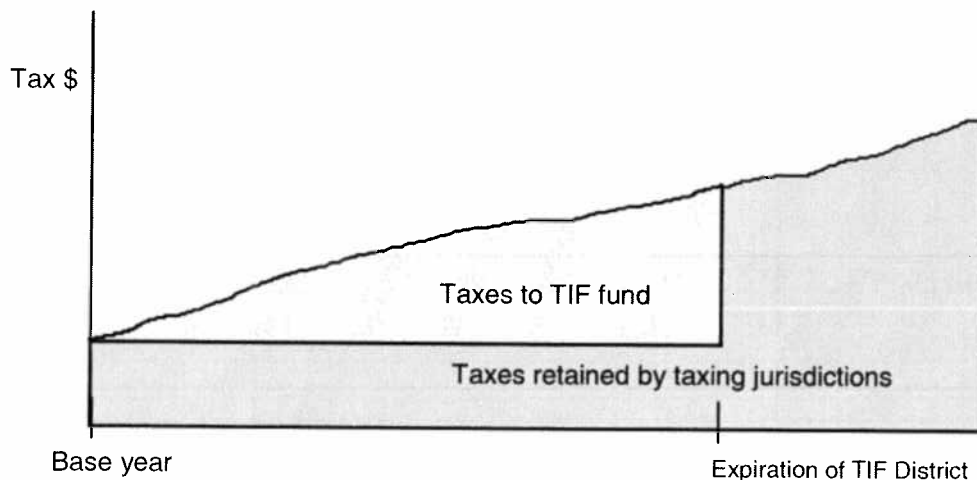
Section 3: Financing Plan

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

The governing body of a municipality may designate an area as a reinvestment zone if the City Council finds that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future. The additional tax dollars generated by growth of real property value flow to a “tax increment financing fund” (“TIF fund”) for a specified term of years. Money flowing to the TIF fund each year is then disbursed according to the Project Plan approved by the TIF board and the City Council, as prescribed by the Act and the ordinance designating the reinvestment zone. The TIF fund may be used to make grants in furtherance of the development for the District and for public improvements within the reinvestment zone. TIF funds may also be used for public improvements at places of public assembly, such as a park, or for affordable housing, even though outside the zone.

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

Real Property Tax Flow with Tax Increment Financing



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

Once the public improvements are completed and paid for, the TIF is dissolved and the full amount of the taxes collected in the area are kept by the taxing jurisdictions. In effect, the taxing jurisdictions are “investing” future earnings to receive the benefit of higher tax revenues from new development. Also, taxing jurisdictions are not restricted from raising their tax rates during the life of the zone.

Financing Plan

The Reinvestment Zone Financing Plan provides for incremental financing, and predicts revenues for the Deep Ellum TIF District.

Exhibit K TIF Project Plan Improvements

Project costs are public improvements or grants paid or reimbursed by TIF fund.

Project costs may be changed in subsequent project and financing plans.

This schedule excludes interest, which is also a project cost.

(a)	(b)	(c)
Category	Estimated TIF Expenditure * (in 2006 Dollars)	Estimated TIF Expenditure ** (actual)
Water, Wastewater, Storm & Off-site Utility Replacement	\$1,247,748	\$1,894,109
Paving, Streetscape & Lighting	\$14,507,977	\$22,023,425
Open Spaces & Trails	\$1,410,498	\$2,141,166
Façade Restoration	\$2,485,163	\$3,772,531
Environmental Remediation & Demolition	\$210,698	\$319,844
Latino Cultural Center Area Improvements	\$5,000,000	\$7,590,109
** Administration and implementation	\$2,300,000	\$3,491,450
Total Project Costs, excluding interest	<u>\$27,162,083</u>	\$41,232,633

* All values discounted to 2006 dollars at 4% annually.

** Administrative costs include city management fees as well as the development of a Deep Ellum Improvement Plan to maximize assets of the surrounding area. The TIF expense for the development of this plan will be leveraged by other sources.

The project principal costs in **Exhibit K** are expressed as if paid in 2006. Cash for most of these expenditures will not be drawn until subsequent years.

Financing Method. The City’s current policy for financing TIF projects is for private groups to advance funds for public improvements in the reinvestment zone or to have funds paid directly from the Deep Ellum TIF District Fund as funds become available.

The City has financed the vast majority of its prior TIF District projects on a pay-as-you-go basis. Advances, plus applicable interest, may be repaid by the future cash flows to the Deep Ellum TIF District fund, if and when funds are available. The typical interest rate used to repay developer advances has been the fixed rate for a TIF Bond with a 15-year payout level debt service and a “Baa” credit rating using the Delphis Hanover Curve on the date the development agreement is authorized by City Council. This method is subject to City policy with the assistance of its financial advisor. Taxing jurisdictions do not guarantee these reimbursements with funding from any other source.

The City may negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the TIF District, using any financial instrument, subject to City Council approval of the note or credit line or issue bonds or other obligations for eligible TIF expenditures.

The City may establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the District, eliminating unemployment and underemployment in the District, and developing or expanding transportation, business, and commercial activity in the District, including programs to make grants and loans from the tax increment fund of the District in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the District.

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

Expected Revenues. **Exhibit L** is a list of developments anticipated in the Deep Ellum TIF District through 2027. Some of the identified developments may not occur, while other development projects likely may replace them. This schedule represents the best estimate of anticipated development in the area. Actual timing, floor area, uses and other attributes of the identified developments may differ from the schedule.

Unit values supporting appraisal estimates in **Exhibit L** are based on observations of values assigned to comparable developments by the Dallas Central Appraisal District (DCAD). Actual construction costs or trading prices may differ. Because tax increments are measured by DCAD values, these are the relevant measures of value for a TIF financing plan. To show the reasonableness of appraisal estimates in this plan, **Exhibit M** presents 2005 appraisals by DCAD of properties near the TIF District that are believed to be similar to the forecasted development.

The sites anticipated for redevelopment with the Deep Ellum TIF District may constitute most of the redevelopment in the District through 2027, although some unnamed sites will inevitably substitute for listed sites. Further redevelopment after 2027 is likely, but is not forecasted in this analysis for two reasons: (1) Tax increments are estimated to flow to the TIF zone for only twenty years; (2) Forecasts further into the future are only marginally reliable.

Based on the development projects identified in **Exhibit L** and other stated assumptions, **Exhibit N** estimates annual City and County real property taxes from the TIF District and annual percentages and amounts of the real property tax growth increment reinvested each year in the Deep Ellum TIF District fund. Cumulative increased property value is expected to reach approximately \$405 million during the 22-year term of the TIF District. Because the TIF fund receives revenue only from the taxable value which exceeds the base year, “captured” taxable value accruing to the Deep Ellum TIF District is approximately \$297 million. This includes approximately \$188 million in increased taxable value attributable to new private investment and \$109 million in increased taxable value due to property appreciation.

Projections assume an 85% reinvestment rate for the City and 55% for Dallas County with a maximum term of twenty two years or until the Project Cost Budget of \$17,677,121 is reached. The City and County are not expected to participate during the first two years of the TIF District term, allowing the general fund to collect full revenue. The final terms of participating taxing jurisdictions’ contributions of tax increment shall be set forth in interlocal participation agreements between the City and County.

Exhibit L

Anticipated Redevelopment Projects in Deep Ellum TIF District

Assumptions:

Development assumptions, appraisal estimates, and timing are by Stein Planning & Management and City of Dallas, Office of Economic Development.

Site location numbers in column (c) are from Exhibit D-1 the Deep Ellum TIF District Anticipated Development Project Map.

Appraisal estimates are adjusted for inflation at 3% annually.

Construction costs, values and appraised values are not necessarily the same.

Development plans are subject to change.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)
Concept	Location	Site Location from Exhibit	Estimated Floor Area	Est. Total Appraised Value per SF of Floor Area	Estimated Total Appraised Value (2005 Dollars)	Less Est. Existing Appraisal of Site (2005 Dollars)	Net Appraised Value Added (2005 Dollars)	Assumed Complete Before Jan. 1,	Net Addition to Roll at Completion; Pre-completion Inflation =	Est. Space Use by % of SF			
		D-1	(SF)						3.00%	Retail/Food	Office	Hotel	Residential
Villas of Commerce (loft townhomes)	Commerce/Exposition/Benson/ Eastside	1	18,000	\$120	\$2,160,000	\$325,000	\$1,835,000	2007	\$1,946,752	0%	0%	0%	100%
Indiana Lofts (lofts and retail)	Indiana Street between Malcolm X and Walton	2	240,000	\$80	\$19,200,000	\$1,100,000	\$18,100,000	2008	\$19,778,359	15%	0%	0%	85%
Continental Gin (lofts and retail)	3309 Elm (Continental Gin historic district)	3	60,000	\$80	\$4,800,000	\$500,000	\$4,300,000	2008	\$4,698,726	25%	0%	0%	75%
Benson Willow Townhomes	3917 Willow and 3900-3916 Benson	4	120,000	\$120	\$14,400,000	\$800,000	\$13,600,000	2009	\$15,306,920	10%	0%	0%	90%
First Dr. Pepper Building (residential, retail, office)	Second/Hickory/Trunk/Canton	5	110,000	\$70	\$7,700,000	\$700,000	\$7,000,000	2010	\$8,114,919	15%	35%	0%	50%
Upscale boutique hotel 170 rooms) Knights of Pythias Building	Knights of Pythias Building Elm @ Good-Latimer	6	250,000	\$120	\$30,000,000	\$2,000,000	\$28,000,000	2010	\$32,459,674	10%	0%	90%	0%
Small upscale boutique hotel (80 rooms), retail, residential	Elm/Main/Hall/Trunk	7	120,000	\$120	\$14,400,000	\$2,000,000	\$12,400,000	2010	\$14,374,999	10%	0%	70%	20%
Mixed-use	Parry/First	8	200,000	\$105	\$21,000,000	\$1,500,000	\$19,500,000	2010	\$22,605,844	25%	0%	0%	75%
Upscale retail and food service	Unspecified infill	N/A	100,000	\$100	\$10,000,000	\$1,500,000	\$8,500,000	2011	\$10,149,445	100%	0%	0%	0%
Loft residences	Exposition/Commerce	9	100,000	\$80	\$8,000,000	\$1,500,000	\$6,500,000	2011	\$7,761,340	10%	0%	0%	90%
Bill Reed Building (residential, office)	First/Canton/Second	10	50,000	\$70	\$3,500,000	\$700,000	\$2,800,000	2012	\$3,443,647	0%	20%	0%	80%
Lofts, retail	Good Latimer/Swiss	11	170,000	\$80	\$13,600,000	\$2,500,000	\$11,100,000	2013	\$14,061,148	20%	0%	0%	80%
Mixed-use	Unspecified infill	N/A	100,000	\$90	\$9,000,000	\$1,500,000	\$7,500,000	2015	\$10,079,373	50%	0%	0%	50%
Residences	Eastside/Hill	12	120,000	\$80	\$9,600,000	\$1,000,000	\$8,600,000	2015	\$11,557,681	0%	0%	0%	100%
Mixed-use	Unspecified infill	N/A	100,000	\$90	\$9,000,000	\$1,500,000	\$7,500,000	2019	\$11,344,423	50%	0%	0%	50%
Sum of projects			1,858,000		\$176,360,000	\$19,125,000	\$157,235,000		\$187,683,248				

Exhibit M

Comparable Developments based on DCAD Appraisals

Information is for the year noted.
The purpose of this schedule is to relate actual appraisals and other quantitative measures of comparable development in the metropolitan area.
Building floor area measurements exclude parking garages. Improvement appraisals include garages.

(a) Development Name	(b) Address	(c) Improvements	(d) Land	(e) Total Value	(f) Bldg. SF	(g) Imp. per BSF	(h) Land SF	(i) Land per LSF	(j) Total per BSF	(k) FAR	Year
Mixed use centers											
The Crescent	500 Crescent	Dallas	\$245,180,080	\$25,984,920	\$271,165,000	1,722,192	\$142	433,082	\$60	\$157	3.98 2005
Mockingbird Station	5307 Mockingbird	Dallas	\$77,490,670	\$11,386,140	\$88,876,810	565,675	\$137	379,538	\$30	\$157	1.49 2005
West Village		Dallas	\$35,971,000	\$7,957,620	\$43,928,620	315,653	\$114	282,513	\$28	\$139	1.12 2005
Galleria mall and department stores		Dallas	\$221,530,810	\$42,779,370	\$264,310,180	1,722,681	\$129	1,222,267	\$35	\$153	1.41 2005
Westin Galleria Hotel		Dallas	\$50,789,810	\$4,210,190	\$55,000,000	473,645	\$107	120,291	\$35	\$116	3.94 2005
Galleria office buildings		Dallas	\$115,140,300	\$12,908,500	\$128,048,800	1,535,614	\$75	368,814	\$35	\$83	4.16 2005
Galleria vacant land		Dallas	\$0	\$1,558,100	\$1,558,100	0		98,441	\$16		0.00 2005
Galleria grand total		Dallas	\$387,460,920	\$61,456,160	\$448,917,080	3,731,940	\$104	1,809,813	\$34	\$120	2.06
Retail centers											
One-Stop Mini-Mart	2324 McKinney	Dallas	\$576,860	\$1,423,080	\$1,999,940	3,509	\$164	23,718	\$60	\$570	0.15 2005
Lincoln Park (retail with. grocery)	7700 W. Northwest	Dallas	\$36,215,560	\$11,299,680	\$47,515,240	153,642	\$236	502,208	\$23	\$309	0.31 2005
Knox Park Village	3001 Knox	Dallas	\$17,796,280	\$2,798,910	\$20,595,190	81,893	\$217	87,172	\$32	\$251	0.94 2005
Highland Park Village total		High. Park	\$33,687,570	\$19,586,920	\$53,274,490	230,948	\$146	497,455	\$39	\$231	0.46 2005
Best Buy, CompUSA, Office Max	9358 N. Central	Dallas	\$15,455,230	\$9,544,770	\$25,000,000	184,996	\$84	636,318	\$15	\$135	0.29 2005
Office Max, Ross, etc.	2415 N. Haskell	Dallas	\$6,042,190	\$2,901,100	\$8,943,290	92,426	\$65	290,110	\$10	\$97	0.32 2005
Target	2417 N. Haskell	Dallas	\$3,426,210	\$3,873,790	\$7,300,000	128,688	\$27	387,379	\$10	\$57	0.33 2005
Grocery stores											
Whole Foods Market	4100 Lomo Alto	Dallas	\$3,488,800	\$1,775,900	\$5,264,700	35,600	\$98	70,236	\$25	\$148	0.51 2005
Kroger Signature	5665 E. Mockingbird	Dallas	\$578,210	\$6,282,830	\$6,861,040	79,228	\$7	349,046	\$18	\$87	0.23 2005
Office buildings											
2100 McKinney	2100 McKinney	Dallas	\$57,474,900	\$8,189,460	\$65,664,360	374,654	\$153	136,491	\$60	\$175	2.74 2005
Chase Tower	2200 Ross	Dallas	\$158,281,210	\$2,799,830	\$161,081,040	1,250,000	\$127	111,993	\$25	\$129	11.16 2005
Trammell Crow Center	2001 Ross	Dallas	\$141,253,560	\$2,851,440	\$144,105,000	1,245,324	\$113	95,048	\$30	\$116	13.10 2005
Fountain Place	1445 Ross	Dallas	\$127,473,260	\$2,247,740	\$129,721,000	1,297,418	\$98	78,848	\$29	\$100	16.45 2005
1845 Woodall Rodgers	1845 Woodall Rodgers	Dallas	\$10,027,320	\$2,171,400	\$12,198,720	185,007	\$54	36,190	\$60	\$66	5.11 2005
Residences											
1999 McKinney condos (62)	1999 McKinney	Dallas	\$32,925,450	\$1,309,414	\$34,234,864	175,482	\$188	29,098	\$45	\$195	6.03 2004
(Improvement figures are estimates based on 100% of three middle floors.)											
Portobello townhouse condo unit	33xx Blackburn	Dallas	\$415,870	\$59,130	\$475,000	2,606	\$160	N.A.	N.A.	\$182	N.A. 2004
Live Oak Lofts condos (113)	2502 Live Oak	Dallas	\$15,615,100	\$1,030,560	\$16,645,660	104,167	\$150	68,704	\$15	\$160	1.52 2004
(Improvement figures are estimates based on 9 units at middle of DCAD listing)											
Travis Terrace townhouse condo	39xx Travis	Dallas	\$400,610	\$42,420	\$443,030	2,782	\$144	2,121	\$20	\$159	1.31 2004
Lincoln Park	5445 Caruth Haven	Dallas	\$35,455,780	\$9,544,220	\$45,000,000	395,377	\$90	636,281	\$15	\$114	0.62 2004
Heights of State Thomas	3015 State	Dallas	\$14,616,920	\$3,921,090	\$18,538,010	173,545	\$84	122,534	\$32	\$107	1.42 2005
Knox Travis Park	4611 Travis	Dallas	\$12,692,040	\$537,960	\$13,230,000	137,331	\$92	26,898	\$20	\$96	5.11 2005
The Abbey	2521 Worthington	Dallas	\$3,380,550	\$944,450	\$4,325,000	48,082	\$70	29,514	\$32	\$90	1.63 2005
Jefferson at Gaston	2752 Gaston		\$26,158,960	\$4,665,280	\$30,824,240	417,815	\$63	548,856	\$9	\$74	0.76 2005
Rovello	2610 Allen	Dallas	\$24,622,260	\$4,727,740	\$29,350,000	397,294	\$62	132,117	\$36	\$74	3.01 2005
Gables Concord	3003 Bookhout	Dallas	\$5,175,800	\$4,755,420	\$9,931,220	138,390	\$37	158,514	\$30	\$72	0.87 2005
Gables at Routh (Mirabella)	2600 Cole	Dallas	\$7,325,870	\$2,736,590	\$10,062,460	142,507	\$51	60,813	\$45	\$71	2.34 2005
Uptown Village		Dallas	\$29,356,860	\$11,037,660	\$40,394,520	570,793	\$51	328,315	\$34	\$71	1.74 2005
Jefferson at the North End	2323 N. Field	Dallas	\$27,940,320	\$16,395,540	\$44,335,860	623,997	\$45	468,444	\$35	\$71	1.33 2005
Block 588 Condos	3110 Thomas	Dallas	\$14,363,550	\$1,636,450	\$16,000,000	229,074	\$63	51,139	\$32	\$70	4.48 2005
Kirby Building		Dallas	\$12,950,000	\$1,800,000	\$14,750,000	209,223	\$62	30,000	\$60	\$70	6.97 2005
Davis Building	1309 Main	Dallas	\$14,860,940	\$873,000	\$15,733,940	241,481	\$62	14,550	\$60	\$65	16.60 2005
AMLJ at Bryan Street		Dallas	\$20,462,860	\$3,847,140	\$24,310,000	375,461	\$55	298,880	\$13	\$65	1.26 2005
Majestic Lofts Residences	1900 Elm	Dallas	\$6,553,000	\$1,200,000	\$7,753,000	126,000	\$52	20,000	\$60	\$62	6.30 2005
Camden Farmers Market	2210 Canton	Dallas	\$16,231,940	\$5,676,390	\$21,908,330	381,441	\$43	306,832	\$18	\$57	1.24 2005
Heights of State Thomas	3110 Thomas	Dallas	\$14,363,550	\$1,636,450	\$16,000,000	299,362	\$48	51,139	\$32	\$53	5.85 2005
Wilson Building	1623 Main	Dallas	\$8,985,000	\$1,740,000	\$10,725,000	250,778	\$36	29,000	\$60	\$43	8.65 2005
Hotels											
The Mansion on Turtle Creek	2821 Turtle Creek	Dallas	\$16,504,580	\$5,495,420	\$22,000,000	82,976	\$199	157,012	\$35	\$265	0.53 2005
Hotel Zaza	2332 Leonard	Dallas	\$16,821,580	\$2,901,120	\$19,722,700	102,010	\$165	48,639	\$60	\$193	2.10 2005
Hotel St. Germain	2516 Maple	Dallas	\$359,600	\$540,400	\$900,000	8,273	\$43	15,440	\$35	\$109	0.54 2005
Hyatt Regency Hotel		Dallas	\$62,744,660	\$7,785,210	\$70,529,870	657,212	\$95	543,964	\$14	\$107	1.21 2004
Adam's Mark Hotel		Dallas	\$75,102,350	\$7,877,820	\$82,980,170	827,534	\$91	230,258	\$34	\$100	3.59 2005
Fairmont Hotel		Dallas	\$20,637,480	\$2,778,020	\$23,415,500	579,037	\$36	99,215	\$28	\$40	5.84 2005
Health											
Cooper Aerobics Center		Dallas	\$9,345,990	\$8,986,280	\$18,332,270	203,725	\$46	1,069,219	\$8	\$90	0.19 2005

Exhibit N

Annual Real Property Appraisals and City/County Tax to the TIF Fund

Assumptions:

City of Dallas is expected to participate in the Deep Ellum TIF District for a period of 19 years beginning in 2008 at a rate of 85%.

Dallas County is expected to participate in the Deep Ellum TIF District for a period of 19 years beginning in 2008 at a rate of 55%.

Tax rate is assumed constant at 2005 rate. Actual rate will vary annually.

Tax appraisals are for Jan. 1 of the year. Levies occur by Sept. 30 of the year. Tax receipts generally occur 12-13 months after appraisal.

Stream of annual investments in TIF reflects intent to retire TIF obligations after 19 years of collections.

Property value estimates assume 1.5% annual property appreciation and 3% annual inflation.

EXHIBIT M Projected TIF Increment Schedule						
Tax Year	Property value Total	Anticipated Captured Value	TIF Contribution City of Dallas	TIF Contribution Dallas County	Total TIF Contribution	TOTAL TIF 2006 NPV @ 4.00%
2005	\$107,990,540					
2006	\$114,140,302	\$6,149,762	\$0	\$0	\$0	\$0
2007	\$124,590,053	\$16,599,513	\$0	\$0	\$0	\$0
2008	\$150,935,989	\$42,945,449	\$273,011	\$53,877	\$326,888	\$290,602
2009	\$168,506,948	\$60,516,408	\$384,712	\$75,921	\$460,633	\$684,353
2010	\$402,025,968	\$294,035,428	\$1,869,227	\$368,882	\$2,238,109	\$2,523,916
2011	\$425,967,142	\$317,976,602	\$2,021,425	\$398,918	\$2,420,342	\$4,436,748
2012	\$509,592,727	\$401,602,187	\$2,553,045	\$503,830	\$3,056,875	\$6,759,722
2013	\$531,297,766	\$423,307,226	\$2,691,028	\$531,060	\$3,222,088	\$9,114,070
2014	\$539,267,233	\$431,276,693	\$2,741,691	\$541,058	\$3,282,749	\$11,420,485
2015	\$568,993,295	\$461,002,755	\$2,930,664	\$578,351	\$3,509,015	\$13,791,050
2016	\$577,528,194	\$469,537,654	\$2,984,921	\$589,058	\$3,573,980	\$16,112,639
2017	\$586,191,117	\$478,200,577	\$3,039,993	\$599,927	\$3,639,919	\$18,386,122
2018	\$594,983,984	\$486,993,444	\$3,095,890	\$610,958	\$3,706,848	\$20,612,359
2019	\$615,253,167	\$507,262,627	\$3,224,745	\$636,386	\$3,861,131	\$22,842,066
2020	\$624,481,964	\$516,491,424	\$3,283,413	\$647,964	\$3,931,378	\$25,025,020
2021	\$633,849,194	\$525,858,654	\$3,342,962	\$659,716	\$4,002,678	\$27,162,083
2022	\$643,356,932	\$535,366,392	\$0	\$0	\$0	\$27,162,083
2023	\$653,007,286	\$545,016,746	\$0	\$0	\$0	\$27,162,083
2024	\$662,802,395	\$554,811,855	\$0	\$0	\$0	\$27,162,083
2025	\$672,744,431	\$564,753,891	\$0	\$0	\$0	\$27,162,083
2026	\$682,835,597	\$574,845,057	\$0	\$0	\$0	\$27,162,083
2027	\$693,078,131	\$585,087,591	\$0	\$0	\$0	\$27,162,083
2028	\$703,474,303	\$595,483,763	\$0	\$0	\$0	\$27,162,083
2029	\$714,026,418	\$606,035,878	\$0	\$0	\$0	\$27,162,083
2030	\$724,736,814	\$616,746,274	\$0	\$0	\$0	\$27,162,083
2031	\$735,607,866	\$627,617,326	\$0	\$0	\$0	\$27,162,083
2032	\$746,641,984	\$638,651,444	\$0	\$0	\$0	\$27,162,083
2033	\$757,841,614	\$649,851,074	\$0	\$0	\$0	\$27,162,083
2034	\$769,209,238	\$661,218,698	\$0	\$0	\$0	\$27,162,083
2035	\$780,747,377	\$672,756,837	\$0	\$0	\$0	\$27,162,083
TOTAL During			\$34,436,727	\$6,795,906	\$41,232,633	\$27,162,083

Financial Assumptions

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

Inflation. The generally accepted inflation for construction costs and the value of improvements is 3% per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of 4% per annum.

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

Tax Rate Changes. Although tax rates will certainly increase during the twenty two year development period, the financial plan conservatively assumes that the 2005 tax rate will remain constant for the life of the Deep Ellum TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund. The proposed duration of the Deep Ellum TIF District is 22 years; it is scheduled to terminate December 31, 2027. The City of Dallas will participate at a rate of 0% in 2006 and 2007 and at a rate of 85% in 2008 and thereafter. Dallas County will participate at a rate of 0% in 2006 and 2007 and at a rate of 55% in 2008 and thereafter. TIF collections will terminate once the TIF budget of \$17,677,121 (net present value) has been collected or December 31, 2027, whichever occurs first. Based on current development projections, the TIF budget is expected to be reached in 2026, after nineteen years of collections.

Financial Feasibility

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

Cumulative private development is expected to increase property value to \$693 million during the term of the TIF District. Since the TIF receives revenue only from the taxable value which exceeds the base year, "captured" taxable value accruing to the Deep Ellum TIF District will be approximately \$585 million.

If revenues are received at the predicted rate, increment collections will be reached and final project improvements completed by Year 16 of the TIF term.

On a strict "pay-as-you-go" basis, the progress of the public improvements portion of the development program is a direct result of the revenues received and matched by the City's contributions. Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. If revenues do not meet

expectations, then the pace of public improvements will be slowed or discontinued altogether based upon the advice of the Board of Directors and the approval of the City Council.

The Reinvestment Zone Financing Plan provides that the City and County will begin to realize additional revenues from the TIF in Year 16 of the program.

Based upon a set of TIF District assumptions and analysis, the preliminary project plan and reinvestment zone financing plan is feasible.

Financial Policies

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

- Public improvements will be phased at a pace that coincides with private development.
- Private developers desiring City participation in sharing the costs of infrastructure improvements needed for their projects must sign a Development Agreement with the City.
- Each Development Agreement is mutually exclusive - that is, the nature and extent of support from public funds may change over time as the District becomes more developed.
- The City may negotiate with financial institutions to secure notes or lines of credit to aid in the funding of projects within the TIF District, using any financial instrument, subject to City Council approval, or may issue certificates of obligation or TIF bonds for projects as described earlier in the Project Plan.
- If a developer requests funding for infrastructure improvements at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:
 - ~ deferred until funds are available
 - ~ constructed at the sole expense of the developer
 - ~ constructed at developer expense, with the City reimbursing the developer (with applicable interest) as funds become available
- Should project costs be paid that directly benefit the developer of a project, such as grants made to a developer as permitted by Chapter 311, Texas Tax Code,

the City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Deep Ellum TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

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

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

Other Financial Benefits

During the twenty-two year TIF term, approximately 400,000 square feet of retail space, 35,000 square feet of office space, 250 hotel rooms, and over 3,000 residential units are expected to be developed within the boundaries of the Deep Ellum TIF District.

Because the City and DART each have a one percent sales tax and the City also has a nine percent hotel tax and business personal property tax, this generates additional municipal revenue. **Exhibit N** estimates additional City and DART sales tax attributed to the anticipated retail development. By 2027, the City and DART will each receive roughly \$11 million (net present value) in incremental sales tax revenue from the Deep Ellum TIF District. **Exhibit O** estimates additional City hotel tax and business personal property tax attributed to the anticipated hotel, retail and office development. By 2027, the City will receive approximately \$11.5 million (net present value) in incremental hotel and business personal property taxes from the Deep Ellum TIF District.

The Dallas Independent School District is not expected to participate in the Deep Ellum TIF District program. State law governing school funding since September 1999 makes TIF participation generally unattractive for a school district. Nevertheless, the DISD will receive incremental real property and business personal property taxes from the Deep Ellum TIF District (see **Exhibit P**). DISD will receive an estimated \$45.4 million (net present value) over the twenty two year TIF term. All DISD tax projections bear risk that new Texas law may cap the rate of the local property taxes a school district may levy.

Conclusions

Based upon a set of assumptions and analysis of the Deep Ellum TIF District Project Plan and Reinvestment Zone Financing Plan, the plan has been determined to be feasible.

Exhibit O
Estimated Annual City/DART Sales Tax from Net New
Development in the TIF District

Assumptions:

Gross floor areas and timing estimates provided by developer.

All floor area estimates of existing retail centers represent projected net increase in square footage (net gain)

Businesses are assumed operating by July of the previous fiscal year (three months before the indicated fiscal year begins).

Estimated sales per square foot are adjusted annually for inflation at:

Sales tax column approximates tax receipts in the indicated fiscal year.

[illegible]

Exhibit P

Estimated City Hotel Occupancy Tax and Business Personal Property Tax from the Reinvestment Zone

Assumptions:

Date of City receipt of Hotel Occupancy Tax may lag date of earning by 3-4 months.

BPP Tax receipts generally occur 12-13 months after appraisal. Appraisals are for Jan. 1 of the year indicated.

Commercial development includes retail, office, and hotel projects.

		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
		City Hotel Occupancy Tax			City BPP Tax			Total	
		Annual Room Receipts If 2007 ADR = \$120 Inflation = 3% Guest Rooms Occupancy = 70%			Estimated City Hotel Occupancy Tax @ 9.00% Estimated Square Feet New Commercial Development			Estimated City BPP Tax @ \$20 per SF Commercial	
Year								Total Estimated City Hotel and BPP Tax	
Base	2005								
1	2006	0	\$0	\$0	0	\$0	\$0	\$0	
2	2007	0	\$0	\$0	0	\$0	\$0	\$0	
3	2008	0	\$0	\$0	51,000	\$6,020	\$6,020	\$6,020	
4	2009	0	\$0	\$0	63,000	\$7,659	\$7,659	\$7,659	
5	2010	250	\$8,375,752	\$753,818	526,000	\$65,865	\$819,683	\$819,683	
6	2011	250	\$8,627,025	\$776,432	636,000	\$82,028	\$858,460	\$858,460	
7	2012	250	\$8,885,836	\$799,725	636,000	\$84,489	\$884,214	\$884,214	
8	2013	250	\$9,152,411	\$823,717	670,000	\$91,676	\$915,393	\$915,393	
9	2014	250	\$9,426,983	\$848,428	670,000	\$94,426	\$942,855	\$942,855	
10	2015	250	\$9,709,793	\$873,881	720,000	\$104,517	\$978,398	\$978,398	
11	2016	250	\$10,001,086	\$900,098	720,000	\$107,653	\$1,007,750	\$1,007,750	
12	2017	250	\$10,301,119	\$927,101	720,000	\$110,882	\$1,037,983	\$1,037,983	
13	2018	250	\$10,610,153	\$954,914	720,000	\$114,209	\$1,069,122	\$1,069,122	
14	2019	250	\$10,928,457	\$983,561	770,000	\$125,804	\$1,109,365	\$1,109,365	
15	2020	250	\$11,256,311	\$1,013,068	770,000	\$129,578	\$1,142,646	\$1,142,646	
16	2021	250	\$11,594,000	\$1,043,460	770,000	\$133,465	\$1,176,925	\$1,176,925	
17	2022	250	\$11,941,820	\$1,074,764	770,000	\$137,469	\$1,212,233	\$1,212,233	
18	2023	250	\$12,300,075	\$1,107,007	770,000	\$141,593	\$1,248,600	\$1,248,600	
19	2024	250	\$12,669,077	\$1,140,217	770,000	\$145,841	\$1,286,058	\$1,286,058	
20	2025	250	\$13,049,149	\$1,174,423	770,000	\$150,216	\$1,324,640	\$1,324,640	
21	2026	250	\$13,440,624	\$1,209,656	770,000	\$154,723	\$1,364,379	\$1,364,379	
22	2027	250	\$13,843,843	\$1,245,946	770,000	\$159,365	\$1,405,310	\$1,405,310	
Total for 22 Years		-	\$196,113,515	\$17,650,216	-	\$2,147,478	\$19,797,695	\$19,797,695	
2006 NPV @ 4%		-	\$114,289,982	\$10,286,098	-	\$1,236,027	\$11,522,125	\$11,522,125	

Exhibit Q

Estimated Annual DISD Real Property and Business Personal Property Tax from the TIF District

Assumptions:

Estimated assessed values and captured appraised values are from a separate schedule.

Taxes are levied in September following the appraisal date. Collections occur in the next fiscal year.

Tax rates are for 2005, although actual rates will vary annually.

Texas school district property tax rates may be reduced by legislative or judicial actions.

This schedule depicts DISD real property and business personal property tax benefits only and does not take into account the effect of state recapture provisions.

(a)	(b)	(c)	(d)	(e)	(f)	(g)
DISD Real Property Tax				DISD BPP Tax		DISD Total Tax
Appraisal on January 1,	Estimated Total Assessed Value	Estimated Increase in Assessed Real Property (Captured Appraised Value)	Estimated Total RP Tax @ \$1.68836 per \$100	Estimated Square Feet New Commercial Development	Estimated Total BPP Tax @ \$20 per SF Commercial	Estimated Total DISD Tax from Zone Retained
2005	\$107,990,540					
2006	\$109,610,398	\$1,619,858	\$27,349	0	\$0	\$27,349
2007	\$113,201,306	\$5,210,766	\$87,976	0	\$0	\$87,976
2008	\$139,376,410	\$31,385,870	\$529,906	51,000	\$13,703	\$543,609
2009	\$156,773,976	\$48,783,436	\$823,640	63,000	\$17,434	\$841,074
2010	\$250,006,809	\$142,016,269	\$2,397,746	526,000	\$149,931	\$2,547,677
2011	\$271,667,696	\$163,677,156	\$2,763,460	636,000	\$186,724	\$2,950,183
2012	\$279,186,358	\$171,195,818	\$2,890,402	636,000	\$192,325	\$3,082,727
2013	\$297,435,301	\$189,444,761	\$3,198,510	670,000	\$208,685	\$3,407,195
2014	\$301,896,831	\$193,906,291	\$3,273,836	670,000	\$214,946	\$3,488,782
2015	\$328,062,337	\$220,071,797	\$3,715,604	720,000	\$237,916	\$3,953,520
2016	\$332,983,272	\$224,992,732	\$3,798,687	720,000	\$245,054	\$4,043,741
2017	\$337,978,021	\$229,987,481	\$3,883,017	720,000	\$252,405	\$4,135,422
2018	\$343,047,691	\$235,057,151	\$3,968,611	720,000	\$259,977	\$4,228,588
2019	\$359,537,830	\$251,547,290	\$4,247,024	770,000	\$286,372	\$4,533,396
2020	\$364,930,897	\$256,940,357	\$4,338,078	770,000	\$294,963	\$4,633,042
2021	\$370,404,861	\$262,414,321	\$4,430,498	770,000	\$303,812	\$4,734,311
2022	\$375,960,933	\$267,970,393	\$4,524,305	770,000	\$312,927	\$4,837,232
2023	\$381,600,347	\$273,609,807	\$4,619,519	770,000	\$322,315	\$4,941,833
2024	\$387,324,353	\$279,333,813	\$4,716,160	770,000	\$331,984	\$5,048,144
2025	\$393,134,218	\$285,143,678	\$4,814,252	770,000	\$341,943	\$5,156,195
2026	\$399,031,231	\$291,040,691	\$4,913,815	770,000	\$352,202	\$5,266,016
2027	\$405,016,700	\$297,026,160	\$5,014,871	770,000	\$362,768	\$5,377,639
Total for 22 years (2006-2027)			\$72,977,266	-	\$4,888,387	\$77,865,652
2006 NPV @ 4%			\$42,595,580	-	\$2,813,615	\$45,409,195

Exhibit R
2007 DCAD Real Property Accounts Added in the
Deep Ellum TIF District
As Ammended, April 9, 2008

DCAD Acct. #	Exmpt	Property Address	Imprvmnts	Land	Total Value	Taxable Value
00000106633000000	x	2717 Live Oak	\$0	\$265,610	\$265,610	\$0
00000106642000000	x	2713 Live Oak	\$0	\$272,140	\$272,140	\$0
00000106630000000	x	2707 Live Oak	\$0	\$163,400	\$163,400	\$0
00000106636000000	x	2701 Live Oak	\$0	\$165,800	\$165,800	\$0
00000106654000000	x	718 Cantegral	\$293,340	\$438,300	\$731,640	\$0
00000106660000000	x	726 Cantegral	\$2,350	\$139,480	\$141,830	\$0
00000106624000000	x	2710 Bryan	\$0	\$10,980	\$10,980	\$0
00000106615000000	x	2704 Bryan	\$11,690	\$108,830	\$120,520	\$0
00000106594000000	x	2702 Bryan	\$129,210	\$156,820	\$286,030	\$0
00000105892000000	x	2632 Live Oak	\$0	\$148,100	\$148,100	\$0
00000105907000000	x	2628 Live Oak	\$0	\$84,850	\$84,850	\$0
00000105889000000	x	2628 Live Oak	\$0	\$148,100	\$148,100	\$0
00000105904000000	x	2628 Live Oak	\$0	\$84,850	\$84,850	\$0
00000105886000000	x	2628 Live Oak	\$0	\$148,100	\$148,100	\$0
00000105901000000	x	2623 Florence	\$0	\$84,850	\$84,850	\$0
00000105883000000	x	2600 Live Oak	\$5,899,760	\$148,100	\$6,047,860	\$0
00000105898000000	x	2619 Florence	\$0	\$84,850	\$84,850	\$0
00000105880000000	x	2612 Live Oak	\$0	\$275,380	\$275,380	\$0
00000105887000000	x	2606 Live Oak	\$0	\$229,490	\$229,490	\$0
00000105874000000	x	2602 Live Oak	\$0	\$96,030	\$96,030	\$0
00000105871000000	x	710 Good Latimer	\$0	\$51,840	\$51,840	\$0
00000105895000000	x	700 Good Latimer	\$0	\$84,850	\$84,850	\$0
00028300000010000		910 Central	\$139,310	\$458,440	\$597,750	\$597,750
00000106315000000		827 Texas	\$0	\$96,770	\$96,770	\$96,770
00000106312000000		825 Texas	\$17,050	\$126,360	\$143,440	\$143,440
00000106291000000		819 Texas	\$0	\$638,370	\$638,370	\$638,370
00000106270000000		2709 Bryan	\$0	\$443,550	\$443,550	\$443,550
00000106306000000		2705 Bryan	\$0	\$100,800	\$100,800	\$100,800
00000106300000000		1012 Boll	\$0	\$80,430	\$80,430	\$80,430
00000106297000000		1010 Boll	\$0	\$34,560	\$34,560	\$34,560
00000106309000000		2701 Bryan	\$0	\$77,250	\$77,250	\$77,250
00000106051000000		723 Cantegral	\$0	\$953,250	\$953,250	\$953,250
00000106072000000		2631 Live Oak	\$0	\$303,000	\$303,000	\$303,000
00000106060000000		2625 Live Oak	\$0	\$299,700	\$299,700	\$299,700
00000106078000000		2621 Live Oak	\$0	\$282,900	\$282,900	\$282,900
00000106081000000		2605 Live Oak	\$0	\$71,090	\$71,090	\$71,090
00000106054000000		2601 Live Oak	\$0	\$227,480	\$227,480	\$227,480
000276000a0010000		814 Good Latimer	\$0	\$508,560	\$508,560	\$508,560
00000107302000000		801 Good Latimer	\$0	\$70,920	\$70,920	\$70,920

111760

00000107293000000	2515 Live Oak	\$0	\$232,610	\$232,610	\$232,610
00000107287000000	2505 Live Oak	\$0	\$144,870	\$144,870	\$144,870
Total			\$15,034,400		\$5,307,500

Appendix A

2005 DCAD Real Property Accounts in the Deep Ellum TIF District

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00C43520000000129		2502 LIVE OAK	00129	\$129,520.00	\$5,380.00	\$134,900.00	\$107,920.00
00C43520000000130		2502 LIVE OAK	00130	\$97,450.00	\$4,700.00	\$102,150.00	\$102,150.00
00C43520000000131		2502 LIVE OAK	00131	\$217,590.00	\$9,160.00	\$226,750.00	\$181,400.00
00C43520000000132		2502 LIVE OAK	00132	\$142,970.00	\$5,880.00	\$148,850.00	\$148,850.00
00C43520000000133		2502 LIVE OAK	00133	\$123,460.00	\$5,330.00	\$128,790.00	\$103,032.00
00C43520000000134		2502 LIVE OAK	00134	\$142,970.00	\$5,880.00	\$148,850.00	\$119,080.00
00C43520000000135		2502 LIVE OAK	00135	\$216,740.00	\$8,690.00	\$225,430.00	\$180,344.00
00C43520000000136		2502 LIVE OAK	00136	\$142,970.00	\$5,880.00	\$148,850.00	\$133,965.00
00000103387000100		2511 MAIN		\$0.00	\$8,410.00	\$8,410.00	\$8,410.00
00000103411000000		2429 MAIN		\$0.00	\$35,400.00	\$35,400.00	\$35,400.00
00000103414000000		2509 MAIN		\$309,970.00	\$266,590.00	\$576,560.00	\$576,560.00
00000103414000100		2546 ELM		\$285,550.00	\$28,220.00	\$313,770.00	\$313,770.00
00000103414000200		2544 ELM		\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
00000103423000000		2512 ELM		\$0.00	\$10,580.00	\$10,580.00	\$10,580.00
00000103429500000		2518 ELM		\$6,230.00	\$10,600.00	\$16,830.00	\$16,830.00
00000103432000000		2526 ELM		\$130,340.00	\$69,660.00	\$200,000.00	\$200,000.00
00000103441000000		2528 ELM		\$75,300.00	\$29,100.00	\$104,400.00	\$0.00
00000103444000000		2528 ELM		\$75,300.00	\$29,100.00	\$104,400.00	\$0.00
00000103447000000		2532 ELM		\$0.00	\$45,000.00	\$45,000.00	\$45,000.00
00000103450000000		2536 ELM		\$0.00	\$45,000.00	\$45,000.00	\$45,000.00
00000103453000000		2538 ELM		\$23,240.00	\$26,400.00	\$49,640.00	\$49,640.00
00000103456000000		2542 ELM		\$55,550.00	\$30,000.00	\$85,550.00	\$85,550.00
00000103459000000		2540 ELM		\$135,680.00	\$33,600.00	\$169,280.00	\$169,280.00
00000103462000000		2544 ELM		\$91,500.00	\$30,000.00	\$121,500.00	\$121,500.00
00000103468000000		2550 ELM		\$240,880.00	\$58,500.00	\$299,380.00	\$299,380.00
00000103474000000		2554 ELM		\$0.00	\$30,100.00	\$30,100.00	\$30,100.00
00000103678000000		2556 ELM		\$348,600.00	\$60,000.00	\$408,600.00	\$408,600.00
00000103702000000		2523 MAIN		\$0.00	\$56,940.00	\$56,940.00	\$56,940.00
00000104245500000	X	3131 DAWSON		\$2,122,030.00	\$4,878,810.00	\$7,000,840.00	\$0.00
00000104296000000		514 S HALL		\$261,360.00	\$131,230.00	\$392,590.00	\$392,590.00
00000104299000000		2830 JEFFRIES		\$0.00	\$31,180.00	\$31,180.00	\$31,180.00
00000104302000000		528 S HALL		\$86,970.00	\$76,800.00	\$163,770.00	\$163,770.00
00000104305000000		530 S HALL		\$0.00	\$22,190.00	\$22,190.00	\$22,190.00
00000105784000000		2411 SWISS		\$9,480.00	\$99,210.00	\$108,690.00	\$108,690.00
00000105787100000		2413 SWISS		\$0.00	\$36,960.00	\$36,960.00	\$36,960.00
00000105911000000		2400 GASTON		\$0.00	\$219,420.00	\$219,420.00	\$219,420.00
00000105982000000		201 N HAWKINS		\$0.00	\$4,410.00	\$4,410.00	\$4,410.00
00000106114000000		2408 SWISS		\$0.00	\$112,660.00	\$112,660.00	\$112,660.00
00000106117000000		2441 PACIFIC		\$8,970.00	\$182,630.00	\$191,600.00	\$191,600.00
00000106122000000		2424 SWISS		\$305,970.00	\$96,360.00	\$402,330.00	\$402,330.00
00000106129000000		2439 SWISS		\$2,010,280.00	\$776,980.00	\$2,787,260.00	\$2,787,260.00
00000106132000000		2501 PACIFIC		\$354,550.00	\$90,170.00	\$444,720.00	\$444,720.00
00000106135000000		2515 PACIFIC		\$2,810.00	\$69,190.00	\$72,000.00	\$72,000.00
00000106144000000		2516 MIRANDA		\$0.00	\$189,750.00	\$189,750.00	\$189,750.00
00000106147000000		2400 SWISS		\$0.00	\$249,190.00	\$249,190.00	\$249,190.00
00000106153000000		2525 GASTON		\$0.00	\$75,020.00	\$75,020.00	\$75,020.00
00000106156000000		2509 PACIFIC		\$146,530.00	\$63,470.00	\$210,000.00	\$210,000.00
00000106168000000		404 HAWKINS		\$53,350.00	\$22,060.00	\$75,410.00	\$75,410.00
00000106171000000		2500 SWISS		\$16,500.00	\$22,540.00	\$39,040.00	\$39,040.00
00000106174000000		2504 SWISS		\$28,840.00	\$44,000.00	\$72,840.00	\$72,840.00
00000106177000000		2508 SWISS		\$18,370.00	\$44,000.00	\$62,370.00	\$62,370.00
00000106180000000		505 N GOOD LATIMER		\$235,700.00	\$95,480.00	\$331,180.00	\$331,180.00
00000106183000000		2500 PACIFIC		\$610,810.00	\$802,430.00	\$1,413,240.00	\$1,413,240.00
00000106183000100		2510 PACIFIC		\$0.00	\$214,750.00	\$214,750.00	\$214,750.00
00000106189200000		2505 ELM		\$272,970.00	\$1,601,620.00	\$1,874,590.00	\$1,874,590.00
00000106384000000		2605 ELM		\$137,670.00	\$74,930.00	\$212,600.00	\$212,600.00
00000106390000000		2625 ELM		\$5,699,150.00	\$1,252,560.00	\$6,951,710.00	\$6,951,710.00
00000106393000000		2615 ELM		\$162,720.00	\$114,750.00	\$277,470.00	\$277,470.00
00000106396000000		2609 ELM		\$106,600.00	\$117,300.00	\$223,900.00	\$223,900.00
00000107369000000		601 HAWKINS		\$0.00	\$169,850.00	\$169,850.00	\$169,850.00
00000107464000000		615 N GOOD LATIMER		\$255,330.00	\$478,500.00	\$733,830.00	\$733,830.00
00000107467000000		2501 SWISS		\$0.00	\$105,060.00	\$105,060.00	\$105,060.00
00000107470000000		2519 SWISS		\$500.00	\$64,270.00	\$64,770.00	\$64,770.00

Appendix A
2005 DCAD Real Property Accounts in the
Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00000107473000000		2511 SWISS		\$265,350.00	\$135,600.00	\$400,950.00	\$400,950.00
00000107476000000		2507 SWISS		\$2,880.00	\$42,000.00	\$44,880.00	\$44,880.00
00000111004000000		2723 ELM		\$65,260.00	\$37,500.00	\$102,760.00	\$102,760.00
00000111007000000		2721 ELM		\$77,160.00	\$37,500.00	\$114,660.00	\$114,660.00
00000111010000000		2717 ELM		\$0.00	\$62,500.00	\$62,500.00	\$62,500.00
00000111013000000		2713 ELM		\$202,000.00	\$149,700.00	\$351,700.00	\$351,700.00
00000111031000000		2707 ELM		\$133,500.00	\$75,000.00	\$208,500.00	\$208,500.00
00000111034000000		2703 ELM		\$0.00	\$75,000.00	\$75,000.00	\$75,000.00
00000111037000000		2701 ELM		\$0.00	\$37,500.00	\$37,500.00	\$37,500.00
00000111040000000		2819 ELM		\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
00000111043000000		2801 ELM		\$240,000.00	\$60,000.00	\$300,000.00	\$300,000.00
00000111046000000		2810 INDIANA		\$15,610.00	\$150,000.00	\$165,610.00	\$165,610.00
00000111049000000		2816 INDIANA		\$0.00	\$100,000.00	\$100,000.00	\$100,000.00
00000111052000000		2820 INDIANA		\$500.00	\$50,000.00	\$50,500.00	\$50,500.00
00000111055000000		2817 ELM		\$31,590.00	\$60,000.00	\$91,590.00	\$91,590.00
00000111058000000		2811 ELM		\$159,570.00	\$120,000.00	\$279,570.00	\$279,570.00
00000111061000000		2807 ELM		\$91,880.00	\$60,000.00	\$151,880.00	\$151,880.00
00000111076000000		2606 GASTON		\$0.00	\$262,510.00	\$262,510.00	\$262,510.00
00000111094000000		310 N MALCOLM X		\$0.00	\$1,373,800.00	\$1,373,800.00	\$1,373,800.00
00000111115000000		2901 INDIANA		\$0.00	\$80,000.00	\$80,000.00	\$80,000.00
00000111121000000		2900 INDIANA		\$0.00	\$40,000.00	\$40,000.00	\$40,000.00
00000111130000000		300 N MALCOLM X		\$0.00	\$75,580.00	\$75,580.00	\$75,580.00
00000111133000000		2901 ELM		\$81,600.00	\$48,000.00	\$129,600.00	\$129,600.00
00000111136000000		2905 ELM		\$0.00	\$30,000.00	\$30,000.00	\$30,000.00
00000111139000000		2907 ELM		\$0.00	\$30,000.00	\$30,000.00	\$30,000.00
00000111142000000		2909 ELM		\$0.00	\$30,000.00	\$30,000.00	\$30,000.00
00000111145000000		2911 ELM		\$112,430.00	\$30,000.00	\$142,430.00	\$142,430.00
00000111148000000		2913 ELM		\$71,300.00	\$30,000.00	\$101,300.00	\$101,300.00
00000111151000000		2917 ELM		\$82,910.00	\$152,590.00	\$235,500.00	\$235,500.00
00000111160000000		2927 ELM		\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
00000111163000000		2929 ELM		\$51,820.00	\$30,000.00	\$81,820.00	\$81,820.00
00000111166000000		2931 ELM		\$51,620.00	\$30,000.00	\$81,620.00	\$81,620.00
00000111169000000		2935 ELM		\$187,500.00	\$60,000.00	\$247,500.00	\$247,500.00
00000111172000000		3001 ELM		\$0.00	\$120,000.00	\$120,000.00	\$120,000.00
00000111175000000		3009 ELM		\$58,290.00	\$54,140.00	\$112,430.00	\$112,430.00
00000111178000000		3013 ELM		\$48,230.00	\$41,270.00	\$89,500.00	\$89,500.00
00000111181000000		3015 ELM		\$45,330.00	\$60,000.00	\$105,330.00	\$105,330.00
00000111184000000		3004 INDIANA		\$1,500.00	\$200,000.00	\$201,500.00	\$201,500.00
00000111190000000		300 N WALTON		\$171,460.00	\$664,740.00	\$836,200.00	\$836,200.00
00000111193000000		3021 ELM		\$970.00	\$220,000.00	\$220,970.00	\$220,970.00
00000127270000000		503 S HASKELL		\$0.00	\$134,710.00	\$134,710.00	\$134,710.00
00000127276000000		514 S HILL		\$0.00	\$7,460.00	\$7,460.00	\$7,460.00
00000127279000000		514 S HILL		\$0.00	\$5,720.00	\$5,720.00	\$5,720.00
00000127282000000		511 S HASKELL		\$0.00	\$12,050.00	\$12,050.00	\$12,050.00
00000127285000000		603 S HASKELL		\$0.00	\$13,920.00	\$13,920.00	\$13,920.00
00000127291000000		509 S HILL		\$0.00	\$11,200.00	\$11,200.00	\$11,200.00
00000127294000000		503 S HILL		\$0.00	\$50,000.00	\$50,000.00	\$50,000.00
00000127300000000		503 S HILL		\$0.00	\$13,800.00	\$13,800.00	\$13,800.00
00000127303000000		513 S HILL		\$2,220.00	\$25,000.00	\$27,220.00	\$27,220.00
00000127309000000		517 S HILL		\$0.00	\$14,060.00	\$14,060.00	\$14,060.00
00000127345000000	X	3801 PARRY		\$3,030.00	\$41,290.00	\$44,320.00	\$0.00
00000127348000000		3809 PARRY		\$2,800,920.00	\$272,990.00	\$3,073,910.00	\$0.00
00000127357000000		4112 PACIFIC		\$433,340.00	\$84,720.00	\$518,060.00	\$518,060.00
00000127360000000		4100 COMMERCE		\$59,170.00	\$440,830.00	\$500,000.00	\$500,000.00
00000127369000000		4118 COMMERCE		\$1,180,450.00	\$111,830.00	\$1,292,280.00	\$1,292,280.00
00000127372000000		4130 COMMERCE		\$186,920.00	\$95,100.00	\$282,020.00	\$282,020.00
00000127375000000		4008 COMMERCE		\$214,500.00	\$451,660.00	\$666,160.00	\$666,160.00
00000127378000000		4018 COMMERCE		\$0.00	\$5,860.00	\$5,860.00	\$5,860.00
00000127378000100		4006 COMMERCE		\$0.00	\$2,780.00	\$2,780.00	\$2,780.00
00000127381000000		4040 COMMERCE		\$0.00	\$14,830.00	\$14,830.00	\$14,830.00
00000127384000000		4044 COMMERCE		\$11,400.00	\$233,600.00	\$245,000.00	\$245,000.00
00000127396000000		710 EXPOSITION		\$98,320.00	\$37,500.00	\$135,820.00	\$135,820.00
00000127408000000		4003 COMMERCE		\$314,000.00	\$368,360.00	\$682,360.00	\$682,360.00
00000127414000000		4043 COMMERCE		\$0.00	\$28,200.00	\$28,200.00	\$28,200.00
00000127510000000		601 1ST		\$2,100.00	\$313,900.00	\$316,000.00	\$316,000.00

Appendix A
2005 DCAD Real Property Accounts in the
Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00000127558000000		713	EXPOSITION	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127564000000		721	EXPOSITION	\$92,210.00	\$149,630.00	\$241,840.00	\$241,840.00
00000127567000000		729	EXPOSITION	\$33,890.00	\$61,870.00	\$95,760.00	\$95,760.00
00000127570000000		3609	ASH	\$0.00	\$9,600.00	\$9,600.00	\$9,600.00
00000127573000000		730	1ST	\$0.00	\$17,400.00	\$17,400.00	\$17,400.00
00000127576000000		726	1ST	\$0.00	\$31,490.00	\$31,490.00	\$31,490.00
00000127582000000		701	1ST	\$0.00	\$46,800.00	\$46,800.00	\$46,800.00
00000127585000000		705	1ST	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127588000000		709	1ST	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127591000000		713	1ST	\$0.00	\$58,500.00	\$58,500.00	\$58,500.00
00000127594000000		721	1ST	\$0.00	\$58,500.00	\$58,500.00	\$58,500.00
00000127597000000		3525	ASH	\$131,120.00	\$93,600.00	\$224,720.00	\$224,720.00
00000127603000000		728	2ND	\$0.00	\$65,520.00	\$65,520.00	\$65,520.00
00000127606000000		720	2ND	\$0.00	\$51,480.00	\$51,480.00	\$51,480.00
00000127609000000		716	2ND	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127612000000		712	2ND	\$0.00	\$48,750.00	\$48,750.00	\$48,750.00
00000127615000000		708	S 2ND	\$4,030.00	\$48,750.00	\$52,780.00	\$52,780.00
00000127618000000		704	S 2ND	\$0.00	\$58,500.00	\$58,500.00	\$58,500.00
00000127708000000		835	EXPOSITION	\$98,920.00	\$19,500.00	\$118,420.00	\$118,420.00
00000127711500000		801	EXPOSITION	\$100.00	\$39,000.00	\$39,100.00	\$39,100.00
00000127712000000		805	EXPOSITION	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127714000000		809	EXPOSITION	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127717000000		813	EXPOSITION	\$55,500.00	\$39,000.00	\$94,500.00	\$94,500.00
00000127720000000		815	EXPOSITION	\$25,340.00	\$39,000.00	\$64,340.00	\$64,340.00
00000127723000000		821	EXPOSITION	\$75,250.00	\$39,000.00	\$114,250.00	\$114,250.00
00000127726000000		825	EXPOSITION	\$17,700.00	\$19,500.00	\$37,200.00	\$37,200.00
00000127729000000		827	EXPOSITION	\$265,130.00	\$19,500.00	\$284,630.00	\$284,630.00
00000127732000000		831	EXPOSITION	\$54,900.00	\$19,500.00	\$74,400.00	\$74,400.00
00000127735000000		829	EXPOSITION	\$43,790.00	\$19,500.00	\$63,290.00	\$63,290.00
00000127738000000		833	EXPOSITION	\$52,410.00	\$19,500.00	\$71,910.00	\$71,910.00
00000127741000000		839	EXPOSITION	\$247,070.00	\$39,000.00	\$286,070.00	\$286,070.00
00000127744000000		842	1ST	\$514,530.00	\$78,000.00	\$592,530.00	\$592,530.00
00000127747000000		830	1ST	\$0.00	\$58,500.00	\$58,500.00	\$58,500.00
00000127750000000		820	1ST	\$80.00	\$48,750.00	\$48,830.00	\$48,830.00
00000127753000000		816	1ST	\$0.00	\$32,500.00	\$32,500.00	\$32,500.00
00000127756000000		812	1ST	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127759000000		808	1ST	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127762000000		804	1ST	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127765000000		800	1ST	\$0.00	\$39,000.00	\$39,000.00	\$39,000.00
00000127768000000	X	801	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127771000000	X	805	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127774000000	X	809	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127777000000	X	815	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127780000000	X	817	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127783000000	X	821	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127786000000	X	825	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127789000000	X	829	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127792000000	X	835	1ST	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127795000000	X	836	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127798000000	X	832	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127801000000	X	828	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127804000000	X	824	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127807000000	X	820	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127810000000	X	816	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127813000000	X	812	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127816000000	X	808	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127819000000	X	804	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000127822000000	X	800	2ND	\$0.00	\$39,000.00	\$39,000.00	\$0.00
00000129499000000		3220	COMMERCE	\$0.00	\$33,110.00	\$33,110.00	\$33,110.00
00000129505000000		3209	CANTON	\$67,300.00	\$33,000.00	\$100,300.00	\$100,300.00

Appendix A
2005 DCAD Real Property Accounts in the
Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00000129508000000		3215	CANTON	\$182,330.00	\$210,450.00	\$392,780.00	\$392,780.00
00000129511000000		3201	CANTON	\$980.00	\$49,500.00	\$50,480.00	\$50,480.00
00000129607000000		3010	DAWSON	\$100.00	\$15,300.00	\$15,400.00	\$10,400.00
00000129616000000		1601	BAYLOR	\$100.00	\$39,750.00	\$39,850.00	\$31,880.00
00000129619000000	X	1605	BAYLOR	\$0.00	\$41,250.00	\$41,250.00	\$0.00
00000129622000000	X	1609	BAYLOR	\$0.00	\$34,650.00	\$34,650.00	\$0.00
00000129625000000		1613	BAYLOR	\$0.00	\$19,500.00	\$19,500.00	\$19,500.00
00000129652000000		1620	BAYLOR	\$0.00	\$35,560.00	\$35,560.00	\$35,560.00
00000128221000000		507	EXPOSITION	\$144,650.00	\$28,910.00	\$173,560.00	\$173,560.00
00000128224000000		501	EXPOSITION	\$0.00	\$54,720.00	\$54,720.00	\$54,720.00
00000128227000000		345	EXPOSITION	\$377,700.00	\$23,790.00	\$401,490.00	\$401,490.00
00000128233000000		401	EXPOSITION	\$320,950.00	\$79,050.00	\$400,000.00	\$400,000.00
00000128236000000		417	1ST	\$0.00	\$8,990.00	\$8,990.00	\$8,990.00
00000128239000000		418	1ST	\$0.00	\$19,930.00	\$19,930.00	\$19,930.00
00000128242000000		400	1ST	\$0.00	\$9,740.00	\$9,740.00	\$9,740.00
00000128245000000		505	EXPOSITION	\$0.00	\$51,220.00	\$51,220.00	\$51,220.00
00000128248000000		404	1ST	\$0.00	\$26,590.00	\$26,590.00	\$26,590.00
00000128251000000		409	EXPOSITION	\$0.00	\$69,920.00	\$69,920.00	\$69,920.00
00000128254000000		414	1ST	\$0.00	\$41,820.00	\$41,820.00	\$41,820.00
00000128266000000		500	EXPOSITION	\$408,870.00	\$95,360.00	\$504,230.00	\$504,230.00
00000128269000000		3900	COMMERCE	\$0.00	\$62,400.00	\$62,400.00	\$62,400.00
00000128272000000		500	EXPOSITION	\$0.00	\$58,000.00	\$58,000.00	\$58,000.00
00000128278000000		412	EXPOSITION	\$45,000.00	\$40,000.00	\$85,000.00	\$85,000.00
00000128281000000		408	EXPOSITION	\$8,220.00	\$40,000.00	\$48,220.00	\$48,220.00
00000128284000000		404	EXPOSITION	\$211,480.00	\$80,000.00	\$291,480.00	\$291,480.00
00000128314000000		3712	COMMERCE	\$86,660.00	\$80,000.00	\$166,660.00	\$166,660.00
00000128317000000		3710	COMMERCE	\$500.00	\$80,000.00	\$80,500.00	\$80,500.00
00000128326000000		3815	EAST SIDE	\$47,480.00	\$40,000.00	\$87,480.00	\$87,480.00
00000128329000000		3813	EAST SIDE	\$0.00	\$40,000.00	\$40,000.00	\$40,000.00
00000128332000000		3809	EAST SIDE	\$89,550.00	\$40,000.00	\$129,550.00	\$129,550.00
00000128335000000		3612	COMMERCE	\$202,420.00	\$69,280.00	\$271,700.00	\$271,700.00
00000128338000000		3600	COMMERCE	\$368,730.00	\$68,800.00	\$437,530.00	\$0.00
00000128341000000	X	3601	COMMERCE	\$0.00	\$83,440.00	\$83,440.00	\$0.00
00000128344000000	X	3609	COMMERCE	\$0.00	\$36,000.00	\$36,000.00	\$0.00
00000128347000000	X	3709	EAST SIDE	\$0.00	\$40,800.00	\$40,800.00	\$0.00
00000128350000000	X	3709	EAST SIDE	\$0.00	\$48,000.00	\$48,000.00	\$0.00
00000128354000000		3600	MAIN	\$300.00	\$83,200.00	\$83,500.00	\$83,500.00
00000128356000000		110	EXPOSITION	\$77,700.00	\$37,300.00	\$115,000.00	\$115,000.00
00000128359000000		3606	MAIN	\$0.00	\$46,240.00	\$46,240.00	\$46,240.00
00000128365000000		3500	COMMERCE	\$33,240.00	\$99,200.00	\$132,440.00	\$132,440.00
00000128368000000		3506	COMMERCE	\$50,000.00	\$40,000.00	\$90,000.00	\$90,000.00
00000128371000000		3713	LA FRANCE	\$35,000.00	\$40,000.00	\$75,000.00	\$75,000.00
00000128374000000		3719	LA FRANCE	\$0.00	\$40,000.00	\$40,000.00	\$40,000.00
00000128378500000		3511	PACIFIC	\$2,050.00	\$5,000.00	\$7,050.00	\$7,050.00
00000128380000000		3721	LA FRANCE	\$0.00	\$38,930.00	\$38,930.00	\$38,930.00
00000128392000000		201	S HILL	\$0.00	\$67,930.00	\$67,930.00	\$67,930.00
00000128398000000		4016	EAST SIDE	\$5,030.00	\$31,000.00	\$36,030.00	\$36,030.00
00000128401000000		4020	EAST SIDE	\$0.00	\$30,850.00	\$30,850.00	\$30,850.00
00000128404000000		4024	EAST SIDE	\$0.00	\$32,170.00	\$32,170.00	\$32,170.00
00000128407000000		224	S HILL	\$0.00	\$62,500.00	\$62,500.00	\$62,500.00
00000128410000000		305	S HASKELL	\$386,000.00	\$104,000.00	\$490,000.00	\$490,000.00
00000128413000000		4000	EAST SIDE	\$356,500.00	\$95,250.00	\$451,750.00	\$451,750.00
00000128416000000		207	S HASKELL	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00
00000128419000000		201	S HASKELL	\$302,000.00	\$32,000.00	\$334,000.00	\$334,000.00
00000128422000000		4010	EAST SIDE	\$140,860.00	\$31,000.00	\$171,860.00	\$171,860.00
00000128425000000		407	S HASKELL	\$52,580.00	\$5,810.00	\$58,390.00	\$58,390.00
00000128464000000	X	411	S HASKELL	\$0.00	\$9,560.00	\$9,560.00	\$0.00
00000128476000000	X	317	S HILL	\$0.00	\$110,120.00	\$110,120.00	\$0.00
00000128650000000		4002	MAIN	\$22,810.00	\$35,000.00	\$57,810.00	\$57,810.00
00000128653000000		4004	MAIN	\$20,750.00	\$35,000.00	\$55,750.00	\$55,750.00

Appendix A
2005 DCAD Real Property Accounts in the
Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00000128656000000		4008 MAIN		\$41,100.00	\$35,000.00	\$76,100.00	\$76,100.00
00000128659000000		4012 MAIN		\$0.00	\$17,500.00	\$17,500.00	\$17,500.00
00000128662000000		4010 MAIN		\$0.00	\$17,500.00	\$17,500.00	\$17,500.00
00000128665000000		4016 MAIN		\$0.00	\$35,000.00	\$35,000.00	\$35,000.00
00000128668000000		4020 MAIN		\$86,100.00	\$35,000.00	\$121,100.00	\$121,100.00
00000128671000000		4024 MAIN		\$37,940.00	\$35,000.00	\$72,940.00	\$72,940.00
00000128674000000		4034 MAIN		\$0.00	\$45,500.00	\$45,500.00	\$45,500.00
00000128677000000		113 S HASKELL		\$9,160.00	\$21,000.00	\$30,160.00	\$30,160.00
00000128680000000		121 S HASKELL		\$9,820.00	\$21,000.00	\$30,820.00	\$30,820.00
00000128683000000		113 HASKELL		\$58,380.00	\$12,500.00	\$70,880.00	\$70,880.00
00000128686000000		4023 EAST SIDE		\$53,600.00	\$39,000.00	\$92,600.00	\$92,600.00
00000128689000000		4001 EAST SIDE		\$144,760.00	\$150,000.00	\$294,760.00	\$294,760.00
00000128692000000	X	3900 MAIN		\$0.00	\$1,250.00	\$1,250.00	\$0.00
00000128692000100		3902 MAIN		\$0.00	\$32,370.00	\$32,370.00	\$32,370.00
00000128692000200	X	3906 MAIN		\$0.00	\$2,010.00	\$2,010.00	\$0.00
00000128695000000		3904 MAIN		\$305,000.00	\$70,000.00	\$375,000.00	\$375,000.00
00000128698000000		3912 MAIN		\$361,790.00	\$85,750.00	\$447,540.00	\$447,540.00
00000128701000000		3922 MAIN		\$127,870.00	\$52,500.00	\$180,370.00	\$180,370.00
00000128710000000		3933 EAST SIDE		\$45,060.00	\$54,000.00	\$99,060.00	\$99,060.00
00000128716000000		3923 EAST SIDE		\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
00000128719000000		3925 EAST SIDE		\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
00000128722000000		3921 EAST SIDE		\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
00000128725000000		3919 EAST SIDE		\$0.00	\$24,000.00	\$24,000.00	\$24,000.00
00000128728000000		3917 EAST SIDE		\$0.00	\$21,000.00	\$21,000.00	\$21,000.00
00000128731000000		3915 EAST SIDE		\$0.00	\$30,000.00	\$30,000.00	\$30,000.00
00000128737000000		3909 EAST SIDE		\$87,360.00	\$30,000.00	\$117,360.00	\$117,360.00
00000128740000000		3905 EAST SIDE		\$89,850.00	\$30,000.00	\$119,850.00	\$119,850.00
00000128743000000		3901 EAST SIDE		\$5,650.00	\$30,000.00	\$35,650.00	\$35,650.00
00000128962000000	X	3800 MAIN		\$0.00	\$74,900.00	\$74,900.00	\$0.00
00000128965000000		3828 EAST SIDE		\$0.00	\$3,620.00	\$3,620.00	\$3,620.00
00000128971000000		3901 BENSON		\$4,210.00	\$40,930.00	\$45,140.00	\$45,140.00
00000128998000000		305 EXPOSITION		\$0.00	\$257,090.00	\$257,090.00	\$257,090.00
00000128998000100	X	3511 CANTON		\$0.00	\$49,270.00	\$49,270.00	\$0.00
00000129007000000		3400 COMMERCE		\$28,010.00	\$70,400.00	\$98,410.00	\$98,410.00
00000129010000000	X	420 2ND		\$0.00	\$199,150.00	\$199,150.00	\$0.00
00000129013000000		333 1ST		\$0.00	\$218,670.00	\$218,670.00	\$218,670.00
00000129013000100		333 1ST		\$432,520.00	\$307,840.00	\$740,360.00	\$740,360.00
00000129025000000		424 2ND		\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
00000129028000000		417 1ST		\$8,500.00	\$159,900.00	\$168,400.00	\$168,400.00
00000129031000000		502 2ND		\$123,030.00	\$516,970.00	\$640,000.00	\$640,000.00
00000129037000000		501 2ND		\$79,550.00	\$412,450.00	\$492,000.00	\$492,000.00
00000129040000000		317 S 2ND		\$0.00	\$324,630.00	\$324,630.00	\$324,630.00
00000129040000100	X	319 S 2ND		\$0.00	\$28,120.00	\$28,120.00	\$0.00
00000129043000000		325 2ND		\$0.00	\$60,000.00	\$60,000.00	\$60,000.00
00000129046000000		413 2ND		\$28,200.00	\$60,000.00	\$88,200.00	\$88,200.00
00000129049000000		409 2ND		\$113,500.00	\$208,520.00	\$322,020.00	\$322,020.00
00000129052000000		429 2ND		\$144,420.00	\$147,000.00	\$291,420.00	\$291,420.00
00000129055000000		3300 COMMERCE		\$208,170.00	\$441,830.00	\$650,000.00	\$650,000.00
00000129070000000		3404 MAIN		\$250,000.00	\$80,000.00	\$330,000.00	\$330,000.00
00000129073000100		3412 MAIN		\$0.00	\$35,900.00	\$35,900.00	\$35,900.00
00000129076000000		3416 MAIN		\$108,750.00	\$26,140.00	\$134,890.00	\$107,912.00
00000129076000100		3414 MAIN		\$95,630.00	\$19,170.00	\$114,800.00	\$114,800.00
00000129082000000		3302 ELM		\$0.00	\$47,860.00	\$47,860.00	\$47,860.00
00000129085000000		3308 ELM		\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
00000129088000000		3312 ELM		\$0.00	\$56,000.00	\$56,000.00	\$56,000.00
00000129091000000		3326 ELM		\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
00000129094000000		3330 ELM		\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
00000129097000000		3305 MAIN		\$0.00	\$72,800.00	\$72,800.00	\$72,800.00
00000129100000000		3309 MAIN		\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
00000129103000000		3313 MAIN		\$0.00	\$28,000.00	\$28,000.00	\$28,000.00

Appendix A
2005 DCAD Real Property Accounts in the
Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
0000012910600000		3301 MAIN		\$0.00	\$28,000.00	\$28,000.00	\$28,000.00
0000012911200000		3401 MAIN		\$136,360.00	\$60,000.00	\$196,360.00	\$196,360.00
0000012911500000		3400 ELM		\$27,500.00	\$40,000.00	\$67,500.00	\$67,500.00
0000012911800000		3404 ELM		\$40,920.00	\$40,000.00	\$80,920.00	\$80,920.00
0000012912100000		3407 MAIN		\$34,760.00	\$20,000.00	\$54,760.00	\$54,760.00
0000012912400000		3410 ELM		\$56,210.00	\$40,000.00	\$96,210.00	\$96,210.00
0000012912700000		3409 MAIN		\$102,500.00	\$40,000.00	\$142,500.00	\$142,500.00
0000012913100000		3414 ELM		\$151,640.00	\$95,020.00	\$246,660.00	\$246,660.00
0000012913300000		3417 MAIN		\$108,640.00	\$44,860.00	\$153,500.00	\$153,500.00
0000012913600000		3502 PACIFIC		\$0.00	\$88,630.00	\$88,630.00	\$88,630.00
0000012913900000		3601 MAIN		\$136,150.00	\$126,000.00	\$262,150.00	\$262,150.00
0000012914200000		3401 ELM		\$0.00	\$31,820.00	\$31,820.00	\$31,820.00
0000012914800000		232 TRUNK		\$219,380.00	\$26,620.00	\$246,000.00	\$196,800.00
0000012915400000		3333 ELM		\$151,970.00	\$116,210.00	\$268,180.00	\$268,180.00
0000012928300000		210 N HALL		\$28,950.00	\$479,930.00	\$508,880.00	\$508,880.00
0000012928500000		334 N HALL		\$263,860.00	\$414,620.00	\$678,480.00	\$678,480.00
0000012929500000		3027 ELM		\$75,370.00	\$96,000.00	\$171,370.00	\$171,370.00
0000012929800000		3027 ELM		\$1,800.00	\$60,000.00	\$61,800.00	\$61,800.00
0000012930100000		211 N HALL		\$0.00	\$54,000.00	\$54,000.00	\$54,000.00
0000012930400000		3300 INDIANA		\$0.00	\$50,000.00	\$50,000.00	\$50,000.00
0000012930700000		3026 INDIANA		\$1,250.00	\$100,000.00	\$101,250.00	\$101,250.00
0000012931000000		3026 INDIANA		\$21,280.00	\$50,000.00	\$71,280.00	\$71,280.00
0000012931300000		315 N HALL		\$1,500.00	\$214,320.00	\$215,820.00	\$215,820.00
0000012931900000		309 N HALL		\$1,980.00	\$101,750.00	\$103,730.00	\$103,730.00
0000012932200000		301 N HALL		\$49,440.00	\$50,790.00	\$100,230.00	\$100,230.00
0000012940600000		3202 ELM		\$58,310.00	\$527,280.00	\$585,590.00	\$585,590.00
0000012940900000		3101 MAIN		\$0.00	\$315,000.00	\$315,000.00	\$315,000.00
0000012941200000		3115 MAIN		\$0.00	\$68,400.00	\$68,400.00	\$68,400.00
0000012941500000		3117 MAIN		\$34,200.00	\$68,400.00	\$102,600.00	\$102,600.00
0000012942100000		3127 MAIN		\$0.00	\$84,160.00	\$84,160.00	\$84,160.00
0000012942400000		3100 MAIN		\$158,180.00	\$60,000.00	\$218,180.00	\$218,180.00
0000012942700000		3104 MAIN		\$29,590.00	\$60,000.00	\$89,590.00	\$89,590.00
0000012943000000		3112 MAIN		\$11,200.00	\$90,000.00	\$101,200.00	\$101,200.00
0000012943300000		3116 MAIN		\$387,060.00	\$90,000.00	\$477,060.00	\$477,060.00
0000012943600000		3101 COMMERCE		\$134,000.00	\$50,000.00	\$184,000.00	\$184,000.00
0000012943900000		3105 COMMERCE		\$37,510.00	\$50,000.00	\$87,510.00	\$87,510.00
0000012944200000		3117 COMMERCE		\$90,410.00	\$150,000.00	\$240,410.00	\$240,410.00
0000012944800000		3200 MAIN		\$1,532,920.00	\$117,080.00	\$1,650,000.00	\$1,650,000.00
0000012945100000		3210 MAIN		\$1,257,800.00	\$185,620.00	\$1,443,420.00	\$1,163,670.00
0000012945400000		3201 COMMERCE		\$50,220.00	\$63,600.00	\$113,820.00	\$113,820.00
0000012945700000		3209 COMMERCE		\$0.00	\$36,400.00	\$36,400.00	\$36,400.00
0000012946000000		3221 COMMERCE		\$2,960,950.00	\$189,050.00	\$3,150,000.00	\$0.00
0000012946300000		3102 COMMERCE		\$67,110.00	\$27,440.00	\$94,550.00	\$94,550.00
00000129463000100		3100 COMMERCE		\$67,330.00	\$27,440.00	\$94,770.00	\$94,770.00
0000012946600000		3106 COMMERCE		\$78,350.00	\$55,000.00	\$133,350.00	\$133,350.00
0000012946900000		3116 COMMERCE		\$243,960.00	\$165,000.00	\$408,960.00	\$408,960.00
0000012947200000		3101 CANTON		\$136,000.00	\$33,000.00	\$169,000.00	\$169,000.00
0000012947500000		3111 CANTON		\$292,990.00	\$132,010.00	\$425,000.00	\$425,000.00
0000012948400000		3200 COMMERCE		\$133,410.00	\$55,000.00	\$188,410.00	\$188,410.00
0000012948700000		3204 COMMERCE		\$0.00	\$20,350.00	\$20,350.00	\$20,350.00

Appendix A
2005 DCAD Real Property Accounts in the
Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value	
00000129488000000		3206	COMMERCE	\$0.00	\$34,650.00	\$34,650.00	\$34,650.00	
00000129490000000		3208	COMMERCE	\$0.00	\$55,000.00	\$55,000.00	\$55,000.00	
00000129493000000		3212	COMMERCE	\$0.00	\$55,000.00	\$55,000.00	\$55,000.00	
00000129496000000		3216	COMMERCE	\$0.00	\$47,850.00	\$47,850.00	\$47,850.00	
00000129655000000		3103	HICKORY	\$0.00	\$25,670.00	\$25,670.00	\$25,670.00	
00000129680000000	X	1602	PEARLSTONE	\$250.00	\$90,000.00	\$90,250.00	\$0.00	
00000129682000000		1600	PEARLSTONE	\$30.00	\$10,280.00	\$10,310.00	\$10,310.00	
00000129683000000		1622	PEARLSTONE	\$6,190.00	\$19,500.00	\$25,690.00	\$25,690.00	
00000129684000000		3200	HICKORY	\$40.00	\$17,030.00	\$17,070.00	\$17,070.00	
000082700608A0000		3930	MAIN	\$271,490.00	\$96,250.00	\$367,740.00	\$367,740.00	
000203000301A0000		400	S HALL	\$894,580.00	\$1,255,420.00	\$2,150,000.00	\$2,150,000.00	
000286000001A0000		2639	ELM	\$627,060.00	\$98,150.00	\$725,210.00	\$725,210.00	
00034800030000000		100	MURRAY	\$0.00	\$22,480.00	\$22,480.00	\$22,480.00	
000485000E08A0000		301	N CROWDUS	\$4,719,860.00	\$639,370.00	\$5,359,230.00	\$5,359,230.00	
000486000F02A0000		2711	INDIANA	\$0.00	\$561,530.00	\$561,530.00	\$561,530.00	
00080800020200000		501	S HILL	\$0.00	\$44,550.00	\$44,550.00	\$44,550.00	
000811000001A0000		4115	COMMERCE	\$1,391,300.00	\$998,580.00	\$2,389,880.00	\$2,389,880.00	
000813000603A0000		405	EXPOSITION	\$0.00	\$53,910.00	\$53,910.00	\$53,910.00	
00081500080000000		3808	WILLOW	\$76,190.00	\$460,270.00	\$536,460.00	\$536,460.00	
00081500080000100		3812	WILLOW	\$0.00	\$29,940.00	\$29,940.00	\$29,940.00	
000816000503A0000		3831	COMMERCE	\$401,080.00	\$23,000.00	\$424,080.00	\$339,264.00	
000816000503B0000		3827	COMMERCE	\$347,400.00	\$19,000.00	\$366,400.00	\$366,400.00	
000816000503C0000		3823	COMMERCE	\$386,000.00	\$19,000.00	\$405,000.00	\$405,000.00	
000816000503D0000		3819	COMMERCE	\$347,400.00	\$19,000.00	\$366,400.00	\$366,400.00	
000816000504A0000		3815	COMMERCE	\$380,000.00	\$19,000.00	\$399,000.00	\$399,000.00	
000816000504B0000		3811	COMMERCE	\$386,000.00	\$19,000.00	\$405,000.00	\$405,000.00	
000816000504C0000		3807	COMMERCE	\$386,000.00	\$19,000.00	\$405,000.00	\$405,000.00	
000816000504D0000		3803	COMMERCE	\$337,000.00	\$23,000.00	\$360,000.00	\$360,000.00	
000817000301A0000		3800	COMMERCE	\$133,120.00	\$265,610.00	\$398,730.00	\$398,730.00	
000817000301A0100		3816	EAST SIDE	\$5,000.00	\$88,970.00	\$93,970.00	\$93,970.00	
000817000301A0200		3800	COMMERCE	\$5,537,350.00	\$363,920.00	\$5,901,270.00	\$5,901,270.00	
00081800040030000		3711	COMMERCE	\$0.00	\$129,580.00	\$129,580.00	\$129,580.00	
00081800040040000		3701	COMMERCE	\$0.00	\$129,600.00	\$129,600.00	\$129,600.00	
000818000401A0000		302	EXPOSITION	\$0.00	\$152,980.00	\$152,980.00	\$152,980.00	
000820000101A0000		3720	CANTON	\$1,599,980.00	\$200,020.00	\$1,800,000.00	\$1,800,000.00	
00082200000010000		3917	WILLOW	\$299,370.00	\$450,630.00	\$750,000.00	\$750,000.00	
00082500000010000		403	S HASKELL	\$985,160.00	\$232,790.00	\$1,217,950.00	\$1,217,950.00	
000827001602A0000		3800	MAIN	\$417,110.00	\$132,430.00	\$549,540.00	\$549,540.00	
00082800010010000		3435	COMMERCE	\$2,700.00	\$214,070.00	\$216,770.00	\$216,770.00	
00082800010020000		3300	MAIN	\$2,785,590.00	\$614,410.00	\$3,400,000.00	\$0.00	
00082800010020100		3400	MAIN	\$10,940.00	\$53,980.00	\$64,920.00	\$64,920.00	
00082800030050000	X	300	1ST	\$0.00	\$237,940.00	\$237,940.00	\$0.00	
00083300000010000		3309	ELM	\$17,050.00	\$351,720.00	\$368,770.00	\$368,770.00	
00083300000010100		3301	ELM	\$394,470.00	\$123,150.00	\$517,620.00	\$517,620.00	
00083300000010200		3301	ELM	\$0.00	\$103,710.00	\$103,710.00	\$103,710.00	
00083300000010300		3311	ELM	\$3,400,550.00	\$449,450.00	\$3,850,000.00	\$0.00	
000844000K04A0000		3027	INDIANA	\$560,770.00	\$194,710.00	\$755,480.00	\$755,480.00	
00084900060070000		3226	COMMERCE	\$0.00	\$120,070.00	\$120,070.00	\$120,070.00	
00085100010010000		3215	HICKORY	\$404,390.00	\$350,220.00	\$754,610.00	\$754,610.00	
000853000A0010000	X	3101	OAK	\$1,292,810.00	\$896,860.00	\$2,189,670.00	\$0.00	
00085300000010000		3203	HICKORY	\$0.00	\$4,290.00	\$4,290.00	\$4,290.00	
000826000001A0000		3912	WILLOW	\$29,440.00	\$173,300.00	\$202,740.00	\$202,740.00	
000826000001A0100		3912	WILLOW	\$575,590.00	\$45,000.00	\$620,590.00	\$0.00	
00000111076000200	X	2600	MONUMENT	\$0.00	\$1,142,140.00	\$1,142,140.00	\$0.00	
000852000401A0000	X	1600	BAYLOR	\$84,400.00	\$564,540.00	\$648,940.00	\$0.00	
00C43520000000119		2502	LIVE OAK	00119	\$143,940.00	\$6,620.00	\$150,560.00	\$150,560.00
00C43520000000120		2502	LIVE OAK	00120	\$131,610.00	\$5,650.00	\$137,260.00	\$109,808.00
00C43520000000121		2502	LIVE OAK	00121	\$258,060.00	\$12,010.00	\$270,070.00	\$152,056.00
00C43520000000122		2502	LIVE OAK	00122	\$97,450.00	\$4,700.00	\$102,150.00	\$81,720.00
00C43520000000124		2502	LIVE OAK	00124	\$143,940.00	\$6,620.00	\$150,560.00	\$120,448.00

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Appendix A
2005 DCAD Real Property Accounts in the
Deep Ellum TIF District
(continued)

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00C43520000000125		2502	LIVE OAK	00125	\$121,490.00	\$4,700.00	\$126,190.00
00C43520000000127		2502	LIVE OAK	00127	\$164,380.00	\$6,620.00	\$171,000.00
00C43520000000128		2502	LIVE OAK	00128	\$164,380.00	\$6,620.00	\$171,000.00
0000011101000D100		2717	ELM		\$0.00	\$12,500.00	\$12,500.00
0000012823600D100		417	1ST		\$0.00	\$8,990.00	\$8,990.00
0000012823900D100		418	1ST		\$0.00	\$19,930.00	\$19,930.00
0000012824200D100		400	1ST		\$0.00	\$9,740.00	\$9,740.00
00000128377000000		3511	PACIFIC		\$4,000.00	\$30,000.00	\$34,000.00
00000128379000000		3511	PACIFIC		\$2,050.00	\$5,000.00	\$7,050.00
00C43520000000101		2502	LIVE OAK	00101	\$136,040.00	\$5,650.00	\$141,690.00
00C43520000000102		2502	LIVE OAK	00102	\$116,730.00	\$5,090.00	\$121,820.00
00C43520000000208		2502	LIVE OAK	00208	\$161,810.00	\$6,620.00	\$168,430.00
00C43520000000209		2502	LIVE OAK	00209	\$156,420.00	\$6,620.00	\$163,040.00
00C43520000000210		2502	LIVE OAK	00210	\$129,820.00	\$5,330.00	\$135,150.00
00C43520000000211		2502	LIVE OAK	00211	\$110,050.00	\$4,700.00	\$114,750.00
00C43520000000212		2502	LIVE OAK	00212	\$227,960.00	\$9,160.00	\$237,120.00
00C43520000000213		2502	LIVE OAK	00213	\$131,300.00	\$5,380.00	\$136,680.00
00C43520000000214		2502	LIVE OAK	00214	\$146,100.00	\$5,880.00	\$151,980.00
00C43520000000215		2502	LIVE OAK	00215	\$214,990.00	\$8,690.00	\$223,680.00
00C43520000000216		2502	LIVE OAK	00216	\$146,100.00	\$5,880.00	\$151,980.00
00C43520000000217		2502	LIVE OAK	00217	\$131,300.00	\$5,380.00	\$136,680.00
00C43520000000218		2502	LIVE OAK	00218	\$146,100.00	\$5,880.00	\$151,980.00
00C43520000000219		2502	LIVE OAK	00219	\$156,420.00	\$6,620.00	\$163,040.00
00C43520000000220		2502	LIVE OAK	00220	\$139,020.00	\$5,650.00	\$144,670.00
00C43520000000221		2502	LIVE OAK	00221	\$131,300.00	\$5,380.00	\$136,680.00
00C43520000000223		2502	LIVE OAK	00223	\$166,430.00	\$6,620.00	\$173,050.00
00C43520000000224		2502	LIVE OAK	00224	\$156,420.00	\$6,620.00	\$163,040.00
00C43520000000233		2502	LIVE OAK	00233	\$129,820.00	\$5,330.00	\$135,150.00
00C43520000000234		2502	LIVE OAK	00234	\$155,040.00	\$5,880.00	\$160,920.00
00C43520000000235		2502	LIVE OAK	00235	\$214,990.00	\$8,690.00	\$223,680.00
00C43520000000236		2502	LIVE OAK	00236	\$146,100.00	\$5,880.00	\$151,980.00
00C43520000000237		2502	LIVE OAK	00237	\$131,300.00	\$5,380.00	\$136,680.00
00C43520000000238		2502	LIVE OAK	00238	\$161,810.00	\$6,620.00	\$168,430.00
00C43520000000301		2502	LIVE OAK	00301	\$139,020.00	\$5,650.00	\$144,670.00
00C43520000000302		2502	LIVE OAK	00302	\$131,300.00	\$5,380.00	\$136,680.00
00C43520000000303		2502	LIVE OAK	00303	\$114,480.00	\$4,700.00	\$119,180.00
00C43520000000304		2502	LIVE OAK	00304	\$170,020.00	\$6,620.00	\$176,640.00
00C43520000000305		2502	LIVE OAK	00305	\$170,020.00	\$6,620.00	\$176,640.00
00C43520000000306		2502	LIVE OAK	00306	\$114,480.00	\$4,700.00	\$119,180.00
00C43520000000307		2502	LIVE OAK	00307	\$114,480.00	\$4,700.00	\$119,180.00
00C43520000000308		2502	LIVE OAK	00308	\$170,020.00	\$6,620.00	\$176,640.00
00C43520000000309		2502	LIVE OAK	00309	\$159,750.00	\$6,620.00	\$166,370.00
00C43520000000310		2502	LIVE OAK	00310	\$129,820.00	\$5,330.00	\$135,150.00
00C43520000000137		2502	LIVE OAK	00137	\$116,730.00	\$5,090.00	\$121,820.00
00C43520000000138		2502	LIVE OAK	00138	\$164,380.00	\$6,620.00	\$171,000.00
00C43520000000201		2502	LIVE OAK	00201	\$139,020.00	\$5,650.00	\$144,670.00
00C43520000000203		2502	LIVE OAK	00203	\$96,090.00	\$4,700.00	\$100,790.00
00C43520000000204		2502	LIVE OAK	00204	\$161,810.00	\$6,620.00	\$168,430.00
00C43520000000205		2502	LIVE OAK	00205	\$156,420.00	\$6,620.00	\$163,040.00
00C43520000000206		2502	LIVE OAK	00206	\$110,050.00	\$4,700.00	\$114,750.00
00C43520000000207		2502	LIVE OAK	00207	\$96,090.00	\$4,700.00	\$100,790.00
00C43520000000225		2502	LIVE OAK	00225	\$110,050.00	\$4,700.00	\$114,750.00
00C43520000000226		2502	LIVE OAK	00226	\$96,090.00	\$4,700.00	\$100,790.00
00C43520000000227		2502	LIVE OAK	00227	\$153,380.00	\$6,620.00	\$160,000.00
00C43520000000228		2502	LIVE OAK	00228	\$156,420.00	\$6,620.00	\$163,040.00
00C43520000000229		2502	LIVE OAK	00229	\$116,520.00	\$5,380.00	\$121,900.00
00C43520000000230		2502	LIVE OAK	00230	\$96,090.00	\$4,700.00	\$100,790.00
00C43520000000231		2502	LIVE OAK	00231	\$227,960.00	\$9,160.00	\$237,120.00
00C43520000000232		2502	LIVE OAK	00232	\$146,100.00	\$5,880.00	\$151,980.00
00C43520000000311		2502	LIVE OAK	00311	\$114,480.00	\$4,700.00	\$119,180.00

Appendix A **2005 DCAD Real Property Accounts in the** **Deep Ellum TIF District** **(continued)**

DCAD Account #	Exempt	Property Address	Apt	Improvements	Land	Total Value	Taxable Value
00C43520000000312		2502 LIVE OAK	00312	\$242,780.00	\$9,160.00	\$251,940.00	\$201,552.00
00C43520000000313		2502 LIVE OAK	00313	\$131,300.00	\$5,380.00	\$136,680.00	\$109,344.00
00C43520000000314		2502 LIVE OAK	00314	\$146,100.00	\$5,880.00	\$151,980.00	\$121,584.00
00C43520000000315		2502 LIVE OAK	00315	\$242,950.00	\$8,690.00	\$251,640.00	\$201,312.00
00C43520000000316		2502 LIVE OAK	00316	\$146,100.00	\$5,880.00	\$151,980.00	\$151,980.00
00C43520000000317		2502 LIVE OAK	00317	\$133,860.00	\$5,380.00	\$139,240.00	\$111,392.00
00C43520000000318		2502 LIVE OAK	00318	\$146,100.00	\$5,880.00	\$151,980.00	\$121,584.00
00C43520000000103		2502 LIVE OAK	00103	\$97,450.00	\$4,700.00	\$102,150.00	\$81,720.00
00C43520000000104		2502 LIVE OAK	00104	\$164,380.00	\$6,620.00	\$171,000.00	\$171,000.00
00C43520000000105		2502 LIVE OAK	00105	\$143,940.00	\$6,620.00	\$150,560.00	\$150,560.00
00C43520000000106		2502 LIVE OAK	00106	\$121,490.00	\$4,700.00	\$126,190.00	\$126,190.00
00C43520000000107		2502 LIVE OAK	00107	\$97,450.00	\$4,700.00	\$102,150.00	\$102,150.00
00C43520000000108		2502 LIVE OAK	00108	\$164,380.00	\$6,620.00	\$171,000.00	\$136,800.00
00C43520000000109		2502 LIVE OAK	00109	\$143,940.00	\$6,620.00	\$150,560.00	\$120,448.00
00C43520000000110		2502 LIVE OAK	00110	\$123,460.00	\$5,330.00	\$128,790.00	\$128,790.00
00C43520000000111		2502 LIVE OAK	00111	\$97,450.00	\$4,700.00	\$102,150.00	\$102,150.00
00C43520000000112		2502 LIVE OAK	00112	\$217,600.00	\$9,160.00	\$226,760.00	\$181,408.00
00C43520000000113		2502 LIVE OAK	00113	\$124,870.00	\$5,380.00	\$130,250.00	\$130,250.00
00C43520000000114		2502 LIVE OAK	00114	\$142,970.00	\$5,880.00	\$148,850.00	\$119,080.00
00C43520000000115		2502 LIVE OAK	00115	\$216,740.00	\$8,690.00	\$225,430.00	\$180,344.00
00C43520000000116		2502 LIVE OAK	00116	\$142,970.00	\$5,880.00	\$148,850.00	\$119,080.00
00C43520000000117		2502 LIVE OAK	00117	\$124,870.00	\$5,380.00	\$130,250.00	\$130,250.00
00C43520000000118		2502 LIVE OAK	00118	\$142,970.00	\$5,880.00	\$148,850.00	\$148,850.00
00C43520000000319		2502 LIVE OAK	00319	\$157,700.00	\$6,620.00	\$164,320.00	\$131,456.00
00C43520000000320		2502 LIVE OAK	00320	\$139,020.00	\$5,650.00	\$144,670.00	\$115,736.00
00C43520000000321		2502 LIVE OAK	00321	\$131,300.00	\$5,380.00	\$136,680.00	\$109,344.00
00C43520000000322		2502 LIVE OAK	00322	\$104,260.00	\$4,700.00	\$108,960.00	\$108,960.00
00C43520000000323		2502 LIVE OAK	00323	\$173,110.00	\$6,620.00	\$179,730.00	\$179,730.00
00C43520000000324		2502 LIVE OAK	00324	\$159,750.00	\$6,620.00	\$166,370.00	\$166,370.00
00C43520000000325		2502 LIVE OAK	00325	\$114,480.00	\$4,700.00	\$119,180.00	\$119,180.00
00C43520000000326		2502 LIVE OAK	00326	\$104,260.00	\$4,700.00	\$108,960.00	\$108,960.00
00C43520000000327		2502 LIVE OAK	00327	\$153,060.00	\$6,620.00	\$159,680.00	\$159,680.00
00C43520000000328		2502 LIVE OAK	00328	\$157,700.00	\$6,620.00	\$164,320.00	\$131,456.00
00C43520000000329		2502 LIVE OAK	00329	\$131,300.00	\$5,380.00	\$136,680.00	\$123,012.00
00C43520000000330		2502 LIVE OAK	00330	\$114,480.00	\$4,700.00	\$119,180.00	\$119,180.00
00C43520000000331		2502 LIVE OAK	00331	\$242,780.00	\$9,160.00	\$251,940.00	\$201,552.00
00C43520000000332		2502 LIVE OAK	00332	\$178,160.00	\$5,880.00	\$184,040.00	\$184,040.00
00C43520000000333		2502 LIVE OAK	00333	\$122,540.00	\$5,330.00	\$127,870.00	\$127,870.00
00C43520000000334		2502 LIVE OAK	00334	\$152,810.00	\$5,880.00	\$158,690.00	\$158,690.00
00C43520000000335		2502 LIVE OAK	00335	\$228,970.00	\$8,690.00	\$237,660.00	\$190,128.00
00C43520000000336		2502 LIVE OAK	00336	\$146,100.00	\$5,880.00	\$151,980.00	\$151,980.00
00C43520000000337		2502 LIVE OAK	00337	\$123,520.00	\$5,380.00	\$128,900.00	\$103,120.00
00C43520000000338		2502 LIVE OAK	00338	\$170,020.00	\$6,620.00	\$176,640.00	\$141,312.00
00C5775000000000A		3816 COMMERCE	A	\$383,590.00	\$21,090.00	\$404,680.00	\$0.00
00C5775000000000B		3816 COMMERCE	B	\$383,590.00	\$21,090.00	\$404,680.00	\$0.00
00C5775000000000C		3816 COMMERCE	C	\$566,910.00	\$21,090.00	\$588,000.00	\$0.00
00C80500010000100		215 N WALTON	1	\$87,650.00	\$12,050.00	\$99,700.00	\$99,700.00
00C80500010000200		215 N WALTON	2	\$95,140.00	\$13,080.00	\$108,220.00	\$108,220.00
00C80500010000300		215 N WALTON	3	\$88,510.00	\$12,170.00	\$100,680.00	\$62,260.00
00C80500010000400		215 N WALTON	4	\$91,020.00	\$11,480.00	\$102,500.00	\$102,500.00
00C80500010000500		215 N WALTON	5	\$76,850.00	\$10,570.00	\$87,420.00	\$87,420.00
00C80500010000600		215 N WALTON	6	\$81,450.00	\$11,200.00	\$92,650.00	\$92,650.00
00C80500010000700		215 N WALTON	7	\$78,470.00	\$10,780.00	\$89,250.00	\$89,250.00
00C80500010000800		215 N WALTON	8	\$84,710.00	\$12,960.00	\$97,670.00	\$97,240.00
00C80500010000900		215 N WALTON	9	\$80,710.00	\$11,090.00	\$91,800.00	\$56,769.00
00C80500010001000		215 N WALTON	10	\$94,400.00	\$11,520.00	\$105,920.00	\$105,920.00
00C80500010001100		215 N WALTON	11	\$79,000.00	\$10,860.00	\$89,860.00	\$89,860.00