

RICHARDSON CITY COUNCIL
NOVEMBER 14, 2011
7:30 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX

1. **INVOCATION – STEVE MITCHELL**
 2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL**
 3. **MINUTES OF THE OCTOBER 24, 2011 REGULAR MEETING AND NOVEMBER 7, 2011 WORK SESSION**
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4. VISITORS. (THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A “CITY COUNCIL APPEARANCE CARD” AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)
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PUBLIC HEARING ITEMS:

5. PUBLIC HEARING, ZONING FILE 11-19: A REQUEST BY ROY L. WILSHIRE, REPRESENTING KIMLEY-HORN AND ASSOCIATES, INC. FOR A CHANGE IN ZONING FROM LR-M(1) LOCAL RETAIL AND O-M OFFICE WITH SPECIAL CONDITIONS AND A-950-M APARTMENT TO LR-M(1) LOCAL RETAIL WITH MODIFIED DEVELOPMENT STANDARDS FOR PROPERTIES LOCATED AT 314, 318 AND 320 E MAIN STREET AND 335 AND 337 E POLK STREET (SOUTH SIDE OF MAIN STREET AND NORTH SIDE OF POLK STREET, WEST OF ABRAMS ROAD).

ACTION TAKEN:

6. PUBLIC HEARING AND CONSIDER ORDINANCE NO. 3844, DESIGNATING A CERTAIN AREA WITHIN THE CITY OF RICHARDSON, TEXAS, AS TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF RICHARDSON, TEXAS, TO BE IDENTIFIED AS REINVESTMENT ZONE NO. TWO, CITY OF RICHARDSON, TEXAS ALSO KNOWN AS THE BUSH/75 PARTNERS ZONE; ESTABLISHING THE BOUNDARIES OF SUCH ZONE; CREATING A BOARD OF DIRECTORS FOR SAID REINVESTMENT ZONE AND OTHER MATTERS RELATED THERETO.

ACTION TAKEN:

7. PUBLIC HEARING AND CONSIDER ORDINANCE NO. 3845, DESIGNATING A CERTAIN AREA WITHIN THE CITY OF RICHARDSON, TEXAS, AS TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF RICHARDSON, TEXAS, TO BE IDENTIFIED AS REINVESTMENT ZONE NO. THREE, CITY OF RICHARDSON, TEXAS ALSO KNOWN AS THE CARUTH ZONE; ESTABLISHING THE BOUNDARIES OF SUCH ZONE; CREATING A BOARD OF DIRECTORS FOR SAID REINVESTMENT ZONE AND OTHER MATTERS RELATED THERETO.

ACTION TAKEN:

ALL ITEMS LISTED UNDER ITEM 8 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

8. CONSENT AGENDA:

A. CONSIDER THE FOLLOWING RESOLUTIONS:

1. RESOLUTION NO. 11-34, NAMING CERTAIN PROPERTY OWNED BY THE CITY AS MCKAMY SPRING PARK.
2. RESOLUTION NO. 11-35, CASTING ITS VOTE FOR A MEMBER OF THE BOARD OF DIRECTORS OF THE CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY.
3. RESOLUTION NO. 11-36, CASTING ITS VOTE FOR THE FOURTH MEMBER OF THE BOARD OF DIRECTORS OF THE DALLAS CENTRAL APPRAISAL DISTRICT.
4. RESOLUTION NO. 11-37, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF RICHARDSON, TEXAS AND THE UNIVERSITY OF TEXAS AT DALLAS FOR COOPERATIVE CAMPUS DEVELOPMENT AND ADJACENT LAND USE SUPPORT PROGRAM; AUTHORIZING THE CITY MANAGER TO ENTER INTO THE MEMORANDUM OF UNDERSTANDING ON BEHALF OF THE CITY OF RICHARDSON, TEXAS WITH THE UNIVERSITY OF TEXAS AT DALLAS; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN INTERLOCAL COOPERATION AGREEMENT ON BEHALF OF THE CITY OF RICHARDSON WITH THE UNIVERSITY OF TEXAS AT DALLAS CONSISTENT WITH THE MEMORANDUM OF UNDERSTANDING, AND ANY OTHER DOCUMENTS, EASEMENTS, LICENSES, OR LEASES RELATED THERETO.

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #13-12 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP PURCHASE ORDER TO BOND EQUIPMENT COMPANY, INC., FOR FOUR (4) CRANE CARRIER CORPORATION CAB-OVER/CHASSIS FOR REARLOADER REFUSE TRUCKS FOR THE SOLID WASTE DEPARTMENT THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #358-10 IN THE AMOUNT OF \$575,104.
2. BID #14-12 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP PURCHASE ORDER TO MCNEILUS TRUCK & MANUFACTURING COMPANY, INC., FOR FOUR (4) MCNEILUS (17) CUBIC YARD REARLOADER REFUSE BODIES WITH ACCESSORIES FOR THE SOLID WASTE DEPARTMENT THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #357-10 IN THE AMOUNT OF \$220,212.
3. BID #15-12 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO QWEST COMMUNICATIONS, LLC. DBA CENTURYLINK FOR THE INTERNET CIRCUIT AND ISP PROVIDER THROUGH THE STATE OF TEXAS DEPARTMENT OF INFORMATION SERVICES CONTRACT #DIR-TEX-AN-NG-CTSA-004 FOR AN ANNUAL EXPENDITURE OF \$94,360.08 ANNUALLY.

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, NOVEMBER 14, 2011, IN THE RICHARDSON ROOM OF THE CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TEXAS. AS AUTHORIZED BY SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE, THIS MEETING MAY BE CONVENED INTO CLOSED EXECUTIVE SESSION FOR THE PURPOSE OF SEEKING CONFIDENTIAL LEGAL ADVICE FROM THE CITY ATTORNEY ON ANY AGENDA ITEM LISTED HEREIN. THIS BUILDING IS WHEELCHAIR ACCESSIBLE. ANY REQUESTS FOR SIGN INTERPRETIVE SERVICES MUST BE MADE 48 HOURS AHEAD OF THE MEETING. TO MAKE ARRANGEMENTS, CALL 972-744-4000 VIA TDD OR CALL 1-800-735-2989 TO REACH 972-744-4000.

WORK SESSION – 6:00 P.M.:

- Call to Order
- A. Review and Discuss Items Listed on the City Council Meeting Agenda
- B. Presentation of Collin County Open Space Grant
- C. Review and Discuss the Richardson Hike and Bike Trail Update
- D. Review and Discuss Update and Future Planning for Televised Meeting and City Council Chambers Technology Enhancements
- E. Report on Items of Community Interest

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, NOVEMBER 11, 2011, BY 5:00 P.M.

CITY SECRETARY

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL
October 24, 2011
City of Richardson, Texas

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, October 24, 2011 with a quorum of said Council present, to-wit:

| | |
|----------------|----------------|
| Bob Townsend | Mayor |
| Laura Maczka | Mayor Pro Tem |
| Mark Solomon | Council member |
| Scott Dunn | Council member |
| Kendal Hartley | Council member |
| Steve Mitchell | Council member |
| Amir Omar | Council member |

City staff present:

| | |
|--------------------|--|
| Bill Keffler | City Manager |
| Dan Johnson | Deputy City Manager |
| Michelle Thames | Assistant City Manager Administrative Services |
| David Morgan | Assistant City Manager Community Services |
| Cliff Miller | Assistant City Manager Development Services |
| Samantha Woodmancy | Management Analyst |
| Pamela Schmidt | City Secretary |

1. **INVOCATION – KENDAL HARTLEY**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KENDAL HARTLEY**
3. **MINUTES OF THE OCTOBER 10, 2011 WORK SESSION AND REGULAR MEETING**

ACTION TAKEN: Mr. Omar moved approval of the minutes as presented; second by Mr. Hartley and the motion was approved with a unanimous vote.

4. **VISITORS.** *(THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)* **None**
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ALL ITEMS LISTED UNDER ITEM 5 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

5. **CONSENT AGENDA:**

ACTION TAKEN: Mr. Mitchell moved approval of the Consent Agenda; second by Mr. Solomon and the motion was approved with a unanimous vote.

- A. Approve the following ordinances:
 - 1. Ordinance No. 3841 amending the Comprehensive Zoning Ordinance and Zoning Map to grant a change in zoning to grant a Special Permit for a boarding kennel located at 751 South Central Expressway, on a 1.36 acre tract of land zoned C-M Commercial.
 - 2. Ordinance No. 3842 amending the Comprehensive Zoning Ordinance and Zoning Map to grant a change in zoning to grant a special Permit for a Private Club located at 930 East Campbell Road, on a 6.64 acre tract of land zoned IP-M(1) Industrial park, said tract being described as Lot 1, Block C, J. L. Williams Addition in Dallas County, Texas.
- B. Designating The Dallas Morning News and its affiliates as well as The Daily Commercial Record as official newspapers for publication of notices.
- C. Receive from the City Plan Commission:
 - 1. Replat Lots 1C, 3C, 5B, 6B, and 11, Block 1 of the Collins Technology Park Addition.
 - 2. Replat of Lot 13 of the Richardson Industrial Park.
- D. Approve advertisement of Bid #06-12 – 2012 annual requirements contract for street rehabilitation. Bids to be received by Thursday, November 15, 2011 at 2:30 p.m.
- E. Award of the following bids:
 - 1. Bid #54-11 – Award to Control Specialist Services, LP, for new Inlet Pipes for two (2) concrete ground storage tanks at Eastside in the amount of \$227,900.
 - 2. Bid #59-11 – Award to Intercon Construction Company for the asbestos abatement & demolition of the former LaSalle Apartment Complex in the amount of \$128,900.
 - 3. Bid #61-11 – Authorization to issue an annual requirements contract to A & M Maintenance Services, Inc., for thermo-plastic pavement marking installation pursuant to unit prices.
 - 4. Bid #65-11 – Award to RKM Utility Services, Inc., for Terrace Drive & East Tyler Street paving, drainage & utility rehabilitation in the amount of \$1,258,583.
 - 5. Bid #01-12 – Authorization to issue an annual contract to Midway Press for the printing of the City newsletter in the amount of \$82,444.
 - 6. Bid #07-12 – Authorization to issue a purchase order to Metro Fire Apparatus Specialists, Inc., for the co-op purchase of seven (7) Bullard T4 Max Thermal Imager Cameras & accessories through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #363-10 in the amount of \$91,350.
 - 7. Bid #08-12 – Authorization to issue a purchase order to Reliable Chevrolet for the co-op purchase of twelve (12) Chevrolet pursuit rated police Tahoes for the

Police Department through the State of Texas Contract #071-072-A2 in the amount of \$308,962.80.

8. Bid #09-12 – Authorization to issue a purchase order to Hall-Mark Fire Apparatus-Texas, LLC for the co-op purchase of an E-One 4-door custom cab rescue pumper apparatus for the Fire Department through the Houston-Galveston Area Council of Governments Contract #FS12-09 in the amount of \$560,500.
9. Bid #10-12 – Authorization to issue a purchase order to Frazer, Ltd., for the co-op purchase of a MICU ambulance for the Fire Department through the Houston-Galveston Area Council of Governments Contract #AM04-10 in the amount of \$130,275.
10. Bid #11-12 – Award to Tri-Con Services, Inc., for the emergency water main repairs at 1200 Richland Park at Walnut Road in the amount of \$78,695.45 and Richland Park at Tiffany Trail in the amount of \$40,672.37 for a total amount of \$119,367.82 pursuant to Local Government Code, Chapter 252.022(a)(2)(3) due to a public calamity that requires immediate action to protect the public health and safety of our citizens and to repair the unforeseen damage of public equipment.

F. Cancelled the Monday, October 31, 2011, City Council Work Session.

There being no further business, Mayor Townsend adjourned the meeting at 7:36 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES OF A WORK SESSION OF THE CITY COUNCIL
November 7, 2011
City of Richardson, Texas

A Work Session of the City Council was convened at 6:00 p.m., Monday, November 7, 2011 with a quorum of said Council present, to-wit:

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|----------------|----------------|
| Bob Townsend | Mayor |
| Laura Maczka | Mayor Pro Tem |
| Mark Solomon | Council member |
| Scott Dunn | Council member |
| Kendal Hartley | Council member |
| Steve Mitchell | Council member |
| Amir Omar | Council member |

City staff present:

| | |
|-----------------------------------|--|
| Bill Keffler | City Manager |
| Dan Johnson | Deputy City Manager |
| Michelle Thames (<i>absent</i>) | Assistant City Manager Administrative Services |
| David Morgan | Assistant City Manager Community Services |
| Cliff Miller | Assistant City Manager Development Services |
| Samantha Woodmancy | Management Analyst |
| Pamela Schmidt | City Secretary |
| Don Magner | Director of Community Services |

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- **Call to Order** – Mayor Townsend called the meeting to order at 6:03 p.m.

A. Visitors – None

B. Review and Discuss the Tax Increment Finance Areas for Bush/75 Infrastructure – Update

Mr. Keffler introduced the item noting that there were some changes that Mr. Johnson would describe to Council.

Mr. Johnson reviewed items discussed in October and provided an aerial to illustrate the two TIF zones. He reviewed location features and talked briefly about challenges with the next steps in development. Important public works elements are the road network, trail network, drainage management, parks and open spaces and traffic management. He provided the TIF rationale for support and underscored that the plan places risk of development pace for repayment with the developer. He clarified that under a TIRZ, property owner pays taxes on full value of the property. Participating tax entities allocate a portion of those taxes into a TIRZ fund based on the added value of the real taxes above the increment base year value, and after time or obligations are complete, TIRZ is dissolved and no further allocations are made. He underscored that a TIF/TIRZ is not an additional tax, a tax abatement or rebate of taxes and does not have an obligation of the General Fund among other things. He also reminded Council and the audience that only incremental real property tax is committed to the TIF; it does not include business real property tax, business personal property taxes, sales tax, hotel/motel tax or franchise taxes. TIF Zone #2, Bush/75 Partners, is about 211 acres divided by Plano Road and TIF Zone #3, Caruth Interest, is about 85 acres divided by US 75. He referred to and reviewed the completed Draft of Preliminary Project Plan and Financing Plan prepared by Stein

Planning, LLC. He advised that, with final approval by Council, 2011 would be the base tax year for real property tax only. The proposed rate participation is 2/3 of property tax rate for the City of Richardson and 1/2 of property tax rate for Collin County. He advised that the notices of public hearing scheduled to be heard by Council on November 14, 2011, was published as required in the Dallas Morning News on Friday, November 4, 2011. He also noted that the presentations made to Council as well as the Project Plan and Finance Plan has been placed on the City's website. Mr. Johnson concluded the presentation reviewing the steps that would occur next. Mr. Mitchell asked if the school and college districts had been contacted and Mr. Keffler stated staff is aware of the schools posture on such items, but would make contact.

C. Review and Discuss the UT Dallas Memorandum of Understanding for Infrastructure Support

Mr. Keffler stated the process goes as far back as 2008 and talked about the amount of economic impact generated by the UT Dallas. He felt that the City and School have been equally supportive of it becoming a Tier 1 university. He asked Mr. Johnson to brief the Council.

Mr. Johnson began the presentation noting that the university has 50+ year presence in the City of Richardson and has developed into an important element in the community. He noted that student enrollment is approximately 19,000 with an estimated 1,000 added enrollment annually through 2017; recent two year activity of over \$120M in completed construction and over \$110M currently under construction. He explained that by law, the City has no jurisdictional control over university campus development and underscores the exception Town & Gown relationship that has occurred over the last decades. With regard to the memorandum of understanding, he noted that there have been prior Work Session briefings in October 2008 and twice in March 2009. He reviewed the campus map and active project locations and reviewed cooperative efforts. He highlighted current activities that are underway such as the Cotton Belt regional rail planning, campus construction coordination and traffic/pedestrian planning and existing lease at Point North Park site. He reviewed the mutual efforts and commitments addressed in the Memorandum of Understanding for cooperative campus development and adjacent land use support including commitment to evaluate future easement agreements to designate on-campus locations for drainage detention. Discussion was held with regard to the meaning of "de-emphasizing" use of Floyd Road as an entrance to the campus. With regard to future steps, Mr. Johnson stated an authorization item would be on the Council's November 14 agenda, which would extend existing lease of the 4.9 acre Point North Park parcel, initiate new lease for the 14 acre Floyd Road parcel, initiate new site easement on 1.5 acre segment of the 6.8 acre Synergy parcel for a city water tower and initiate an Interlocal Agreement for road/trail construction projects as well as continuing the mutual drainage analysis for future agreement and long term drainage detention improvements. There were no objections to moving forward with the MOU.

D. Review and Discuss the Rental Registration Program

Mr. Keffler stated the item was a continuation of discussion from a previous agenda and was also carried over from the budget discussions. He advised that staff's interest was to increase the registration fee and he recognized the Council's desire to enhance the program.

Mr. Magner noted that the item was a response to Council's Near Term Action Item to review and evaluate the program and develop fee alternatives and strategies to increase compliance. He referred to the October 24th briefing where he provided an overview of the current program and recommended policy and procedural enhancements. He talked about the options of having annual inspections or inspections upon a change in occupancy and also addressed staffing implications for the different plan for inspections. With regard to the proposed fee, he provided the fee charged for other similar rental programs and talked about fees based on the outcome of the inspection. He advised that there are 2,561 properties registered as a rental with 1,799

having had a least one documented violation (exterior only) within the past 12 months and the average number of violations per rental property is 1.95. He recommended an increase in the annual registration fee to \$75 to defray the expense incurred in administering the program; require inspection upon change in occupancy; update evaluation criteria and use a score sheet; require a score of 85 or higher to pass inspection and require a re-inspection of all properties that score less than 85 with a \$75 re-inspection fee. Future steps include amending the ordinance to reflect the new features of the program and begin publicizing the features in advance of the January 1, 2012 implementation. Publication would include sending information to owners of registered properties, a Richardson Today article and email update features.

Mr. Solomon stated he would like to make sure that the fee can be substantiated or that the City can recover the costs of the program. Mr. Magner explained the responsibilities of the inspector and using that person's salary, the \$75 covers that cost, but does not cover costs of supervisor, director and other subsidiary costs. He also addressed the pros and cons for making the inspection prior to the tenant moving in and after moving in. Mr. Solomon suggested it would be valuable to conduct a work session with rental property owners and property managers to keep them informed with the city's expectations.

In response to Mr. Dunn, Mr. Magner explained that the purpose of the program is to insure that the residents have a healthy, safe environment to occupy and to make sure that the unit does not negatively impact the neighborhood and community in general.

Ms. Maczka felt the cost recovery was important and felt the \$75 fee obtained a good balance. She noted the importance of homes not being vacant and was very much in favor of having early morning and late evening inspections.

Mr. Hartley agreed with the fee but was concerned about the 30 day period for making the inspection because the tenant could create a problem that was not an issue prior to moving in. Mr. Magner replied that the owner could request the inspection prior to the tenant occupying the property and staff would be as responsive as possible. He also noted that the tenant or the owner could request the inspection.

Mr. Mitchell felt it would be very important for the additional staff person to be available at the end/beginning of the month since that is the more active time for moving. Mr. Magner talked about the advantages of using the score sheet because the tenant and the property owner will know what is expected. The connection the staff can make with the tenant if the tenant is on site is a benefit. Mr. Mitchell spoke in support of the recommendations made.

Mr. Omar stated he was 100% against raising the fee to \$75.00, but he was in favor of the score sheet recommended and the 30 day window for the inspection. He felt it was a disservice to the landlords who don't have violations. He suggested leaving the fee at \$50 and increasing the amount should there be four or more violations on the property. He felt there would be fewer violations with such a fee structure and it would incent more property owners to better maintain the property, which protects the neighborhood.

Mayor Townsend supported the recommendations of the staff. He felt it was easy to administer and easy for the property owner and tenant to understand, and felt the proposed fee was reasonable. He asked about follow-up of violations and Mr. Magner replied that staff will provide a timeframe for which the repair must be made and the re-inspection. Mr. Keffler noted that rental property is less than 9% of the total housing stock and he felt staff has done a good job of making sure issues with rental properties having become a bigger problem. He felt that staff was trying to perfect a program that would increase the curb appeal of properties. Mr. Solomon

felt that renting houses is a commercial operation and businesses should be aware that inspections are required. He spoke in support of the recommendations. Mr. Omar stated he would like to see something different happen with rental homes due to the program and he voiced his opinion and concern that it would not change. He felt the city needs to change the way it approaches the neighborhood. Mr. Mitchell spoke about the need to review the program again in a year and he also proposed that the re-inspection fee be double that of the initial inspection for properties that fail inspection. In response to Mr. Dunn, Mr. Magner replied that some violations do end with a citation that is heard by the Court. He also noted that even though there is no change in occupancy, staff continues to inspect homes for outside violations. Issues and questions about enforcement and the impact of enforcement were discussed as well as the hoped for outcome of the inspection program. Mayor Townsend felt the rental registration program has been a big success and he felt that code enforcement was a separate issue from the topic of the registration fee. A consensus was reached in favor of Staff's recommendation, in favor of a re-inspection fee that is 15% more as is done with apartments for failed inspections, and also that there would be a future agenda item to discuss code enforcement. Mr. Keffler stated that necessary ordinance changes would be brought back for Council consideration.

E. Report on Items of Community Interest

Mr. Mitchell advised that the cities of Plano and Carrollton have been added back to the DRMC membership.

Mr. Omar thanked Mayor Townsend and Mr. Solomon for their support at the Spirit Run and also for the City's sponsorship. The "Most Spirited School Award" went to JJ Pearce. He also announced that the Preservation Richardson group is accepting pictures of Old Richardson.

Mr. Dunn noted the success of the citywide Pet Day, which was very well attended. He also noted the common theme given about the pride of businesses for being in Richardson during the Chamber of Commerce Business & Industry luncheon. Mr. Mitchell noted how the award recipients always acknowledged the City of Richardson.

Mayor Townsend asked for volunteers for judging the Revitalization Awards applications. Mr. Dunn and Mr. Hartley volunteered to serve.

Mr. Keffler announced that Friday, December 16 is the date selected for the naming of the municipal court building and honoring Ray Noah.

Mayor Townsend announced that Council would be moving into Executive Session as posted after a 10 minute recess and called for a recess at 9:25 p.m.

EXECUTIVE SESSION

- In compliance with Section 551.074 of the Texas Government Code, Council convened into a closed session at 9:35 p.m. to discuss the following:
 - Personnel
 - Evaluation of the City Manager
- Council reconvened into open session at 11:20 p.m. to take action, if any, on matters discussed in executive session.

ACTION TAKEN: Mr. Solomon moved to continue the City Manager's compensation except that the base salary be increased by 2% effective November 7, 2011; second by Mr. Mitchell and the motion was approved with a unanimous vote.

Mayor Townsend adjourned the meeting at 11:22 p.m.

MAYOR

ATTEST:

CITY SECRETARY



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date: Monday, November 14, 2011

Agenda Item: Visitors *(The City Council invites citizens to address the Council on any topic not already scheduled for public hearing.)*

Staff Resource: Pamela Schmidt, City Secretary

Summary: Members of the public are welcome to address the City Council on any topic not already scheduled for public hearing. Speaker Appearance Cards should be submitted to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should avoid personal attacks, accusations, and characterizations.

In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However your concerns will be addressed by City staff, may be placed on a future agenda, or by some other course of resolution.

Board/Commission Action: N/A

Action Proposed: Receive comments by visitors.





MEMO

DATE: November 10, 2011
TO: Honorable Mayor and City Council
FROM: Sam Chavez, Assistant Director of Development Services SC
SUBJECT: Zoning File 11-19 – Afrah Redevelopment

REQUEST

Roy L. Wilshire, Kimley-Horn and Associates; on behalf of the property owner, Nabil Elhorr, ZNH Corp, is requesting to rezone 5 lots, comprising 1.41 acres of land from LR-M(1), O-M Office and A-950-M Apartment to LR-M(1) Local Retail with modified development standards located at 314, 318 & 320 Main Street and 335 & 337 E Polk Street (west side of Abrams Road, between Main Street and Polk Street).

BACKGROUND

The proposed zoning change would allow the redevelopment of the site; which currently consists of two (2) buildings totaling approximately 5,000 square feet, to accommodate a new Afrah restaurant and an Afrah market totaling approximately 17,000 square feet. The proposed development standards include modifications to the base LR-M(1) Local Retail District standards such as setbacks, building height, building materials as well as alternative screening and modified parking ratios to accommodate an urban style development. The applicant stated the desire for the urban style development was to provide a catalyst for the future redevelopment of the Old Town/Main Street redevelopment and enhancement district as stated in the 2009 Comprehensive Plan.

One (1) resident spoke in opposition stating they were concerned that the number of parking spaces being provided may not be adequate.

PLAN COMMISSION RECOMMENDATION

On October 18, 2011, the City Plan Commission voted 7-0 to recommend approval of the request as presented.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
City Plan Commission Minutes 10-18-2011
Staff Report
Zoning Map
Aerial Map
Oblique Aerial Looking South

Zoning Exhibit (Exhibit "B")
Elevations (Exhibit "C")
Color Renderings (Exhibit "D")
Site Photos (Exhibits "E-1" through E-4)
Applicant's Statement
Notice of Public Hearing
Notification List

SPECIAL CONDITIONS ZF 11-19

1. The development shall be developed in substantial conformance with attached Concept Plan (Exhibit “B”) and attached Elevations (Exhibit “C”).
2. The percent of masonry on each building elevation for the restaurant shall be a minimum of 72%, and the percent of masonry of the building’s façade area shall be a minimum of 74%.
3. The percent of masonry on each building elevation for the retail market shall be a minimum of 77%, and the percent of masonry of the building’s façade area shall be a minimum of 78%.
4. The maximum building height shall be limited to thirty-six (36) feet for the restaurant and forty (40) feet for the retail market.
5. The minimum setback along Belt Line Road shall be seventeen (17) feet.
6. The minimum setback along Abrams Road shall be ten (10) feet.
7. A minimum nine (9) foot wide amenity zone and a minimum eight (8) foot wide sidewalk shall be provided adjacent to and along Main Street. The amenity zone shall be landscaped and shall include one shade tree planted a minimum of forty (40) feet on center. Trees shall be planted within 8-foot x 8-foot tree wells, constructed in accordance with City details. The tree well opening shall be covered with a 6-foot x 6-foot tree grate, also in accordance with City standards.
8. A minimum seven (7) foot wide sidewalk shall be provided back of curb along Abrams Road.
9. A minimum twenty-four (24) foot setback shall be provided from the restaurant and the retail market buildings to the southern property line.
10. A minimum six (6) foot high wrought iron fence with landscaping screening shall be provided along the eastern and western property lines adjacent to the parking on the southern half of the property.
11. The required parking ratio for the restaurant shall be 1 space per 150 square feet, with no parking required for the mezzanine area when used as storage only.
12. The required parking ratio for the market building shall be 1 space per 333 square feet, with no parking required for mezzanine area when used as storage only.
13. A minimum five (5) foot wide landscape buffer shall be provided along Polk Street. A four (4) foot high landscape hedge shall be provided within the buffer to provide screening of the parking spaces adjacent to Polk Street.

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, November 14, 2011, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following request.

Zoning File 11-19

A request by Roy L. Wilshire, representing Kimley-Horn and Associates, Inc. for a change in zoning from LR-M(1) Local Retail and O-M Office with special conditions and A-950-M Apartment to LR-M(1) Local Retail with modified development standards for properties located at 314, 318 and 320 E Main Street and 335 and 337 E Polk Street (south side of Main Street and north side of Polk Street, west of Abrams Road).

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

CITY OF RICHARDSON
Pamela Schmidt, City Secretary

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – OCTOBER 18, 2011**

PUBLIC HEARING

2. **Zoning File 11-19:** A request by Roy L. Wilshire, representing Kimley-Horn and Associates, Inc., for a change in zoning from LR-M(1) Local Retail and O-M Office with special conditions and A-950-M Apartment to LR-M(1) Local Retail with modified development standards for properties located at 314, 318 and 320 E. Main Street, and 335 and 337 E. Polk Street (south side of Main Street, north of Polk Street, west of Abrams Road).

Mr. Shacklett advised the applicant was requesting to rezone five lots to Local Retail-M(1) with modified development standards that would accommodate an urban scaled development to increase the walkability of the site and make it more pedestrian friendly. He added that the area was within one of the redevelopment/enhancement areas outlined in the City's 2009 Comprehensive Plan, which stated that one of the City's goals was to create a more "pedestrian-oriented" vision with retail shops, restaurants and buildings.

Mr. Shacklett presented graphic depictions of the area and proposed buildings stating the applicant would demolish the existing restaurant and office building on the property and construct a new restaurant and retail market, but would do the demolition and construction in phases to mitigate the impact to the restaurant. He also reviewed some of the other features of the proposed plan including:

- **Building Size:** 8,370-square foot restaurant with mezzanine, and 8,620-square foot market with mezzanine. The total building area including mezzanine areas is 16,990 square feet.
- **Building Materials:** The building's exterior façades will be constructed with brick, stone, and other non-masonry trim materials. The restaurant's exterior façade will be approximately 75% masonry (percent of building's façade area) and the retail market's exterior façade will be approximately 79% masonry (percent of building's façade area). Each individual elevation will be a minimum of 72% masonry construction. A clay tile roof will be utilized on the front elevations of the buildings.
- **Setbacks:** Front: 17 feet along Main Street and 10 feet along Abrams Road. No setback is required along the western property line. The rear setback for both buildings will be set back a minimum of 24 feet from the south property line.
- **Height:** Restaurant - 35'2" (top of cornice) / Market - 39'4" (top of cornice)
- **Floor Area Ratio:** 0.26:1 / Maximum 0.50:1 Allowed.
- **Landscaping Percentage:** 12.8% proposed, 7% required.

- **Building Orientation:** Both buildings face onto Main Street. The restaurant provides patio dining along Main Street with the main entrance located on the west side of the building. The market's main entrance is located at the northeast corner of the building.
- **Number of Parking Spaces:** 68 proposed; 64 required per applicant's proposed parking regulations.
- **Driveways:** The site is accessed from driveways on Main Street, Abrams Road and Polk Street. The Main Street driveway consolidates three existing driveway into one; thereby, reducing the number of potential traffic movement along Main Street.

Mr. Shacklett highlighted some of requested modifications to the development standards for the LR-M(1) District:

- **Building Materials:** Reduce percentage of masonry for elevations from 85% to 72% for the restaurant, and 77% for the market. The reduced masonry requirement would allow architectural details to be added to the trim and cornices to enhance the Mediterranean feel of the buildings.
- **Building Setbacks:** Reduce setback requirements along Main Street to 17 feet and 10 feet along Abrams Road in lieu of the required 40-foot setback, which would provide a building design that is typical of urban development. The reduced setbacks would allow parking to be internal to the site, towards the rear of the building instead of in the front which provides a more pedestrian friendly environment.
- **Building Height:** The LR-M(1) Local Retail district allows a maximum height of forty (40) feet: twenty-five (25) feet for the first story and fifteen (15) feet for the second story; however, the applicant is proposing heights of 35'2" and 39'4" for the restaurant and market, respectively. Both buildings would only be one (1) story in height; therefore, the maximum height that would be allowed by ordinance would be 25 feet, which is also the maximum allowable height for buildings located within 150 feet of residential and apartment zoning districts. As proposed, the requested additional height will help to create an urban street edge that, combined with the decreased setbacks, will contribute to the pedestrian friendly nature of the development.

In addition to the proposed development standards, the applicant was seeking modifications to screening and parking requirements from Chapter 21 of the Subdivision and Development Code. Below is a list of the proposed standards:

- **Reduced rear open space:** Allow the rear of the restaurant and retail market buildings within 24 feet of the south property line. The existing Afrah building is located approximately twenty-five (25) feet from the residential property to the south, and the applicant will provide a 6-foot masonry wall along the southern property lines adjacent to the apartments per Chapter 21 requirements.

- Alternative Screening: Construct a wrought iron fence with a living screen along the eastern and western property lines adjacent to the parking on the southern half of the property. This proposed alternative would provide a softer edge along the perimeter of the site while still providing the intended visual screen.
- Modified Parking Ratios: Revise parking ratios to require less parking than the typical City of Richardson parking ratios, such as:
 - Restaurant: 1 space per 150 square feet (mezzanine area not to be included in parking calculation)
 - Retail: 1 space per 333 square feet (mezzanine area not to be included in parking calculation)
 - Total parking required: 64 parking spaces
 - Total parking provided: 68 parking spaces
 - A synergy should be created between the uses in that many of the customers will be going to the market and to the restaurant.
- Reduced Landscape Buffer: Construct a 5-foot landscape buffer in lieu of a 10-foot landscape buffer along Polk Street to preserve as much on-site parking as possible. The applicant will be providing a 4-foot high screening hedge within the landscape buffer to screen the parking along Polk Street.

In closing his presentation, Mr. Shacklett stated the elevations would be a combination of CMU stone and other non-masonry trim materials that would be used for the decorative architectural features at the top of the buildings and cornices. He added that the requested height, reduced setbacks, and masonry would add to urban edge that would create a more pedestrian friendly area.

Vice Chair Hammond asked if there was a covered area between the two buildings.

Mr. Shacklett replied that the shaded area between the two buildings on the site plan was patterned concrete paving.

Commissioner Bouvier asked to confirm that the pattern of the concrete, light standards and design for the walls would be determined during the site plan review process.

Mr. Shacklett replied that was correct.

With no further questions for staff, Chairman Gantt opened the public hearing.

Mr. Roy Wilshire, Kimley-Horn and Associates, 12700 Park Central Drive, Suite 1800, Dallas, Texas, stated they were excited to bring the project to the Commission and pointed out that it incorporated many of the design standards from the W. Spring Valley enhancement study and felt it would set the tone for the revitalization of Main Street.

Mr. Wilshire reported that Afrah was a family owned business that started in 2002 as a pastry shop and had grown to include the restaurant, but has since outgrown the current remodeled

fast food building. He added that the new restaurant would have an outdoor dining area facing Belt Line Road, and parking between the two buildings would be located on a plaza-like area that could serve as a site to host special events.

Regarding the screening on the south side of the parking lot, Wilshire reiterated they were requesting a wrought iron fence with a living screen, but along the north side adjacent to the two residential properties there would be the standard masonry wall. He added that the parking lot at the back would be the first project constructed, then the restaurant would be built, and finally the market. Also, two of the three driveways on Belt Line Road would be closed along with one of the two on Polk Street.

Ms. Lisa Swift, GSO Architects, 5310 Harvest Hill, Dallas, Texas, stated that when designing the buildings they chose materials to accent the Mediterranean architecture with light stone, tile roofs, covered walkways, and patios along Belt Line Road to reinforce the pedestrian friendly atmosphere. She explained that their request for additional EIFS was to enhance the decorative items on the building such as cornices, lintels, and accent bands.

Commissioner Bouvier said he liked the design and asked if the details and materials would be used on all four sides of the buildings

Ms. Swift replied that the towers would be finished on all four sides.

Commissioner DePuy said she felt the patio area on the north side of the building was one of the most important parts of the design and asked if there would be landscaping between the curb and the sidewalk that was next to the patio.

Mr. Wilshire replied that the area between the curb and the sidewalk was 14 feet wide and would contain a combination of trees and landscaping. He added that if Main Street was widened in the future, the area would decrease in size.

Commissioner DePuy complimented the applicant on the design and the redevelopment of the property and asked if the market would sell Mediterranean grocery items.

Mr. Wilshire replied that was the intent and the market would cater to the same clientele who frequented the restaurant.

Commissioner Linn asked about the placement of the dumpster enclosures and why they were not placed further back in the parking lot.

Mr. Wilshire replied that the dumpsters were placed at those locations because of proximity to the structures and after discussions with the City's Sanitation Department.

Commissioner Hand asked for clarification on grass in the amenity zone and whether the exhibit reflected the width of the zone. He also wanted to know why the east and south elevations seemed to have stucco, and was it listed under the EIFS category.

Mr. Wilshire replied that the amenity was not necessarily grass, and the zone would be a little narrower if the street was widened.

Regarding the east and west elevations, Ms. Swift replied that they planned to use stucco to highlight the area between the columns and walls because glass windows would not be applicable due to the location behind those walls of the kitchen for the restaurant. She added that the stucco was listed under the masonry category and would be applied on top of the CMU.

Commissioner Hand also wanted to know why the applicant was requesting a reduction in masonry; whether the exhibit was a master plan or was it an exact depiction of what would be built; and, how would the overhead utilities be handled.

Ms. Swift replied that if they were required to use the full 85% masonry many of the decorative elements would have to be removed from the design, and Mr. Wilshire said the exhibit depicted exactly how the buildings would be constructed, and the overhead utilities on the property would be moved underground.

Commissioner Hand said that sometimes the City required parking ratios can be lower than what commercial enterprises require, and he was a proponent of letting retailers set their own destiny on how they wanted to park the site to stay in business, but felt the levels requested by the applicant may not be optimal to ensure the success of the business.

Mr. Wilshire replied that he was convinced that the parking ratios would work based on the synergy between the two businesses and the interaction from one building to the other, in addition to increased pedestrian traffic along Belt Line Road.

Chairman Gantt asked to clarify the statement about the overhead utilities being moved underground and if that also applied to the parking lot.

Mr. Wilshire replied that there will be a transformer in the parking lot, but the wires will all be underground.

Vice Chair Hammond asked why the design did not show access to the buildings from the parking lot side as opposed to the front of the buildings.

Mr. Wilshire replied that although the majority of the parking was at the back of the lot, they felt there was enough direct access to both buildings through walkways from the parking lot, and most urban scale buildings had parking at the rear of the building.

Commissioner Linn asked if there was a DART bus stop close by and did the applicant intend to request one.

Mr. Wilshire replied that he did not know if one was close by or if the applicant intended to request one, but remarked that the downtown Main Street light rail station had been closed.

Commissioner DePuy commended the applicants on the project and noted that the patio dining and water feature would most likely bring more foot traffic to the area and suggested that the new buildings could possibly act as a catalyst for further development.

Mr. Richard Ferrara, consultant for the applicant, 405 N. Waterview, Richardson, Texas, asked to add three pieces of information to the presentation – first, it was the intention of the design team when designing the parking area to create a space that could be used for multiple purposes; second, the hours of operation for the two businesses would not be in sync and consequently the issue of shared parking would not be that dramatic; and third, that under the EIFS shown on the elevations there will be masonry so the calculations that deducted the surface space of the EIFS from the total amount was, in his opinion, incorrect. He added that the City’s masonry ordinance was not specific as to what was put on top of the masonry, just that the building was of masonry construction.

Mr. Andrew Laska, 502 Hyde Park, Richardson, Texas, stated he was in favor of the proposed redevelopment.

With no further comments in favor, Chairman Gantt called for those opposed.

Ms. Barbara Summers, 406 E. Polk Street, Richardson, Texas, said she was not fully opposed to the item, but had concerns that the parking may not be sufficient and any overage would spill out onto Polk Street. She added that traffic from special events could also affect emergency vehicles due to the close proximity of the police/fire departments across the street.

There were no other comments in opposition and Chairman Gantt asked if the applicant wanted to make a rebuttal statement.

Mr. Wilshire said the only comment he had was to request approval of the item from the Commission.

With no further comments or questions, Chairman Gantt closed the public hearing.

Chairman Gantt asked if the apprehension regarding EIFS use had been addressed with the Commission and Mr. Hand said that based on the comments from Mr. Ferrara, he was satisfied with the response.

Chairman Gantt remarked that although there had been concerns expressed during the public hearing about parking, he agreed with the applicant that the market and restaurant would be open at different times with very little overlap in schedules.

Commissioner Frederick asked if it would be appropriate for residents to make a request to the City for “resident only” parking signs similar to those around the high school football stadium.

Chairman Gantt replied that could be a possible solution, and the homeowners association or the residents could request the signs from the City, but reminded the Commission that the parking on Polk Street was not part of the current zoning request.

Mr. Chavez advised the Commission that the same parking ratios were used for both the W. Spring Valley and Bush/75 developments.

Commissioner DePuy said she felt with the restaurant and the market not being open at the same time the proposed parking should be sufficient, but asked how many parking spaces were currently available for the restaurant. She also wanted to know if the extra parking along Polk Street might be related to the apartments in the area.

Mr. Shacklett replied that there were 30 parking spaces currently available with spaces along the front and sides of the building. He added that the parking on Polk Street was most likely overflow from the apartments on the south side of the street.

Commissioner Bright said he had a concern about the overlap time between the proposed restaurant and market and the impact that would have on parking. He wanted to know what would be the operating hours of both establishments.

Chairman Gantt asked the applicant or a representative to answer the question and Mr. Ferrara replied the peak hours for the restaurant would be during lunch and dinner times and would close at midnight; and the market would open at 10:00 a.m. and close at 9:00 p.m.

Commission Linn asked if the City had discussed with the applicant the problem of illegal parking in the proposed lot.

Mr. Shacklett replied the subject had not been discussed with the applicant, but said they would most likely post signs advising that parking was limited to market and restaurant customers only.

Chairman Gantt remarked that as private property, the owner could tow vehicles that were illegally parked, but suggested that the level of detail regarding parking was something that should be covered at a later time and not during the zoning process.

Commissioner Hand said he would support the proposal as written, but also noted that as the City changed from a quiet suburban community to a more urban environment, there would be some growing pains and the densities would increase; however, this would be good news because of the increase in commerce for the applicant and the City.

Commissioners Bright, Bouvier, DePuy and Vice Chair Hammond complimented the applicant on the proposed changes to their business and felt it worked well with the surrounding neighborhood.

Motion: Commissioner Bouvier made a motion to recommend approval of Item 3 as presented; second by Commissioner Hand. Motion passed 7-0.



Staff Report

TO: City Council
THROUGH: Sam Chavez, AICP, Assistant Director – Development Services
FROM: Chris Shacklett, Planner **CS**
DATE: November 10, 2011
RE: **Zoning File 11-19:** Afrah Restaurant and Market

REQUEST:

Rezone 5 lots, comprising 1.41 acres of land from LR-M(1) Local Retail, O-M Office, and A-950-M Apartment to LR-M(1) Local Retail with modified development standards for a redevelopment of the existing Afrah site and surrounding properties for a new restaurant and market totaling 16,990 square feet.

APPLICANT:

Roy L. Wilshire, Kimley Horn and Associates, Inc.

PROPERTY OWNER:

Nabil Elhorr, ZNH Corp.

TRACT SIZE AND LOCATION:

1.41-acre site, south of Main Street and north of Polk Street, on the west side of Abrams Road (314, 318 & 320 E Main Street and 335 & 337 E Polk Street).

EXISTING DEVELOPMENT:

314 E Main Street – Afrah Restaurant

- 2,575 square foot building with 26 parking spaces required / 31 provided
- Required 40-foot front setback
- 18’6” building height to top of ridge

318 E Main Street – Office Building

- 2,418 square foot building with 10 parking spaces required / 9 provided
- Required 25-foot front setback (per Ord. 3464)
- Approximately 12’ to top of deck

320 E Main Street and the lots along Polk Street remain undeveloped.

ADJACENT ROADWAYS:

Main Street: Four-lane, undivided arterial; 32,000 vehicles per day eastbound and westbound, west of Greenville Ave. (March 2009).

Abrams Road: Four-lane, undivided minor collector; 10,900 vehicles per day northbound and southbound, south of Main St. (May 2011).

Polk Street: Four-lane, undivided neighborhood collector; No traffic counts available.

SURROUNDING LAND USE AND ZONING:

North: Public/Institutional; A-950-M Apartment

South: Multi-Family/Group Quarters and Public/Institutional; A-950-M Apartment and R-1100-M Residential

East: Multi-Family/Group Quarters and Single Family; A-950-M Apartment and R-1250-M Residential

West: Multi-Family/Group Quarters and Retail/Commercial; A-950-M Apartment and LR-M(1) Local Retail

FUTURE LAND USE PLAN:

Enhancement/Redevelopment

These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the Main Street/Old Town enhancement/redevelopment. Enhancement/redevelopment should be pedestrian-oriented with a mix of commercial, office, and residential uses preserving the scale and character of the old street grid. Buildings should include small scale retail uses, such as boutiques, restaurants and specialty stores in multi-story buildings and height should be limited to three or four stories to respect proximity to nearby residential neighborhoods and enhance pedestrian character.

Future Land Uses of Surrounding Area:

North: Public/Semi-Public/School

South: Enhancement/Redevelopment

East: Enhancement/Redevelopment and Neighborhood Residential

West: Enhancement/Redevelopment

EXISTING ZONING:

The subject property is zoned LR-M(1) Local Retail with special conditions (Ord. 815-A & Ord. 3464), O-M Office with special conditions (Ord. 3464), and A-950-M Apartments (Ord. 589-A).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The proposed zoning change request will not have a significant impact on the surrounding roadway system nor impact existing utilities in the area.

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement.)

STAFF COMMENTS:

The subject property consists of five (5) separate lots totaling 1.41 acres. Current development consists of the 2,575-square foot Afrah Restaurant and a 2,418-square foot office building totaling approximately 5,000 square feet. Afrah has been at this location since 2002 and intends to redevelop the site to meet their increasing demand by assembling adjacent properties to accommodate the growth.

The applicant's proposed redevelopment includes an 8,370-square foot restaurant and an 8,620-square foot specialty retail market which includes mezzanine areas that will be utilized for storage only. The site will be redeveloped in two (2) phases. The existing office building will be demolished to make way for the new restaurant. When the new restaurant is operational, the original restaurant will be demolished and the new retail market will be constructed.

The request is to rezone the lots to the LR-M(1) Local Retail with modified development standards to accommodate an urban scaled design and development. The site is located on the eastern most edge of the Main Street/Old Town enhancement/redevelopment area as designated on the 2009 Comprehensive Plan, which envisions the area with a mix of uses in a pedestrian friendly environment. The applicant believes this could serve as a catalyst to the redevelopment of this enhancement/redevelopment district.

The proposed request accomplishes the following:

- Rezones the properties located east of the existing restaurant and the two properties along Polk Street to the LR-M(1) District, thereby allowing the development of retail and restaurant on the site, and
- Provides modified development standards with regard to building materials, setbacks, height, screening, and parking requirements. The base LR-M(1) zoning does not provide for this type of development, rather it provides regulations that are typical of suburban development. The proposed development regulations, including reduced setbacks and increased building height are more aligned with a walkable, urban style development which closely aligns with the City of Richardson 2009 Comprehensive Plan description of the possible design for the Main Street/Old Town enhancement/redevelopment area.

Proposed Development:

- **Building Size:** 8,370-square foot restaurant with mezzanine, and 8,620-square foot market with mezzanine. The total building area including mezzanine areas is 16,990 square feet.
- **Building Materials:** The building's exterior façades will be constructed with CMU, stone and other non-masonry trim materials. The restaurant's exterior façade will be approximately 75% masonry (percent of building's façade area) and the retail market's exterior façade will be approximately 79% masonry (percent of building's façade area). Each individual elevation will be a minimum of 72% masonry construction. A clay tile roof will be utilized on the front elevations of the buildings.
- **Setbacks:** Front: 17 feet along Main Street and 10 feet along Abrams Road. No setback is required along the western property line. The rear setback for both buildings will be set back a minimum of 24 feet from the south property line.
- **Height:** Restaurant - 35'2" (top of cornice) / Market - 39'4" (top of cornice)
- **Floor Area Ratio:** 0.26:1 / Maximum 0.50:1 Allowed.
- **Landscaping Percentage:** 12.8% proposed, 7% required.
- **Building Orientation:** Both buildings face onto Main Street. The restaurant provides patio dining along Main Street with the main entrance located on the west side of the building. The market's main entrance is located at the northeast corner of the building.
- **Number of Parking Spaces:** 68 proposed; 64 required per applicant's proposed parking regulations.
- **Driveways:** The site is accessed from driveways on Main Street, Abrams Road and Polk Street. The Main Street driveway consolidates three existing driveway into one; thereby, reducing the number of potential traffic movement along Main Street.

The following is a list of proposed modified development standards to the LR-M(1) Local Retail District regulations:

Building Materials: The applicant's request reduces the percentage of masonry on each building elevation to a minimum of 72% for the restaurant and 77% for the retail market, with the minimum percentage of the building's façade area of 74% and 78%, respectively. The CZO requires 80% masonry on each building elevation, with a minimum percentage of the building's façade area of 85%. The reduced masonry requirement allows additional architectural detail to be added to the trim and cornices of the building which enhances the Mediterranean feel of the buildings.

Building Setbacks: The proposed building setback along Main Street is 17 feet and 10 feet along Abrams Road in lieu of the required 40-foot setback; thereby, providing a building design that is typical of urban development. The reduced setbacks mandates parking to be placed internal to the site and towards the rear of the building instead of in the front of the building providing for a more pedestrian friendly environment. Along Main Street, a 9-foot amenity zone containing tree

grates forty (40) feet on center and an 8-foot sidewalk is provided. A 7-foot sidewalk is provided back of curb along Abrams Road to provide a more pedestrian friendly environment.

Building Height: The proposed restaurant building height is 35'2" while the proposed market building height is 39'4". The LR-M(1) Local Retail district allows a maximum height of forty (40) feet; however, it is limited to twenty-five (25) feet for the first story and fifteen (15) feet for the second story. Both buildings would only be one (1) story in height; therefore, the maximum height that would be allowed by ordinance would be 25 feet, which also the maximum allowable height for buildings located within 150 feet of residential and apartment zoning districts. As proposed, the requested additional height will help to create an urban street edge that, combined with the decreased setbacks, will contribute to the pedestrian friendly nature of the development.

In addition to the proposed development standards, the applicant is also seeking modifications to screening and parking requirements from Chapter 21, the Subdivision and Development Code. Below is a list of the proposed standards:

- **Reduced rear open space:** The applicant's request is that the rear of the restaurant and retail market buildings be allowed within 24 feet of the south property line. Chapter 21 requires a minimum 60-foot open space (or buffer) be provided where the rear of a building abuts a residential district. The existing Afrah building is located approximately twenty-five (25) feet from the residential property to the south. The applicant will be providing a 6-foot masonry wall along the southern property lines adjacent to the apartments per Chapter 21 requirements.
- **Alternative Screening:** The applicant's request is to utilize a wrought iron fence with a living screen along the eastern and western property lines adjacent to the parking on the southern half of the property. Chapter 21 requires a 6-foot masonry wall where a non-residential use backs or sides upon an apartment district. This proposed alternative provides a softer edge along the perimeter of the site, while still providing the intended visual screen.
- **Modified Parking Ratios:** The applicant requests is to utilize revised parking ratios that require less parking than what the typical City of Richardson parking ratios would require. Code parking requirements are as follows:
 - Restaurant: 1 space per 100 square feet.
 - Retail: 1 space per 333 square feet.
 - Total parking required: 110 parking spaces (mezzanine area of each building is calculated at their respective ratios for this total)

The applicant is proposing the following parking ratios:

- Restaurant: 1 space per 150 square feet (mezzanine area not to be included in parking calculation)
- Retail: 1 space per 333 square feet (mezzanine area not to be included in parking calculation)
- Total parking required: 64 parking spaces
- Total parking provided: 68 parking spaces

A synergy should be created between the uses in that many of the customers will be going to the market and to the restaurant. In the recent West Spring Valley PD rezoning, parking for retail and restaurant uses was established at 1 space per 250 square feet for all non-residential uses. Since the proposed development is of a similar character to West Spring Valley, the comparison may be applicable. Based on the proposed ratios, the required number of parking spaces would be 68 parking spaces.

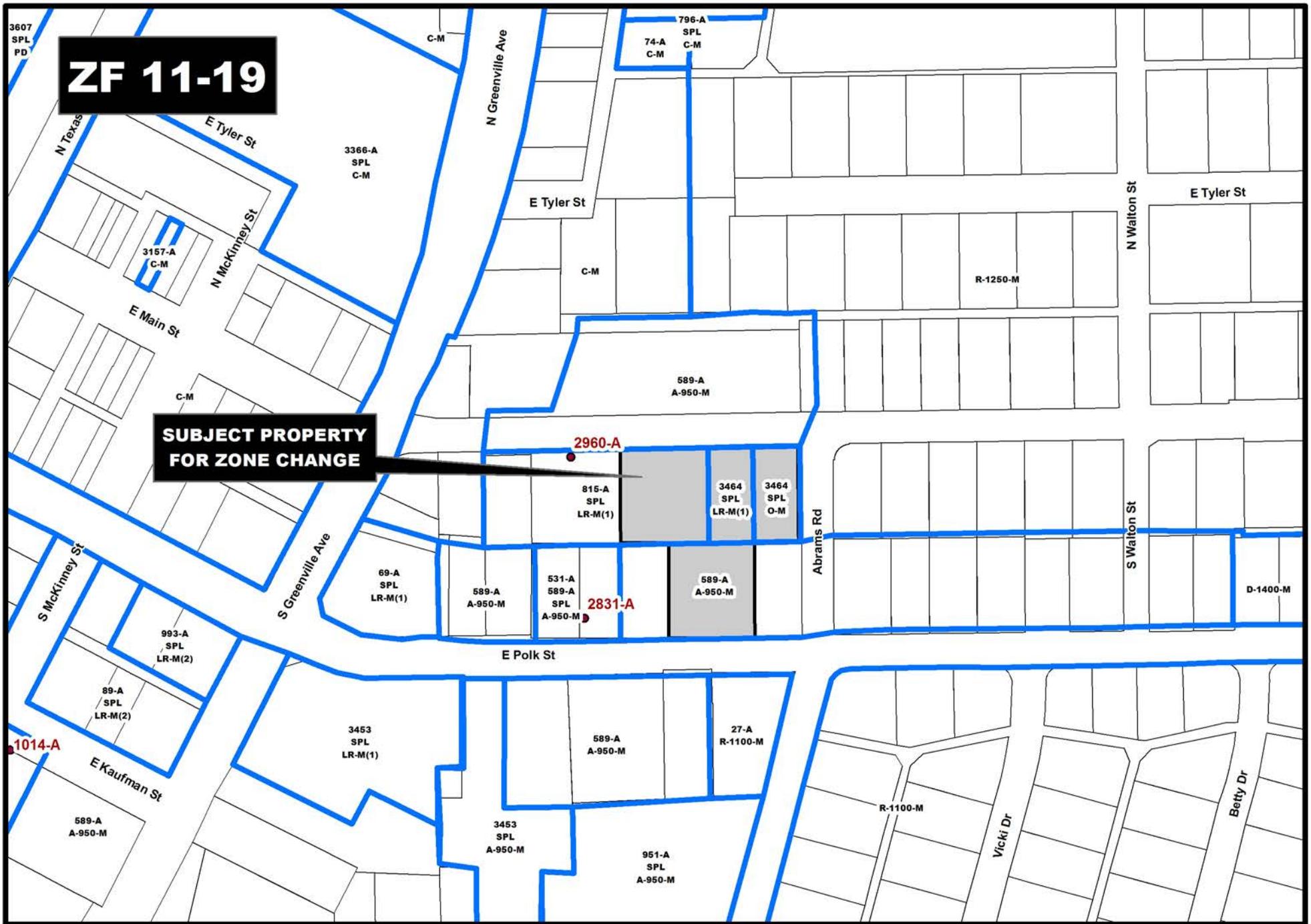
Reduced Landscape Buffer: The applicant is requesting to utilize a 5-foot landscape buffer in lieu of a 10-foot landscape buffer along Polk Street to preserve as much on-site parking as possible. The applicant will be providing a 4-foot high screening hedge within the landscape buffer to screen the parking along Polk Street.

Correspondence: As of this date, no written correspondence has been received.

Motion: On October 18, 2011, the City Plan Commission recommended approval of the request subject to the following conditions:

1. The development shall be developed in substantial conformance with attached Concept Plan (Exhibit “B”) and attached Elevations (Exhibit “C”).
2. The percent of masonry on each building elevation for the restaurant shall be a minimum of 72%, and the percent of masonry of the building’s façade area shall be a minimum of 74%.
3. The percent of masonry on each building elevation for the retail market shall be a minimum of 77%, and the percent of masonry of the building’s façade area shall be a minimum of 78%.
4. The maximum building height shall be limited to thirty-six (36) feet for the restaurant and forty (40) feet for the retail market.
5. The minimum setback along Belt Line Road shall be seventeen (17) feet.
6. The minimum setback along Abrams Road shall be ten (10) feet.
7. A minimum nine (9) foot wide amenity zone and a minimum eight (8) foot wide sidewalk shall be provided adjacent to and along Main Street. The amenity zone shall be landscaped and shall include one shade tree planted a minimum of forty (40) feet on center. Trees shall be planted within 8-foot x 8-foot tree wells, constructed in accordance with City details. The tree well opening shall be covered with a 6-foot x 6-foot tree grate, also in accordance with City standards.
8. A minimum seven (7) foot wide sidewalk shall be provided back of curb along Abrams Road.
9. A minimum twenty-four (24) foot setback shall be provided from the restaurant and the retail market buildings to the southern property line.

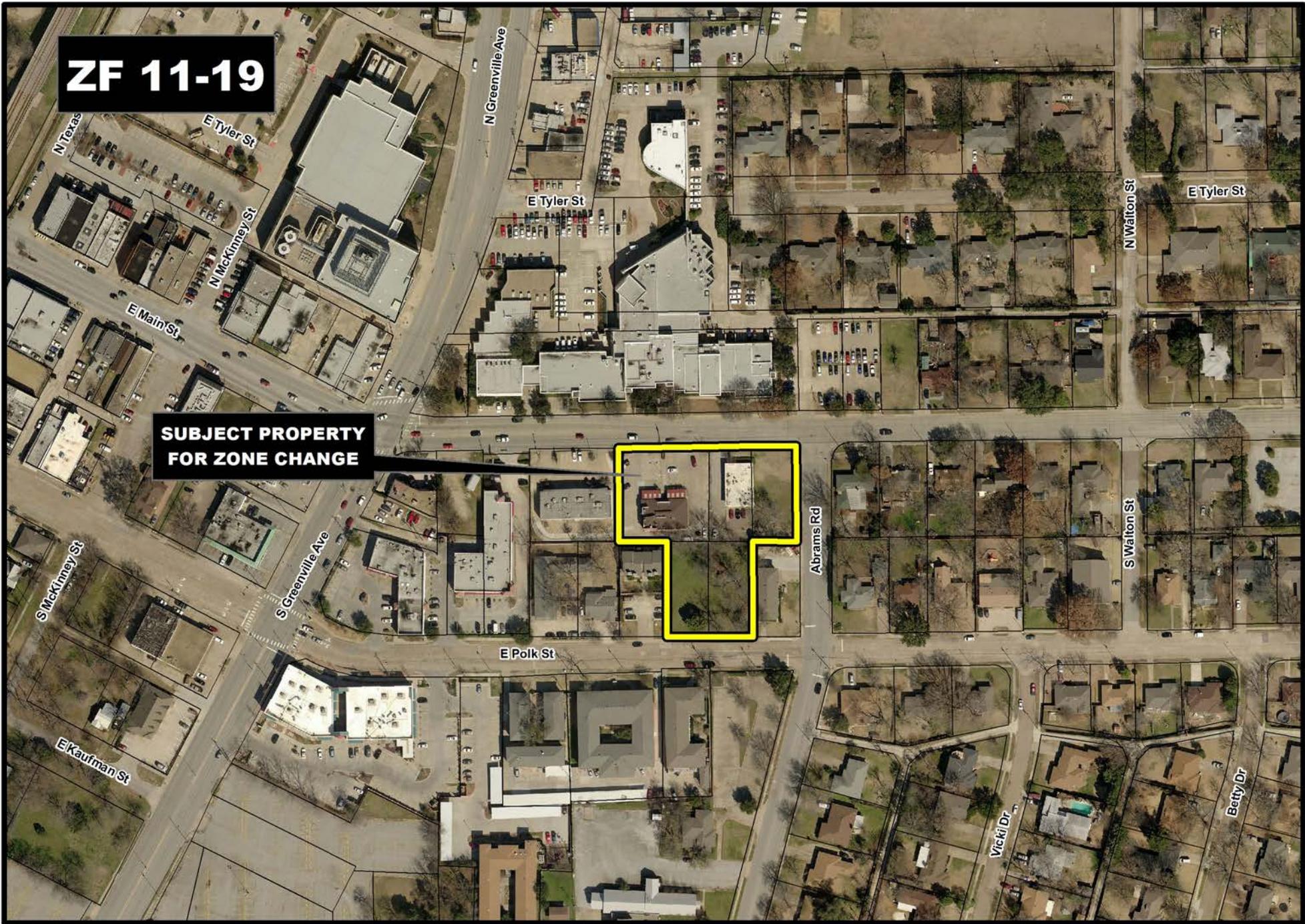
10. A minimum six (6) foot high wrought iron fence with landscaping screening shall be provided along the eastern and western property lines adjacent to the parking on the southern half of the property.
11. The required parking ratio for the restaurant shall be 1 space per 150 square feet, with no parking required for the mezzanine area when used as storage only.
12. The required parking ratio for the market building shall be 1 space per 333 square feet, with no parking required for mezzanine area when used as storage only.
13. A minimum five (5) foot wide landscape buffer shall be provided along Polk Street. A four (4) foot high landscape hedge shall be provided within the buffer to provide screening of the parking spaces adjacent to Polk Street.



ZF 11-19 Zoning Map

Updated By: shacklett, Update Date: September 14, 2011
 File: DSI\mapping\Cases\Z\2011\ZF1119\ZF1119 zoning.mxd





ZF 11-19

**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 11-19 Aerial Map

Updated By: shacklett, Update Date: September 14, 2011
File: DSI\Mapping\Cases\Z\2011\ZF 1119\ZF 1119 ortho.mxd





Polk Street

Abrams Road

Main Street

Office Building

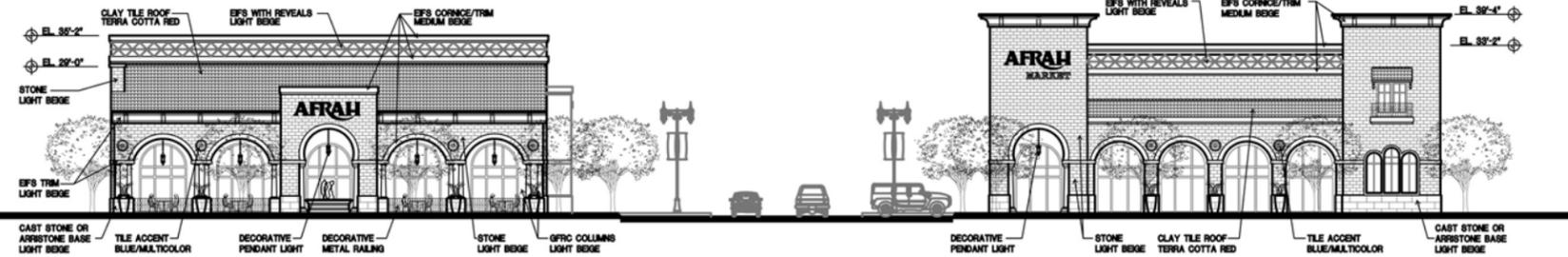
Existing Afrah



Oblique Aerial
Looking South

| RESTAURANT | OVERALL | NORTH | EAST | WEST | SOUTH | | | | | |
|---------------------|---------|-------|------|-------|-------|-------|------|-------|------|-------|
| TOTAL (SF) | 12644 | 3159 | 3229 | 3231 | 3025 | | | | | |
| MASONRY (SF) | 9470 | 74.9% | 2298 | 72.7% | 2430 | 75.3% | 2397 | 74.2% | 2345 | 77.5% |
| (INCL. CLAY ROOF) | | 709 | | | | | | | | |
| (INCL. ACCENT TILE) | | 11 | | 8 | | | | | | |
| (INCL. GLASS) | | 596 | | 237 | | 398 | | | | |
| EIFS (SF) | 3047 | 24.1% | 789 | 25.0% | 781 | 24.2% | 797 | 24.7% | 680 | 22.5% |
| GFRC (SF) | 127 | 1.0% | 72 | 2.3% | 18 | 0.6% | 37 | 1.1% | | |

GFRC : GLASS FIBER REINFORCED CONCRETE



01 NORTH ELEVATION

1/16"=1'-0"

RESTAURANT

02 NORTH ELEVATION

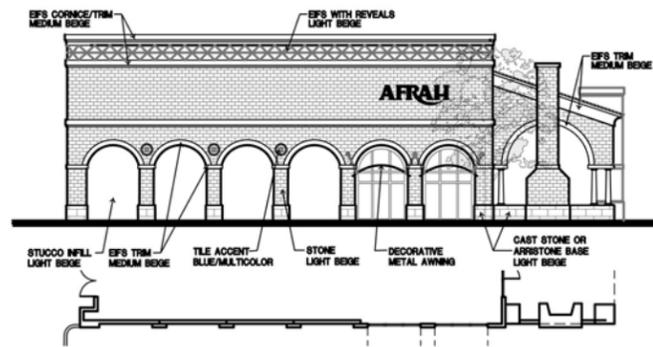
1/16"=1'-0"

MARKET

MAIN STREET VIEW

| MARKET | OVERALL | NORTH | EAST | WEST | SOUTH | | | | | |
|---------------------|---------|-------|------|-------|-------|-------|------|-------|------|-------|
| TOTAL (SF) | 11838 | 3224 | 2941 | 2941 | 2732 | | | | | |
| MASONRY (SF) | 9319 | 78.7% | 2586 | 80.2% | 2305 | 78.4% | 2318 | 78.8% | 2110 | 77.2% |
| (INCL. CLAY ROOF) | | 190 | | 42 | | | | | | |
| (INCL. ACCENT TILE) | | 8 | | 14 | | 14 | | | | |
| (INCL. GLASS) | | 711 | | 203 | | 73 | | | | |
| EIFS (SF) | 2484 | 21.0% | 621 | 19.3% | 618 | 21.0% | 623 | 21.2% | 622 | 22.8% |
| GFRC (SF) | 35 | 0.3% | 17 | 0.5% | 18 | 0.6% | | 0.0% | | |

GFRC : GLASS FIBER REINFORCED CONCRETE

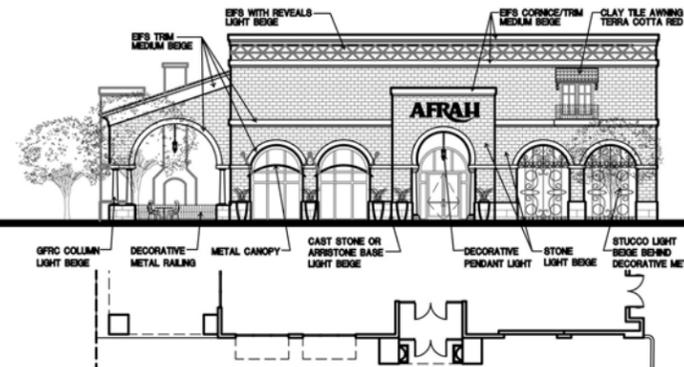


03 EAST ELEVATION

1/16"=1'-0"

RESTAURANT

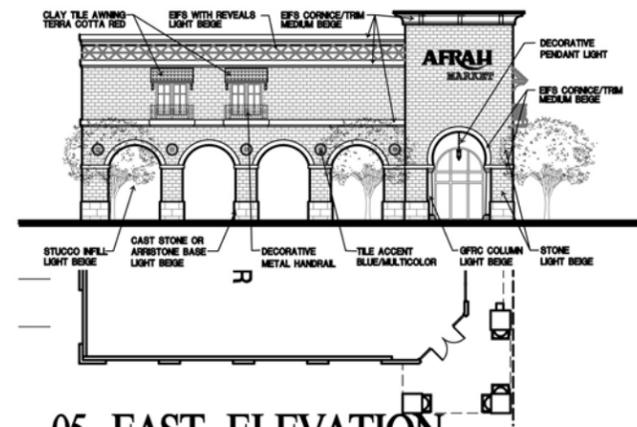
ABRAMS RD. VIEW



04 WEST ELEVATION

1/16"=1'-0"

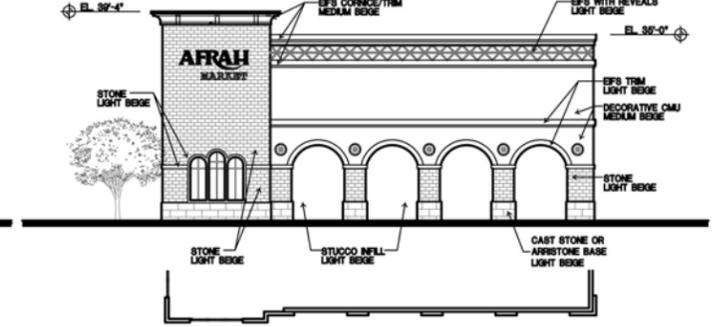
RESTAURANT



05 EAST ELEVATION

1/16"=1'-0"

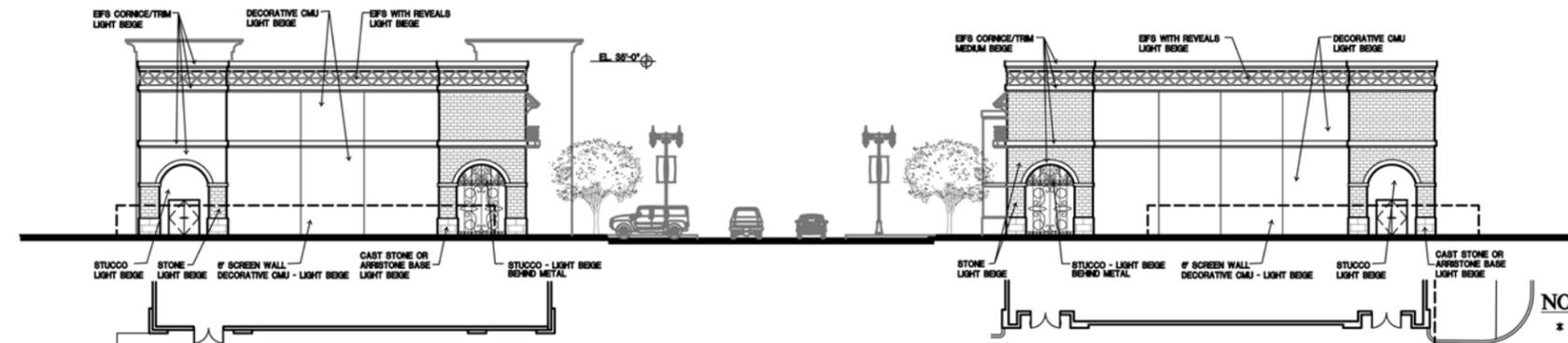
MARKET



06 WEST ELEVATION

1/16"=1'-0"

MARKET



07 SOUTH ELEVATION

1/16"=1'-0"

MARKET

08 SOUTH ELEVATION

1/16"=1'-0"

RESTAURANT

POLK STREET VIEW

- NOTES:
- * SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO BUILDING INSPECTION APPROVAL.
 - * ALL GROUND AND ROOF MOUNTED UTILITIES AND EQUIPMENT ARE REQUIRED TO BE SCREENED.



5310 Harvest Hill Rd. Suite 146
 Dallas, Texas 75230
 972-385-9651
 fax 972-385-3462

AFRAH
 RICHARDSON, TEXAS

Exhibit C - Part of Ordinance

EL08

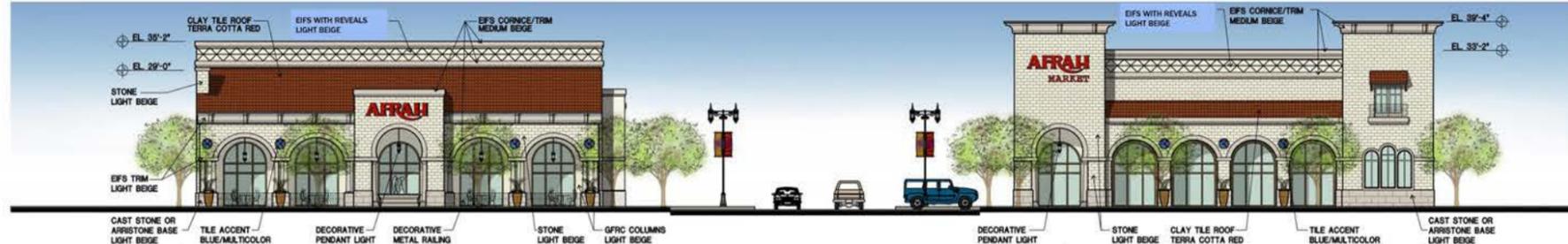
JOB# 11-042
 ISSUE DATE 10/10/11
 SCALE: 1/16"=1'-0"
 APPROVED BY:

DATE: _____

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| RESTAURANT | OVERALL | NORTH | EAST | WEST | SOUTH | | | | | |
|---------------------|---------|-------|------|-------|-------|-------|------|-------|------|-------|
| TOTAL (SF) | 12644 | 3159 | 3229 | 3231 | 3025 | | | | | |
| MASONRY (SF) | 9470 | 74.9% | 2298 | 72.7% | 2430 | 75.3% | 2397 | 74.2% | 2345 | 77.5% |
| (INCL. CLAY ROOF) | | 709 | | | | | | | | |
| (INCL. ACCENT TILE) | | 11 | | 8 | | | | | | |
| (INCL. GLASS) | | 596 | | 237 | | 398 | | | | |
| EIFS (SF) | 3047 | 24.1% | 789 | 25.0% | 781 | 24.2% | 797 | 24.7% | 680 | 22.5% |
| GFRG (SF) | 127 | 1.0% | 72 | 2.3% | 18 | 0.6% | 37 | 1.1% | | |

GFRG : GLASS FIBER REINFORCED CONCRETE



01 NORTH ELEVATION

1/16"=1'-0"

RESTAURANT

MAIN STREET VIEW

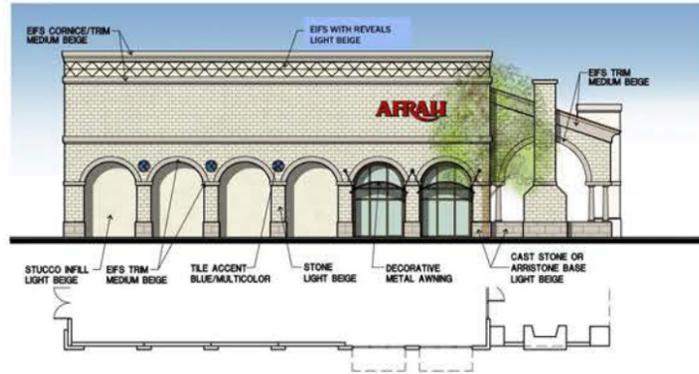
02 NORTH ELEVATION

1/16"=1'-0"

MARKET

| MARKET | OVERALL | NORTH | EAST | WEST | SOUTH | | | | | |
|---------------------|---------|-------|------|-------|-------|-------|------|-------|------|-------|
| TOTAL (SF) | 11838 | 3224 | 2941 | 2941 | 2732 | | | | | |
| MASONRY (SF) | 9319 | 78.7% | 2586 | 80.2% | 2305 | 78.4% | 2318 | 78.8% | 2110 | 77.2% |
| (INCL. CLAY ROOF) | | 190 | | 42 | | | | | | |
| (INCL. ACCENT TILE) | | 8 | | 14 | | 14 | | | | |
| (INCL. GLASS) | | 711 | | 203 | | 73 | | | | |
| EIFS (SF) | 2484 | 21.0% | 621 | 19.3% | 618 | 21.0% | 623 | 21.2% | 622 | 22.8% |
| GFRG (SF) | 35 | 0.3% | 17 | 0.5% | 18 | 0.6% | | 0.0% | | |

GFRG : GLASS FIBER REINFORCED CONCRETE



03 EAST ELEVATION

1/16"=1'-0"

RESTAURANT

ABRAMS RD. VIEW



04 WEST ELEVATION

1/16"=1'-0"

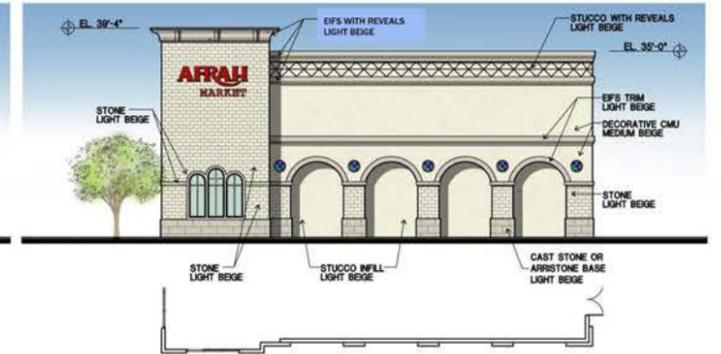
RESTAURANT



05 EAST ELEVATION

1/16"=1'-0"

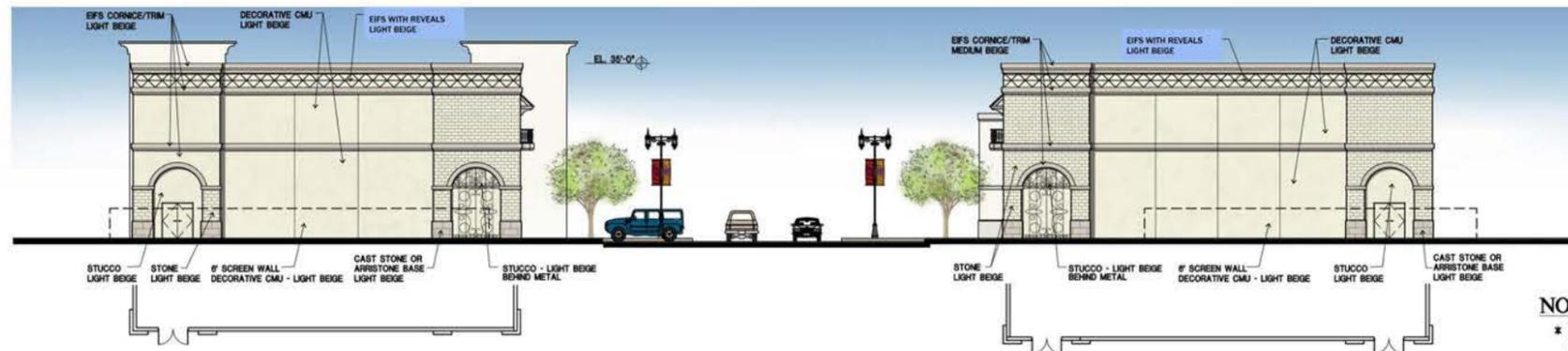
MARKET



06 WEST ELEVATION

1/16"=1'-0"

MARKET



07 SOUTH ELEVATION

1/16"=1'-0"

MARKET

POLK STREET VIEW

08 SOUTH ELEVATION

1/16"=1'-0"

RESTAURANT

NOTES:

- * SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO BUILDING INSPECTION APPROVAL.
- * ALL GROUND AND ROOF MOUNTED UTILITIES AND EQUIPMENT ARE REQUIRED TO BE SCREENED.



5310 Harvest Hill Rd. Suite 146
 Dallas, Texas 75230
 972-385-9651
 fax 972-385-3462



Exhibit D

EL08

JOB#: 11-042
 ISSUE DATE: 10/10/11
 SCALE: 1/16"=1'-0"
 APPROVED BY:

DATE:

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(1)

**Looking Southeast at
Proposed Development**

SE Corner of Main & Abrams - October 2011



(2)

**Looking Northwest
across Main Street**

Exhibit E-1



(3)

**Looking Northeast
across Main Street**

SE Corner of Main & Abrams - October 2011



(4)

**Looking South along
West Side of Abrams Road**

Exhibit E-2



(5)

Looking South along
East Side of Abrams Road

SE Corner of Main & Abrams - October 2011



(6)

Looking South
across Polk Street

Exhibit E-3



(7)

Looking North along
West Property Line

SE Corner of Main & Abrams - October 2011



(8)

Looking East along
West Property Line

AFRAH Applicant's Statement

From its start as a pastry shop in 2002, the family-owned Afrah Restaurant has developed a significant following of loyal customers, and has reached the point of needing to expand in order to satisfy demand. Recognizing that the current facility at 314 E. Main Street in Old Town Richardson would not accommodate that growth, they have quietly assembled adjacent properties in order to expand. Assessing their growth opportunities, they have identified not only a need to expand the restaurant, but also have identified an opportunity to provide a specialty retail / market facility.

As a result, the owners have undertaken this proposed plan to initially construct a new replacement restaurant with expanded surface parking on adjacent parcels as a first phase, then demolish the existing facility and construct a new retail facility with parking on that parcel. Implementing this plan is the subject of this proposed zoning modification.

In planning these new facilities, the owners are aware that their property is located on the eastern edge of the Main Street / Old Town Enhancement / Redevelopment Area as defined by the City in the 2009 Comprehensive Plan. In advance of the City undertaking a detailed study of this Enhancement / Redevelopment Area, the owner's goal is to provide a catalyst project anchoring the east edge of the Main Street / Old Town Redevelopment Area by embracing the concepts likely to be included in such a future plan:

- Constructing new buildings that are appropriately scaled and attractively designed for this area, with buildings located close to Main Street, creating an urban street edge, with significant new pedestrian amenities.
- Expanding quality destination dining and creating new retail activity in Old Town.
- Providing patio dining and pedestrian / people activity along Main Street.
- Providing significant new pedestrian facilities along Main Street and other abutting streets, including sidewalks, landscaping, and tree grates.
- Providing off-street parking based on the synergistic uses being developed.
- Providing enhanced landscaping – both on-site and along streets, with the spirit of other new developments and standards in Richardson.
- Providing landscape edge with wrought iron fencing along the parking area.
- Providing an “urban edge” to protect the existing residential uses east of Abrams.
- Preserving the existing street grid of the neighborhood.

In fact, the Owner's team of professional consultants agrees that this project will serve as a “catalyst” anchor for the redevelopment of the eastern edge of this Main Street / Old Town area!



Notice of Public Hearing

City Plan Commission • Richardson, Texas

An application has been received by the City of Richardson for a:

ZONING CHANGE

File No./Name: ZF 11-19 / AFRAH RESTAURANT & MARKET
Property Owners: ZNH Corp. / Nabil Elhorr
Applicant: Kimley-Horn and Associates, Inc. / Roy L. Wilshire
Location: 314, 318 & 320 E Main Street and 335 & 337 E Polk Street
(See map on reverse side)
Current Zoning: LR-M(1) Local Retail; O-M Office District; & A-950-M Apartment
Request: Zoning change from LR-M(1) with special conditions, O-M Office with special conditions, and A-950-M Apartment to LR-M(1) Local Retail with modified development standards.

The City Plan Commission will consider this request at a public hearing on:

TUESDAY, OCTOBER 18, 2011
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/DevelopmentServices.aspx?id=13682>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 11-19.

Date Posted and Mailed: 10/07/11

MAK HING LUNG &
GUIZHEN CHEN
327 E MAIN ST
RICHARDSON, TX 75081-6046

BOEHM DENNIS J & KRISTY L
328 E MAIN ST
RICHARDSON, TX 75081-6059

SARINANA GUADALUPE &
ROSA A SARINANA
326 E MAIN ST
RICHARDSON, TX 75081-6059

EVERHART DIANA JEANNE
8 ROYAL OAKS CIR
DENTON, TX 76210-5576

Z N H CORP
314 E MAIN ST
RICHARDSON, TX 75081-6045

J & J I INC
PO BOX 450487
GARLAND, TX 75045-0487

LUONG WAI CHUONG
% MIDTOWN P S
408 WYNGATE BLVD
PLANO, TX 75074-8319

BONHAM JENNIFER L
405 E POLK ST
RICHARDSON, TX 75081-4261

WORTHINGTON BOBBY J
403 E POLK ST
RICHARDSON, TX 75081-4261

QURESHI AMIR M
52 MAISONS DR
LITTLE ROCK, AR 72223-9017

GERAGHTY BRIAN G
339 E POLK ST APT 3
RICHARDSON, TX 75081-4143

ZNH CORP
PO BOX 835993
RICHARDSON, TX 75083-5993

LUU ANNA PHAM &
THUAN VINH
2681 CARNATION DR
RICHARDSON, TX 75082-4217

AYSHA CORP
329 E POLK ST
RICHARDSON, TX 75081-4139

BLACK GARY RAY & LISA M
PO BOX 830413
RICHARDSON, TX 75083-0413

FIRST BAPTIST CHURCH OF
HAMILTON PARK
300 E PHILLIPS ST
RICHARDSON, TX 75081-4127

SUPREME PROPERTIES INC
4218 BROOKTREE LN
DALLAS, TX 75287-6720

MASSIE EARLENE LIFE EST
402 E POLK ST
RICHARDSON, TX 75081-4260

WANG EZRA & MEI LIN
203 ABRAMS RD
RICHARDSON, TX 75081-4251

**ROY L. WILSHIRE
KIMLEY-HORN & ASSOCIATES, INC.
12700 PARK CENTRAL DR, STE 1800
DALLAS, TX 75251**

**NABIL ELHORR
ZNH CORP.
314 E. MAIN STREET
RICHARDSON, TX 75081**

**ZF 11-19
Notification List**

ORDINANCE NO. 3844

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS DESIGNATING A CERTAIN AREA WITHIN THE CITY OF RICHARDSON, TEXAS, AS TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF RICHARDSON, TEXAS, TO BE IDENTIFIED AS REINVESTMENT ZONE NO. TWO, CITY OF RICHARDSON, TEXAS ALSO KNOWN AS THE BUSH/75 PARTNERS ZONE; ESTABLISHING THE BOUNDARIES OF SUCH ZONE; CREATING A BOARD OF DIRECTORS FOR SAID REINVESTMENT ZONE AND OTHER MATTERS RELATED THERETO; CONTAINING FINDINGS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the designation of a reinvestment zone, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the "Act"); and

WHEREAS, in compliance with the Act, the City called a public hearing to receive comments on the designation of the proposed reinvestment zone and its benefits to the City and the property in the proposed reinvestment zone; and

WHEREAS, in compliance with the Act, notice of the public hearing was published in a daily newspaper of general circulation in the City, such publication date being not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, such hearing was convened at the time and place mentioned in the published notice, to wit, on the 14th day of November, 2011 at 7:30 p.m., at the City Council chambers in the City Hall of the City of Richardson, Texas, which hearing was then closed; and

WHEREAS, the City, at such hearing, invited any interested person, or the person's representative, to appear and speak for or against the designation of the proposed reinvestment zone, the boundaries of the proposed reinvestment zone, as described in Exhibit "A" attached hereto and as depicted in the map attached hereto as Exhibit "B", whether all or part of the territory described in Exhibit "A" and as depicted in Exhibit "B" should be included in such proposed reinvestment zone, the concept of tax increment financing, and the appointment of a board of directors for the proposed reinvestment zone; and

WHEREAS, all owners of property located within the proposed reinvestment zone and all other taxing units and other interested persons were given the opportunity at such public hearing to protest the designation of the proposed reinvestment zone; and

WHEREAS, the City has prepared a preliminary project and reinvestment zone financing plan attached hereto as Exhibit "C"; **NOW THEREFORE**;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON,
TEXAS:**

SECTION 1. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. That the City Council, after conducting such public hearing and having heard such evidence and testimony has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law.
- (b) That designation of the proposed reinvestment zone with boundaries as described in Exhibit "A" and as depicted in Exhibit "B" will result in benefits to the city, its residents and property owners, in general, and to the property, residents and property owners in the proposed reinvestment zone.
- (c) That the proposed reinvestment zone, as defined in Exhibit "A" and as depicted in Exhibit "B", meets the criteria for the designation of a reinvestment zone as set forth in the Act in that it is a contiguous geographic area located wholly within the corporate limits of the City and meets the requirements of Tax Code, Section 311.005.
- (d) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal roll of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal roll of the City, does not exceed fifty percent (50%) of the current total taxable value of taxable real property in the City and in the industrial districts created by the City, if any.
- (e) That the proposed improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone and will be of general benefit to the City.
- (f) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future.
- (g) That thirty percent (30%) or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes.

- (h) That the proposed reinvestment zone is to be predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality or county.
- (i) That the proposed reinvestment zone substantially arrests or impairs the sound growth of the City, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:
 - (1) the predominance of defective or inadequate sidewalk or street layout; and
 - (2) faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

SECTION 3. That the City hereby designates a tax increment financing reinvestment zone over the area described in Exhibit "A" attached hereto and as depicted in the map attached as Exhibit "B", and such tax increment financing reinvestment zone shall hereafter be identified as Reinvestment Zone Number Two, City of Richardson, Texas (hereinafter sometimes referred to herein as the "Zone").

SECTION 4. That there is hereby established a board of directors for Reinvestment Zone No. Two, City of Richardson, Texas which shall consist of at least five (5) but not more than fifteen (15) members, unless more members are required to be appointed to satisfy the requirements of Section 311.009, Tax Code. The members of the Board of Directors of the Zone shall be appointed as follows:

- (a) The City shall be entitled to appoint a minimum of three (3) and a maximum of ten (10) members of the Board of Directors, except that if there are fewer than five (5) directors appointed by taxing units other than the City, the City Council may appoint more than ten (10) members as long as the total membership of the Board of Directors does not exceed fifteen (15) members. The City Council shall appoint its initial members to the Board of Directors within sixty (60) days after passage of this Ordinance.
- (b) Each taxing unit, other than the City, that levies taxes on real property in the Zone may appoint one member of the Board of Directors if the taxing unit has approved the payment of all or part of the tax increment produced by such taxing unit into the tax increment fund for the Zone. A taxing unit eligible to appoint a member to

the Board of Directors may waive such right. If a taxing unit waives its right to appoint a member of the board, the City may appoint a member to the Board of Directors to such position. The governing body of each taxing unit, other than the City, eligible to appoint a member to the Board of Directors shall appoint such member within sixty (60) days after such taxing unit has entered into an agreement with the City for payment of all or part of the tax increment produced by such taxing unit into the tax increment fund for the Zone. Failure of such taxing unit to appoint a director within such sixty (60) day period shall be deemed a waiver of the right to appoint a director, and the City Council shall be entitled to appoint a person to such position.

- (c) The City Council shall appoint additional member(s) in order to maintain a board of at least five (5) members. A vacancy on the Board of Directors shall be filled as set forth in the Act. Positions one through three on the Board of Directors are reserved for the City. The remaining positions are reserved for other taxing units that levy real property taxes in the Zone and if the taxing unit has approved the payment of all or part of the tax increment produced by such taxing unit into the tax increment fund for the Zone. The directors appointed by taxing units other than the City shall be assigned a Board position in the order that the City receives the appointment. All members appointed to the Board of Directors shall meet eligibility requirements as set forth in the Act.
- (d) The terms of office for members of the Board of Directors shall be for two (2) years. Each year the City Council shall designate a member of the Board of Directors to serve as Chairperson of the Board of Directors. The Chairperson shall serve a term of office of one year that runs from January 1 through and including December 31 of the calendar year. The Board of Directors shall elect from its members a Vice-Chairperson and other officers, as it deems appropriate.
- (e) The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. It shall prepare and adopt a project plan and the reinvestment zone financing plan for the Zone, and must submit such plans to the City Council for its approval. The City Council delegates to the Board of Directors all powers necessary to prepare and implement the project and the reinvestment zone financing plans for the Zone, including any required annual reports on the status of the Zone, all subject to the prior approval of the City Council.

SECTION 5. That the Zone shall take effect on adoption of this Ordinance, and the termination of the Zone shall occur on December 31, 2036, or at an earlier time designated by subsequent ordinance of the City Council, or at such time, subsequent to the issuance of any tax

increment bonds, if any, that all project costs, tax increment bonds, notes or other obligations of the Zone, and the interest thereon, if any, have been paid in full.

SECTION 6. That the tax increment base for the Zone, which is the total taxable value of all taxable real property located in the Zone, is to be determined as of January 1, 2011, the year in which the Zone was designated as a tax increment financing reinvestment zone (the "Tax Increment Base"). Tax Increment Base means the total taxable value of all real property taxable by a taxing unit and located in the Zone for the 2011 year. "Tax Increment" means the total amount of real property taxes by a taxing unit for the year on the Captured Appraised Value of real property taxable by a taxing unit and located in the Zone. The "Captured Appraised Value" means the total taxable value of all real property taxable by a taxing unit and located in the Zone for the year, less the Tax Increment Base of the taxing unit. For purposes of this Ordinance taxing unit means the City and any other political subdivision or special district that taxes real property within the Zone that enters into an agreement with the City for the payment of all or part of the tax increment produced by such other taxing unit into the Tax Increment Fund for the Zone.

SECTION 7. That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into such sub-accounts as may be required, into which all Tax Increments, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. All Tax Increments as defined herein shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any sub-accounts are to be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of the City. In addition, all revenues from the sale of any tax increment bonds, notes or certificates of obligation, hereafter issued by the City; revenues from the sale of any property

acquired as part of the Zone financing plan; and any other revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund or sub-account from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds, notes or certificates of obligations issued for the Zone.

SECTION 8. That the City will participate in the Zone by contributing 66.67% of the City's Tax Increment from real property ad valorem taxes in the Zone for a period of twenty-five (25) years.

SECTION 9. That all ordinances of the City of Richardson, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed; provided, however that all other provisions of said ordinances not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 10. That if any section, paragraph, clause or provision of this Ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 11. That the City Manager is hereby authorized to execute any contracts or other agreements with any taxing units that elect to enter into an agreement with the City for payment of all or part of the tax increment produced by such other taxing unit into the Tax Increment Fund for the Zone.

SECTION 12. This Ordinance shall take effect upon its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the ____ day
of November, 2011.

APPROVED:

MAYOR

CORRECTLY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:11-01-11:TM 51536)

Exhibit "A"
Reinvestment Zone Number Two, City of Richardson, Texas
Tax Increment Financing Zone No. 2

Boundary Description

BEING land situated in the J. G. Vance Survey, Abstract No. 938 and the F. J. Vance Survey, Abstract No. 939 and the J. V. Vance Survey, Abstract No. 942 and the T. Vance Survey, Abstract No. 940, within the City of Richardson, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" found in the east right-of-way of Wyndham Lane (an 85-foot wide public right-of-way) for the most westerly southwest corner of Lot 1C, Block A of GALATYN PARK NORTH, an addition in the City of Richardson, Collin County, Texas, according to the plat thereof recorded in Volume 2011, Page 268 of the Map Records of Collin County, Texas;

THENCE in a southeasterly direction, an approximate distance of 200 feet, along the south line of Lot 1C, Block A, Galatyn Park North, said south line also being the north line of Lot 3, Block A, Galatyn Park North. Continuing in an easterly direction, an approximate distance of 350 feet, to a point being the northeast corner of Lot 3 Block A, Galatyn Park North, said point also being the southeast corner of Lot 1C, Block A, Galatyn Park North;

THENCE in a southerly direction, an approximate distance of 473 feet, along the east line of Lot 3, Block A, Galatyn Park North, to a point being the southeast corner of Lot 3, Block A, Galatyn Park North;

THENCE in a southerly direction, across Renner Road, (a variable width R.O.W.), an approximate distance of 124 feet to a point being in the south line of Renner Road;

THENCE generally in a westerly direction, an approximate distance of 5,920 feet, along the south line of Renner Road, to a point in the east line of Lot A, Block 1, Renner Plaza, said point being in the most northerly northwest corner of Tract 12 of the J. V. Vance Survey, Abstract No. 942, a tract of approximately 13.95 acres;

THENCE in a northeasterly direction, an approximate distance of 123 feet, along the east line of Lot A, Block 1, Renner Plaza to a point being the most northern northeast corner of Lot A, Block 1, Renner Plaza;

THENCE continuing in a northeasterly direction, across Renner Road, (a variable width R.O.W.), an approximate distance of 82 feet to a point being the southeast corner of Tract 33 of the J. G. Vance Survey, Abstract 938, said point also being the southwest corner of Tract 16 of the J. G. Vance Survey, Abstract 938;

THENCE continuing in a northeasterly direction, an approximate distance of 1,409 feet along the west line of Tract 16 of the J. G. Vance Survey, Abstract 938, said line also being the east line of Tract 33 of the J. G. Vance Survey, Abstract 938, to a point in the most southern northeast corner of Tract 32 of the J. G. Vance Survey, Abstract 938;

THENCE in a westerly direction, an approximate distance of 188 feet along a line of Tract 32 of the J. G. Vance Survey, Abstract 938, said line also being the south line of Infocom Drive, to a point being at the

corner of the southwest end of Infocom Drive and a corner of Tract 32 of the J. G. Vance Survey, Abstract 938;

THENCE in a northerly direction, an approximate distance of 91 feet along an east line of Tract 32 of the J. G. Vance Survey, Abstract 938;

THENCE continuing generally in a northeasterly direction, a distance of approximately 816 feet, along the east line of Tract 32 of the J. G. Vance Survey, Abstract 938 to a point at the most eastern northeast corner of Tract 32 of the J. G. Vance Survey, Abstract 938;

THENCE continuing in a northeasterly direction, an approximate distance of 294 feet across the right of way for the southwest corner of Routh West and President George Bush Highway, to a point in the centerline of President George Bush Highway, said point also being the City Limits between the City of Richardson and the City of Plano;

THENCE in an easterly direction, an approximate distance of 4,377 feet along the centerline of President George Bush Highway, said point also being the City Limits between the City of Richardson and the City of Plano;

THENCE in a southerly direction, an approximate distance of 235 feet across President George Bush Highway to the southwest corner of President George Bush Highway and Wyndham Lane, said point also being the most westerly northwest corner of Lot 1, Block A, The Shire #2 Addition;

THENCE continuing generally in a southerly direction an approximate distance of 1,300 feet, along the east line of Wyndham Lane, to the POINT OF BEGINNING and containing approximately 270 acres of land, more or less (approximately 212 parcel acres).

Exhibit "B"
Location Map

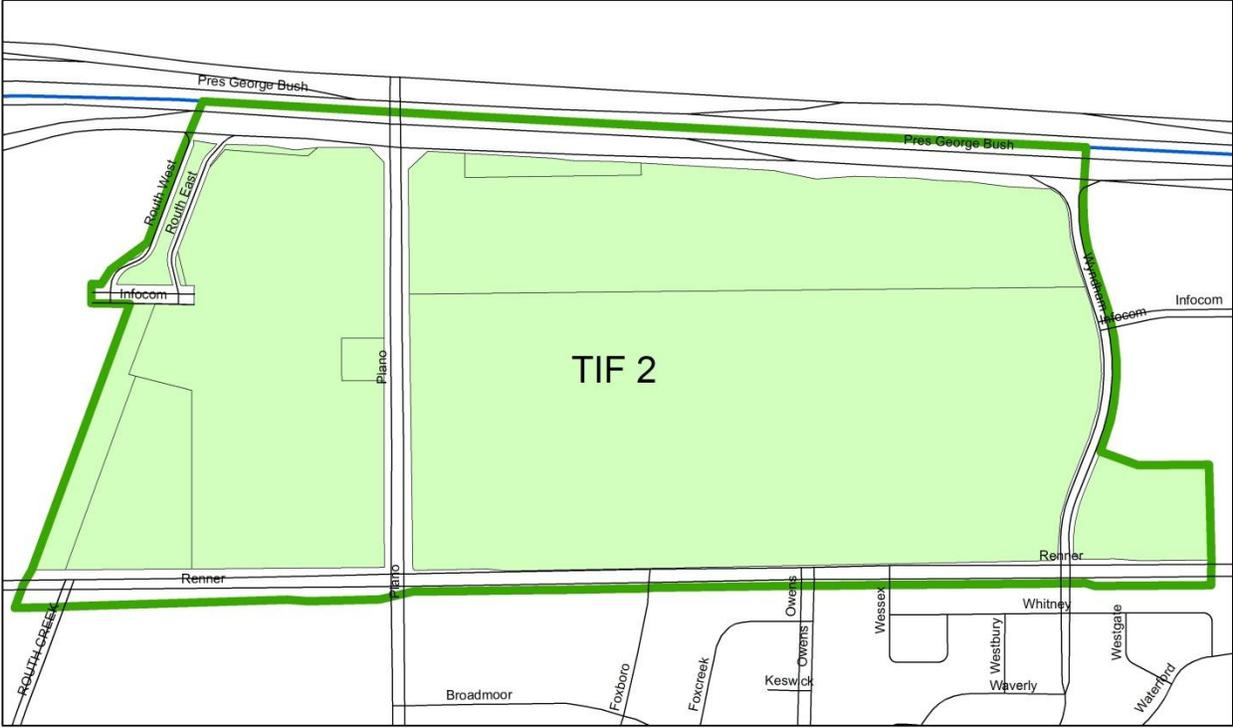


Exhibit “C”

Preliminary Project and Reinvestment Zone Financing Plan

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

October 2011

by

Stein
Planning, LLC

for



the City of Richardson

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Disclaimer

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

Section 1: Objectives

The objectives for City of Richardson Tax Increment Financing Zone Number Two are economic and qualitative benefits for Richardson and Collin County. The City of Richardson finds that designating a Tax Increment Financing Reinvestment Zone (“TIF Zone”) enhances the probability a DART rail transit alignment from DFW Airport to Plano via Richardson, better quality of urban design with more transit ridership, earlier development and greater City and County revenue than otherwise likely.

Section 2: What Is Tax Increment Financing?

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

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

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

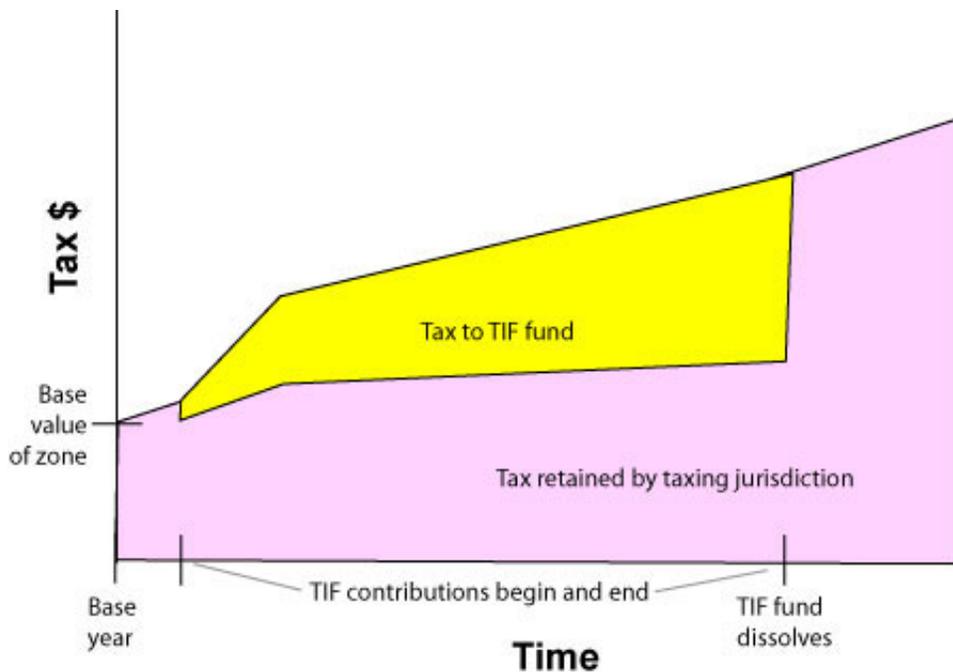
Exhibit A illustrates how rising tax revenue from greater appraised value in a TIF zone flows with time to a taxing jurisdiction’s general fund and to a TIF fund. The sloped lines depict tax revenue in the zone rising with time. Through tax year 2036, the City will deposit to TIF Fund Number Two two thirds of City tax increments due to increased real property appraisals within the boundary of TIF Zone Number Two. Collin County will invest in the TIF fund 50% of County tax increments due to increased real property appraisals in the zone for the same term of years. Real property taxes retained from the TIF zone for the general funds of both the City and County will rise sharply upon termination of

participation in the TIF fund. No City or County taxes or fees except the designated portions of real property taxes will flow to the TIF fund.

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

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

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



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

Section 3: Reinvestment Zone Description

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

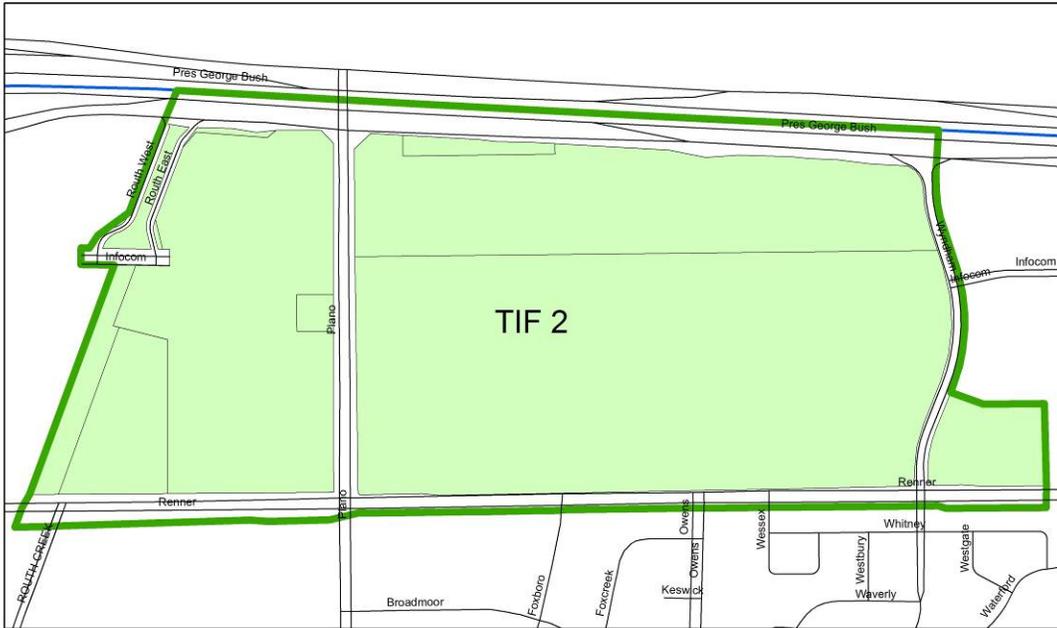
Exhibit C is another map of the zone showing existing uses and conditions. The zone is predominantly open or undeveloped. Most parcels in the zone are currently appraised for property tax purposes on the basis of their agricultural value. The absence of streets, water and sewer lines, franchise utilities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

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

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

Exhibit B: Richardson TIF Reinvestment Zone Number Two Boundary

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

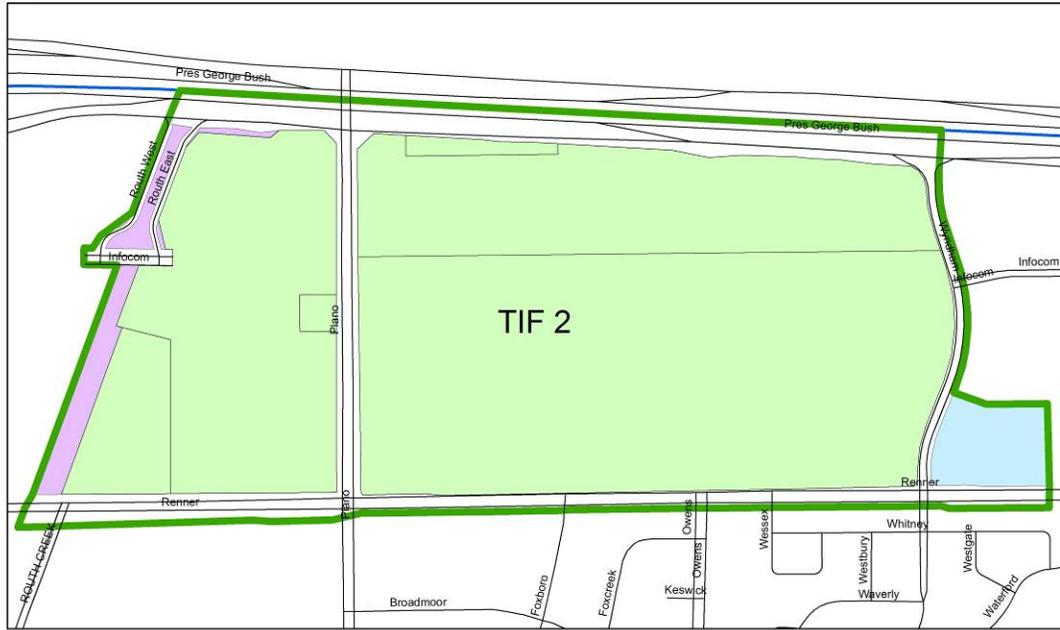


-  TIF 2 Zone
-  TIF 2 Parcels
-  City Limits

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

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

Prepared 9/23/2011



- TIF 2 Zone
- Ag Appraisal
- DART
- Commercial
- City Limits

Section 4: Development with Tax Increment Financing

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

Taxable appraised value estimates in Schedules 2, 3 and subsequent schedules in this document are by Stein Planning, LLC. These estimates of value *for tax purposes* are based on the Bush/75 Partners' anticipated development program and taxable values assigned to comparably developed properties in the metropolitan area by appraisal districts. An appendix of this document presents actual appraisals of comparable properties by county appraisal districts. Development costs, sale prices and appraisals for tax purposes may differ significantly.

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

Richardson ordinarily expects developers of real property to pay all or part of the costs to construct public improvements such as streets and utilities within a development site. Schedule 4 lists major public improvements proposed by Bush/75 Partners within TIF Zone 2, with cost estimates for various categories. Improvement items, quantities and cost estimates were provided by Bush/75 Partners. Richardson recognizes that there will be public benefits for the City and other jurisdictions if there is early development and transit-oriented development in this proposed TIF zone. Consequently, Richardson intends that a TIF fund for Zone 2 will reimburse some, but probably not all, identified TIF project costs identified in Schedule 4. That list of TIF project items and their estimated costs will be reviewed periodically by the TIF Board and may be modified upon TIF Board recommendation and City Council approval.

Texas law requires that a TIF project plan must identify proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances and subdivision rules and regulations, if any, of the county, if applicable. No such changes are currently proposed, but future proposals for changes are possible.

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

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

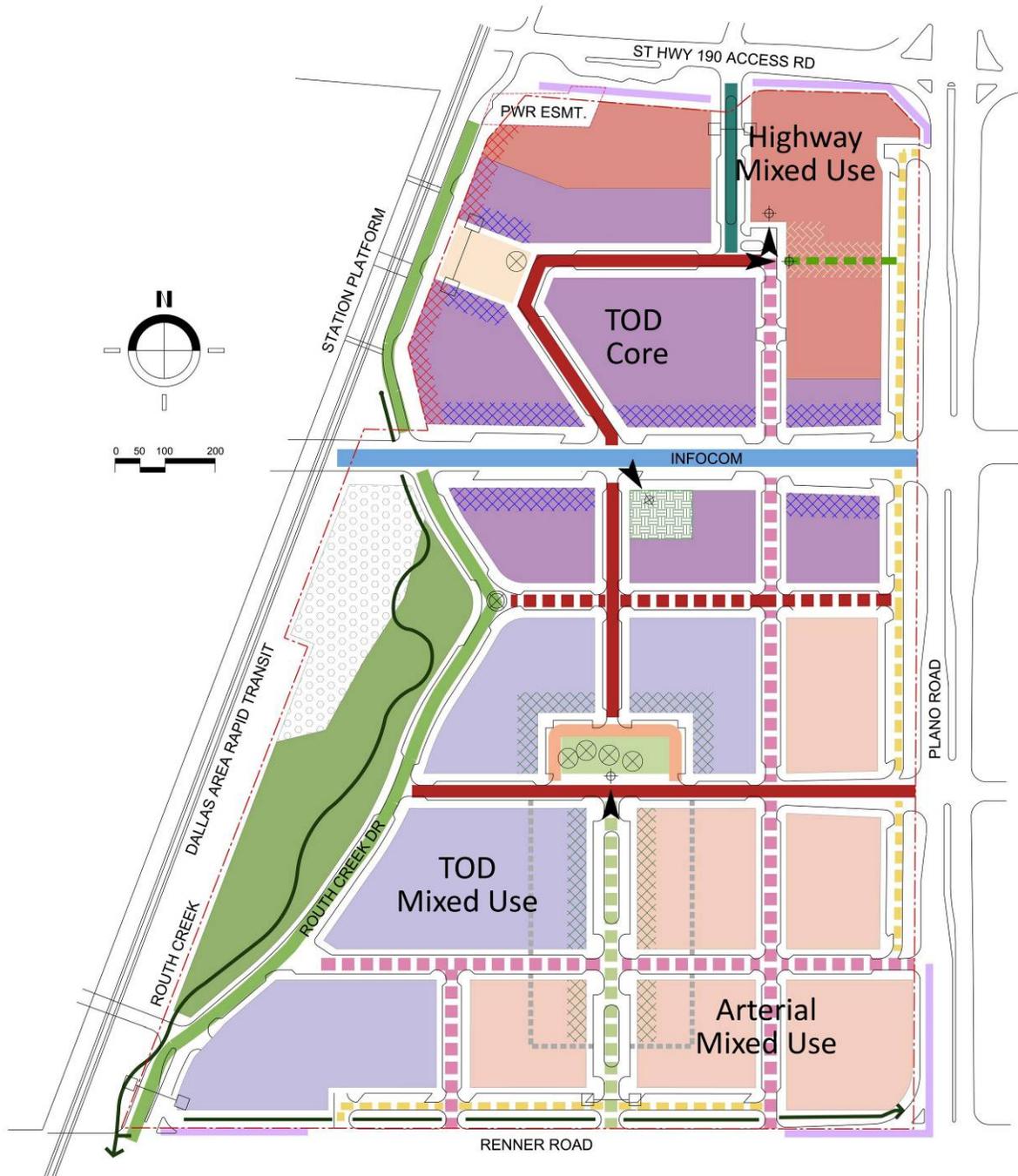
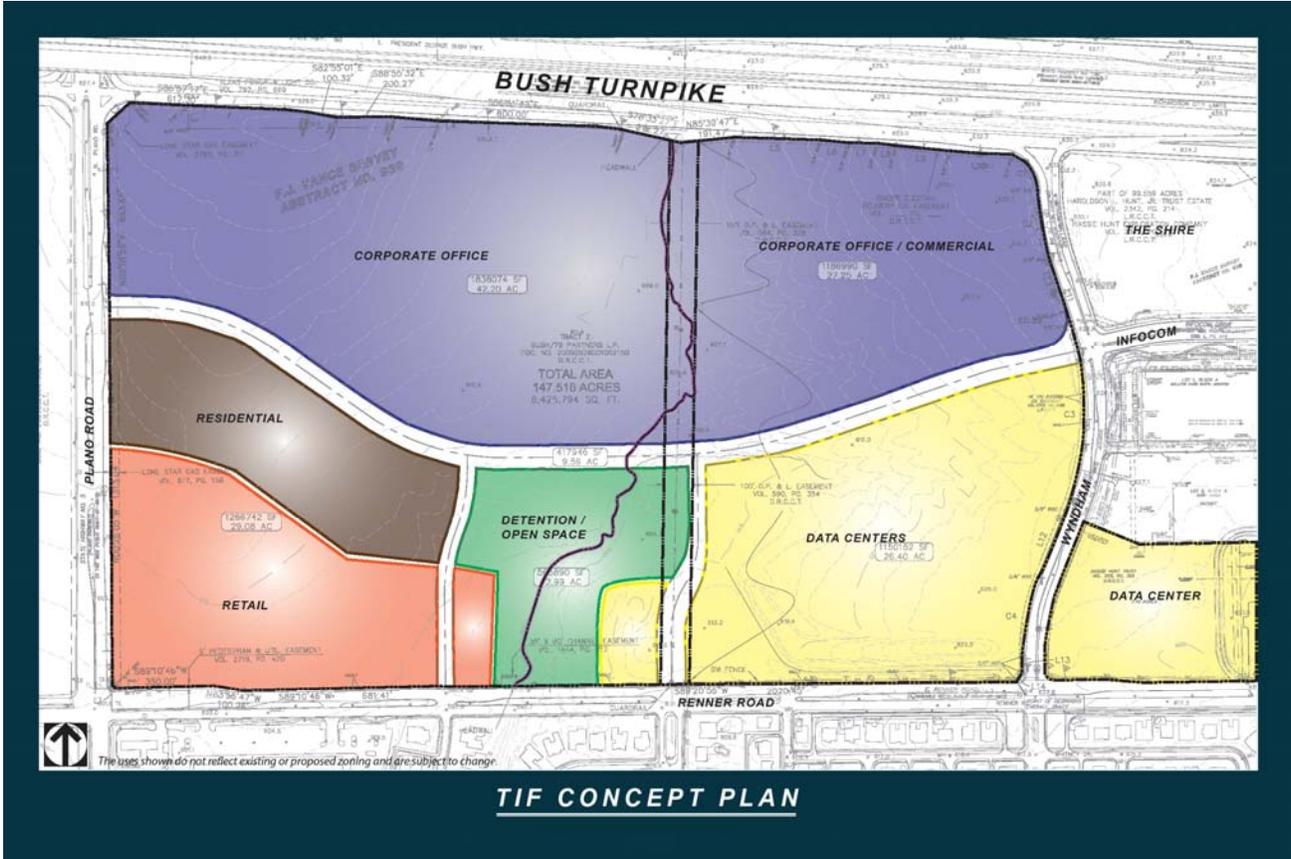


Exhibit E: Proposed Improvements and Uses of Property In the Reinvestment Zone, East of Plano Road



Section 5: Financing TIF Project Costs

Based on the development program for TIF Zone 2, Schedules 5 through 8 are forecasts of annual and cumulative cash generated by property taxes (real and business personal property) and municipal sales tax within the zone during a twenty-five-year term and immediately subsequent years. These schedules assume the City pledges two-thirds of the real property tax increment to the TIF fund for tax years 2012 through 2036 and that Collin County pledges 50% of real property tax increments for the same term. (The duration of the TIF zone runs from its date of designation by the Richardson City Council through December 31, 2036. Designated shares of tax increments levied in calendar 2036 flow to the TIF fund, even if collected in a subsequent year.) This analysis implies that it is economically likely and feasible to pay approximately \$78 million of total TIF Zone 2 project costs, given all the stated assumptions. The TIF fund will not and cannot pay more cash for TIF project costs than it actually collects.

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

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

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

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

- 1) The proposed development is consistent with community plans and zoning and with the project and financing plan for the TIF zone, as amended from time to time.

-
- 2) Development of similar taxable value or quality is unlikely on the site or an alternative site in Richardson without investment of tax increment dollars.
 - 3) Taxable development made possible by the investment of TIF dollars for project costs is likely to add net new taxable property value of at least \$15 million within 3 years of the first investment of tax increment dollars in the project.
 - 4) Agreements to reimburse TIF project cost principal will be limited to a specific total dollar amount.
 - 5) The estimated net new taxable value likely to result from an agreement to reimburse project costs will be at least ten times the total tax increment reimbursement amount within ten years after the first tax increment dollar for project costs pursuant to the agreement has been reimbursed.

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

Section 6: Net New Revenue for Richardson and Collin County

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

The City of Richardson will earn local sales tax from new development. Schedule 7 estimates taxable retail sales and City sales tax from new development in the TIF zone. Summary forecasts of taxes Richardson and Collin County will retain from the TIF zone are displayed in Schedules 9 and 10.

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

Notes:

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

| (a) Collin CAD Property ID | (b) Address | (c) Acres | (d) Record Owner | (e) through (i) Collin Central Appraisal District Appraisals | | | | |
|----------------------------------|-----------------------|---------------|------------------------|---|---------------------|--------------------|---------------------|-------------------------|
| | | | | (e) Improvements Only | (f) Land Only | (g) Land per SF | (h) Total | (i) Total Taxable |
| | | | | "Market" | | | | |
| West of Plano Road | | | | | | | | |
| 372965 | Renner Road | 10.00 | Bush/75 Partnership LP | \$0 | \$1,206,612 | \$2.77 | \$1,206,612 | \$1,770 |
| 2138587 | Renner Road | 46.11 | Bush/75 Partnership LP | \$0 | \$5,564,174 | \$2.77 | \$5,564,174 | \$8,162 |
| 372876 | Renner Road | 1.00 | Bush/75 Partnership LP | \$0 | \$127,893 | \$2.94 | \$127,893 | \$177 |
| Subtotal | | 57.11 | | \$0 | \$6,898,679 | \$2.77 | \$6,898,679 | \$10,109 |
| East of Plano Road | | | | | | | | |
| 2652371 | Renner Road | 100.64 | Bush/75 Partnership LP | \$0 | \$12,143,584 | \$2.77 | \$12,143,584 | \$17,814 |
| 2613350 | President George Bush | 45.82 | Bush/75 Partnership LP | \$0 | \$5,528,214 | \$2.77 | \$5,528,214 | \$8,109 |
| 373054 | President George Bush | 1.06 | Bush/75 Partnership LP | \$0 | \$92,136 | \$2.00 | \$92,136 | \$187 |
| Subtotal | | 147.52 | | \$0 | \$17,763,934 | \$2.76 | \$17,763,934 | \$26,110 |
| East of Wyndham Lane | | | | | | | | |
| 2652372 | Wyndham Lane | 7.15 | Bush/75 Partnership LP | \$0 | \$863,210 | \$2.77 | \$863,210 | \$1,266 |
| Total base for proposed TIF zone | | <u>211.78</u> | | <u>\$0</u> | <u>\$25,525,823</u> | <u>\$2.77</u> | <u>\$25,525,823</u> | <u>\$37,485</u> |

Schedule 2: Anticipated New Development in the Zone, with Estimated Appraisals in 2011 Dollars

Notes:

Uses, completion years, floor areas and dwelling counts are estimates based on information from the property owner and are subject to change.
 Collin CAD appraisals per square foot of improvement are estimates by Stein Planning, based on appraisals of comparable properties. Value estimates may require adjustments as project details and Collin CAD appraisal norms evolve.
 Taxable values assume no homestead exemptions.
 Development cost, selling price and appraisals are not necessarily the same.
 Parking garage improvements are not counted as floor area. Estimated costs and appraisals include garages.
 Existing taxable values of tracts reflect 2011 taxable values of larger tracts, prorated according to approximate land area in each tract.

| (a) Tract | (b) Acres | (c) Use | (d) Completed by Jan. 1, | (e) through (r) Real Property | | | | | | | | | | | | | |
|---|---------------|-----------------------------|--------------------------------|----------------------------------|----------------------------|---------------------|----------------------|---|-------------------------------|---|-----------------------------|---------------------------------|----------------------|--|----------------------|-------------|----------------------|
| | | | | Improvements | | | | | Value (Land and Improvements) | | | | | Est. CCAD Appraisal of Taxable Business Personal Property | | | |
| | | | | Gross Floor Area (SF) | Floor Coverage Ratio | Residences Units | Retail Unit SF | Developer's Estimated Cost per SF | Total | Est. Collin CAD Appraisal "Market" Per SF | Less Existing Taxable | Estimated Net New Taxable | Per SF | Total | Per SF | Total | |
| West of Plano Road | | | | | | | | | | | | | | | | | |
| 1 | | multi-family residences | 2014 | 500,000 | | 500 | 1,000 | 0 | \$100 | \$50,000,000 | \$80 | \$40,000,000 | \$40,000,000 | \$1,264 | \$39,998,736 | \$0 | \$0 |
| 2 | | multi-family residences | 2016 | 500,000 | | 500 | 1,000 | 0 | \$120 | \$60,000,000 | \$80 | \$40,000,000 | \$40,000,000 | \$1,264 | \$39,998,736 | \$0 | \$0 |
| 3 | | retail | 2016 | 100,000 | | | | 100,000 | \$200 | \$20,000,000 | \$130 | \$13,000,000 | \$13,000,000 | \$1,264 | \$12,998,736 | \$35 | \$3,500,000 |
| 4 | | office | 2017 | 600,000 | | | | 0 | \$200 | \$120,000,000 | \$100 | \$60,000,000 | \$60,000,000 | \$1,264 | \$59,998,736 | \$20 | \$12,000,000 |
| 5 | | multi-family residences | 2018 | 500,000 | | 500 | 1,000 | 0 | \$120 | \$60,000,000 | \$80 | \$40,000,000 | \$40,000,000 | \$1,264 | \$39,998,736 | \$0 | \$0 |
| 6 | | retail | 2018 | 100,000 | | | | 100,000 | \$200 | \$20,000,000 | \$130 | \$13,000,000 | \$13,000,000 | \$1,264 | \$12,998,736 | \$35 | \$3,500,000 |
| 7 | | hotel | 2018 | 180,000 | | | | 5,000 | \$206 | \$37,000,000 | \$105 | \$18,900,000 | \$18,900,000 | \$1,264 | \$18,898,736 | \$0 | \$0 |
| 8 | | multi-family residences | 2020 | 500,000 | | 500 | 1,000 | 0 | \$150 | \$75,000,000 | \$90 | \$45,000,000 | \$45,000,000 | \$1,264 | \$44,998,736 | \$0 | \$0 |
| Subtotal or average | 57.00 | | | 2,980,000 | 1.20 | 2,000 | 1,000 | 205,000 | \$148 | \$442,000,000 | \$91 | \$269,900,000 | \$269,900,000 | \$10,109 | \$269,889,891 | \$6 | \$19,000,000 |
| East of Plano Road | | | | | | | | | | | | | | | | | |
| 1 | 42.20 | corporate campus | 2014 | 1,000,000 | 0.54 | | | 0 | \$200 | \$200,000,000 | \$100 | \$100,000,000 | \$100,000,000 | \$8,416 | \$99,991,584 | \$20 | \$20,000,000 |
| 2 | 19.20 | retail, anchored by grocer | 2016 | 200,000 | 0.24 | | | 200,000 | \$200 | \$40,000,000 | \$130 | \$26,000,000 | \$26,000,000 | \$3,829 | \$25,996,171 | \$35 | \$7,000,000 |
| 3 | 9.88 | multi-family residences | 2015 | 250,000 | 0.58 | 250 | 1,000 | 0 | \$100 | \$25,000,000 | \$80 | \$20,000,000 | \$20,000,000 | \$1,970 | \$19,998,030 | \$0 | \$0 |
| 4 | 6.00 | office and data center | 2018 | 200,000 | 0.77 | | | 0 | \$200 | \$40,000,000 | \$125 | \$25,000,000 | \$25,000,000 | \$1,197 | \$24,998,803 | \$200 | \$40,000,000 |
| 5a | 6.60 | data center | 2016 | 100,000 | 0.35 | | | 0 | \$200 | \$20,000,000 | \$150 | \$15,000,000 | \$15,000,000 | \$1,316 | \$14,998,684 | \$300 | \$30,000,000 |
| 5b | 6.60 | data center | 2017 | 100,000 | 0.35 | | | 0 | \$200 | \$20,000,000 | \$150 | \$15,000,000 | \$15,000,000 | \$1,316 | \$14,998,684 | \$300 | \$30,000,000 |
| 5c | 6.60 | data center | 2018 | 100,000 | 0.35 | | | 0 | \$200 | \$20,000,000 | \$150 | \$15,000,000 | \$15,000,000 | \$1,316 | \$14,998,684 | \$300 | \$30,000,000 |
| 5d | 6.60 | data center | 2019 | 100,000 | 0.35 | | | 0 | \$200 | \$20,000,000 | \$150 | \$15,000,000 | \$15,000,000 | \$1,316 | \$14,998,684 | \$300 | \$30,000,000 |
| 6 | 27.25 | corporate campus and retail | 2021 | 500,000 | 0.42 | | | 25,000 | \$200 | \$100,000,000 | \$105 | \$52,500,000 | \$52,500,000 | \$5,434 | \$52,494,566 | \$25 | \$12,500,000 |
| Subtotal or average | 130.93 | | | 2,550,000 | 0.45 | 250 | 1,000 | 225,000 | \$190 | \$485,000,000 | \$111 | \$283,500,000 | \$283,500,000 | \$26,110 | \$283,473,890 | \$78 | \$199,500,000 |
| roads | 9.59 | | | | | | | | | | | | | | | | |
| detention | 6.99 | | | | | | | | | | | | | | | | |
| Subtotal or average | 147.51 | | | 2,550,000 | 0.40 | | | | | | | | | | | | |
| East of Wyndham Road | | | | | | | | | | | | | | | | | |
| 7 | 7.15 | data center | 2013 | 72,000 | 0.23 | | | 0 | \$200 | \$14,400,000 | \$150 | \$10,800,000 | \$10,800,000 | \$1,266 | \$10,798,734 | \$300 | \$21,600,000 |
| Total or average, without streets or detention areas | | | | | | | | | | | | | | | | | |
| | <u>195.08</u> | | | <u>5,602,000</u> | <u>0.66</u> | <u>2,250</u> | <u>1,000</u> | <u>430,000</u> | <u>\$168</u> | <u>\$941,400,000</u> | <u>\$101</u> | <u>\$564,200,000</u> | <u>\$564,200,000</u> | <u>\$37,485</u> | <u>\$564,162,515</u> | <u>\$43</u> | <u>\$240,100,000</u> |

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

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

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

Schedule 4: TIF Project Costs

Notes:

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

All ROW will be donated by the property owner.

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

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

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

Schedule 4: TIF Project Costs

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

Schedule 4: TIF Project Costs

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

Schedule 4: TIF Project Costs

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

Schedule 4: TIF Project Costs

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

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

Notes:

Estimated net new appraisals due to new improvements are from a separate schedule.
Tax rate is for 2011. Later years are assumed a constant. Actual rates will be set annually.

| (a) | (b) | (c) Real Property | | | | | | | | | | (m) Business Personal Property | | | | |
|-------------------|---------|---|-----------------|--|--------------------|---------------------------------------|---------------------------------------|--|---|------------------------------------|---|---------------------------------------|---|--|---------------|--|
| | | Appraisal Without Improvements New This Year; Post-completion Appraisals Rise 1.00% | | Net New Appraisals Related to Development | | Total Taxable Real Property Appraisal | Captured Appraised Value of This Year | City Real Property Tax on Captured Appraised Value @ \$0.63516 per \$100 | TIF Fund Receipts on This % of Captured Appraised Value | TIF Fund Receipts in Calendar Year | City Real Property Tax Increments to TIF Fund | City RP Tax Retained for General Fund | Appraisal Without Improvements Added This Year; Post-completion Appraisals Rise 1.00% | Appraisals Related to New Improvements | | City BPP Tax @ \$0.63516 per \$100 (to General Fund) |
| Year | Jan. 1, | Annually After 2012 | In 2011 Dollars | Adjusted for Pre-completion Inflation @ 3.00% After 2012 | Property Appraisal | for Jan. 1 of This Year | per \$100 | Value | Year | to TIF Fund | General Fund | Annually After 2012 | In 2011 Dollars | Adjusted for Pre-completion Inflation @ 3.00% After 2012 | Total | per \$100 (to General Fund) |
| Base | 2011 | | | | \$37,485 | \$0 | \$0 | 0% | 2012 | \$0 | \$238 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1 | 2012 | \$37,485 | \$0 | \$0 | \$37,485 | \$0 | \$0 | 66.67% | 2013 | \$0 | \$238 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2 | 2013 | \$37,860 | \$10,798,734 | \$11,122,696 | \$11,160,556 | \$11,123,071 | \$70,649 | 66.67% | 2014 | \$47,100 | \$23,788 | \$0 | \$21,600,000 | \$22,248,000 | \$22,248,000 | \$141,310 |
| 3 | 2014 | \$11,272,161 | \$139,990,321 | \$148,515,731 | \$159,787,893 | \$159,750,408 | \$1,014,671 | 66.67% | 2015 | \$676,447 | \$338,462 | \$22,470,480 | \$20,000,000 | \$21,218,000 | \$43,688,480 | \$277,492 |
| 4 | 2015 | \$161,385,772 | \$19,998,030 | \$21,852,387 | \$183,238,159 | \$183,200,674 | \$1,163,617 | 66.67% | 2016 | \$775,745 | \$388,111 | \$44,125,365 | \$0 | \$0 | \$44,125,365 | \$280,267 |
| 5 | 2016 | \$185,070,540 | \$93,992,328 | \$105,789,193 | \$290,859,733 | \$290,822,248 | \$1,847,187 | 66.67% | 2017 | \$1,231,458 | \$615,967 | \$44,566,618 | \$40,500,000 | \$45,583,107 | \$90,149,725 | \$572,595 |
| 6 | 2017 | \$293,768,331 | \$74,997,420 | \$86,942,565 | \$380,710,896 | \$380,673,411 | \$2,417,885 | 66.67% | 2018 | \$1,611,923 | \$806,200 | \$91,051,223 | \$42,000,000 | \$48,689,511 | \$139,740,734 | \$887,577 |
| 7 | 2018 | \$384,518,004 | \$111,893,696 | \$133,606,925 | \$518,124,930 | \$518,087,445 | \$3,290,684 | 66.67% | 2019 | \$2,193,789 | \$1,097,133 | \$141,138,141 | \$73,500,000 | \$87,762,844 | \$228,900,985 | \$1,453,887 |
| 8 | 2019 | \$523,306,179 | \$14,998,684 | \$18,446,489 | \$541,752,668 | \$541,715,183 | \$3,440,758 | 66.67% | 2020 | \$2,293,839 | \$1,147,157 | \$231,189,995 | \$30,000,000 | \$36,896,216 | \$268,086,211 | \$1,702,776 |
| 9 | 2020 | \$547,170,195 | \$44,998,736 | \$57,003,053 | \$604,173,248 | \$604,135,763 | \$3,837,229 | 66.67% | 2021 | \$2,558,152 | \$1,279,314 | \$270,767,073 | \$0 | \$0 | \$270,767,073 | \$1,719,804 |
| 10 | 2021 | \$610,214,980 | \$52,494,566 | \$68,493,502 | \$678,708,482 | \$678,670,997 | \$4,310,647 | 66.67% | 2022 | \$2,873,764 | \$1,437,120 | \$273,474,743 | \$12,500,000 | \$16,309,665 | \$289,784,408 | \$1,840,595 |
| 11 | 2022 | \$685,495,567 | \$0 | \$0 | \$685,495,567 | \$685,458,082 | \$4,353,756 | 66.67% | 2023 | \$2,902,504 | \$1,451,490 | \$292,682,252 | \$0 | \$0 | \$292,682,252 | \$1,859,001 |
| 12 | 2023 | \$692,350,523 | \$0 | \$0 | \$692,350,523 | \$692,313,038 | \$4,397,295 | 66.67% | 2024 | \$2,931,530 | \$1,466,003 | \$295,609,075 | \$0 | \$0 | \$295,609,075 | \$1,877,591 |
| 13 | 2024 | \$699,274,028 | \$0 | \$0 | \$699,274,028 | \$699,236,543 | \$4,441,271 | 66.67% | 2025 | \$2,960,847 | \$1,480,662 | \$298,565,166 | \$0 | \$0 | \$298,565,166 | \$1,896,367 |
| 14 | 2025 | \$706,266,768 | \$0 | \$0 | \$706,266,768 | \$706,229,283 | \$4,485,686 | 66.67% | 2026 | \$2,990,457 | \$1,495,467 | \$301,550,817 | \$0 | \$0 | \$301,550,817 | \$1,915,330 |
| 15 | 2026 | \$713,329,436 | \$0 | \$0 | \$713,329,436 | \$713,291,951 | \$4,530,545 | 66.67% | 2027 | \$3,020,363 | \$1,510,420 | \$304,566,325 | \$0 | \$0 | \$304,566,325 | \$1,934,483 |
| 16 | 2027 | \$720,462,730 | \$0 | \$0 | \$720,462,730 | \$720,425,245 | \$4,575,853 | 66.67% | 2028 | \$3,050,569 | \$1,525,522 | \$307,611,989 | \$0 | \$0 | \$307,611,989 | \$1,953,828 |
| 17 | 2028 | \$727,667,357 | \$0 | \$0 | \$727,667,357 | \$727,629,872 | \$4,621,614 | 66.67% | 2029 | \$3,081,076 | \$1,540,776 | \$310,688,109 | \$0 | \$0 | \$310,688,109 | \$1,973,367 |
| 18 | 2029 | \$734,944,031 | \$0 | \$0 | \$734,944,031 | \$734,906,546 | \$4,667,832 | 66.67% | 2030 | \$3,111,888 | \$1,556,182 | \$313,794,990 | \$0 | \$0 | \$313,794,990 | \$1,993,100 |
| 19 | 2030 | \$742,293,471 | \$0 | \$0 | \$742,293,471 | \$742,255,986 | \$4,714,513 | 66.67% | 2031 | \$3,143,009 | \$1,571,742 | \$316,932,939 | \$0 | \$0 | \$316,932,939 | \$2,013,031 |
| 20 | 2031 | \$749,716,406 | \$0 | \$0 | \$749,716,406 | \$749,678,921 | \$4,761,661 | 66.67% | 2032 | \$3,174,440 | \$1,587,458 | \$320,102,269 | \$0 | \$0 | \$320,102,269 | \$2,033,162 |
| 21 | 2032 | \$757,213,570 | \$0 | \$0 | \$757,213,570 | \$757,176,085 | \$4,809,280 | 66.67% | 2033 | \$3,206,186 | \$1,603,331 | \$323,303,292 | \$0 | \$0 | \$323,303,292 | \$2,053,493 |
| 22 | 2033 | \$764,785,706 | \$0 | \$0 | \$764,785,706 | \$764,748,221 | \$4,857,375 | 66.67% | 2034 | \$3,238,250 | \$1,619,363 | \$326,536,324 | \$0 | \$0 | \$326,536,324 | \$2,074,028 |
| 23 | 2034 | \$772,433,563 | \$0 | \$0 | \$772,433,563 | \$772,396,078 | \$4,905,951 | 66.67% | 2035 | \$3,270,634 | \$1,635,555 | \$329,801,688 | \$0 | \$0 | \$329,801,688 | \$2,094,768 |
| 24 | 2035 | \$780,157,899 | \$0 | \$0 | \$780,157,899 | \$780,120,414 | \$4,955,013 | 66.67% | 2036 | \$3,303,342 | \$1,651,909 | \$333,099,705 | \$0 | \$0 | \$333,099,705 | \$2,115,716 |
| 25 | 2036 | \$787,959,477 | \$0 | \$0 | \$787,959,477 | \$787,921,992 | \$5,004,565 | 66.67% | 2037 | \$3,336,377 | \$1,668,427 | \$336,430,702 | \$0 | \$0 | \$336,430,702 | \$2,136,873 |
| 26 | 2037 | \$795,839,072 | \$0 | \$0 | \$795,839,072 | \$795,801,587 | \$5,054,613 | 0% | 2039 | \$0 | \$5,054,851 | \$339,795,009 | \$0 | \$0 | \$339,795,009 | \$2,158,242 |
| 27 | 2039 | \$803,797,463 | \$0 | \$0 | \$803,797,463 | \$803,759,978 | \$5,105,162 | 0% | 2039 | \$0 | \$5,105,400 | \$343,192,959 | \$0 | \$0 | \$343,192,959 | \$2,179,824 |
| 28 | 2039 | \$811,835,438 | \$0 | \$0 | \$811,835,438 | \$811,797,953 | \$5,156,216 | 0% | 2040 | \$0 | \$5,156,454 | \$346,624,888 | \$0 | \$0 | \$346,624,888 | \$2,201,623 |
| 29 | 2040 | \$819,953,792 | \$0 | \$0 | \$819,953,792 | \$819,916,307 | \$5,207,780 | 0% | 2041 | \$0 | \$5,208,019 | \$350,091,137 | \$0 | \$0 | \$350,091,137 | \$2,223,639 |
| 30 | 2041 | \$828,153,330 | \$0 | \$0 | \$828,153,330 | \$828,115,845 | \$5,259,861 | 0% | 2042 | \$0 | \$5,260,099 | \$353,592,049 | \$0 | \$0 | \$353,592,049 | \$2,245,875 |
| Total (Year 1-30) | | | \$564,162,515 | \$651,772,541 | | | \$117,259,169 | | | \$60,983,691 | \$56,282,620 | | \$240,100,000 | \$278,707,342 | | \$49,809,645 |

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

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

| (a) | (b) | (c) Real Property | | | | | | | | | | (m) Business Personal Property | | | | |
|-------------------|---------|---|-----------------|--|--------------------|----------------------------------|---------------------------------------|--|---|------------------------------------|---|---|---|---|---------------|--|
| | | Appraisal Without Improvements New This Year; Post-completion Appraisals Rise 1.00% Annually After 2012 | | Net New Appraisals Related to Development Adjusted for Pre-completion Inflation @ 3.00% After 2012 | | Total Taxable Property Appraisal | Captured Appraised Value of This Year | County Real Property Tax on Captured Appraised Value @ \$0.24000 per \$100 | TIF Fund Increments on This % of Captured Appraised Value | TIF Fund Receipts in Calendar Year | County Real Property Tax Increments to TIF Fund | County RP Tax Retained for General Fund | Appraisal Without Improvements Added This Year; Post-completion Appraisals Rise 1.00% Annually After 2012 | Appraisals Related to New Improvements Adjusted for Pre-completion Inflation @ 3.00% After 2012 | | County BPP Tax @ \$0.24000 per \$100 (to General Fund) |
| Year | Jan. 1, | Annually After 2012 | In 2011 Dollars | After 2012 | Property Appraisal | for Jan. 1 of This Year | per \$100 | Appraised Value | Year | to TIF Fund | General Fund | Annually After 2012 | In 2011 Dollars | After 2012 | Total | per \$100 (to General Fund) |
| Base | 2011 | | | | \$37,485 | \$0 | \$0 | 0% | 2012 | \$0 | \$90 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1 | 2012 | \$37,485 | \$0 | \$0 | \$37,485 | \$0 | \$0 | 50% | 2013 | \$0 | \$90 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2 | 2013 | \$37,860 | \$10,798,734 | \$11,122,696 | \$11,160,556 | \$11,123,071 | \$26,695 | 50% | 2014 | \$13,348 | \$13,438 | \$0 | \$21,600,000 | \$22,248,000 | \$22,248,000 | \$53,395 |
| 3 | 2014 | \$11,272,161 | \$139,990,321 | \$148,515,731 | \$159,787,893 | \$159,750,408 | \$383,401 | 50% | 2015 | \$191,700 | \$191,790 | \$22,470,480 | \$20,000,000 | \$21,218,000 | \$43,688,480 | \$104,852 |
| 4 | 2015 | \$161,385,772 | \$19,998,030 | \$21,852,387 | \$183,238,159 | \$183,200,674 | \$439,682 | 50% | 2016 | \$219,841 | \$219,931 | \$44,125,365 | \$0 | \$0 | \$44,125,365 | \$105,901 |
| 5 | 2016 | \$185,070,540 | \$93,992,328 | \$105,789,193 | \$290,859,733 | \$290,822,248 | \$697,973 | 50% | 2017 | \$348,987 | \$349,077 | \$44,566,618 | \$40,500,000 | \$45,583,107 | \$90,149,725 | \$216,359 |
| 6 | 2017 | \$293,768,331 | \$74,997,420 | \$86,942,565 | \$380,710,896 | \$380,673,411 | \$913,616 | 50% | 2018 | \$456,808 | \$456,898 | \$91,051,223 | \$42,000,000 | \$48,689,511 | \$139,740,734 | \$335,378 |
| 7 | 2018 | \$384,518,004 | \$111,893,696 | \$133,606,925 | \$518,124,930 | \$518,087,445 | \$1,243,410 | 50% | 2019 | \$621,705 | \$621,795 | \$141,138,141 | \$73,500,000 | \$87,762,844 | \$228,900,985 | \$549,362 |
| 8 | 2019 | \$523,306,179 | \$14,998,684 | \$18,446,489 | \$541,752,668 | \$541,715,183 | \$1,300,116 | 50% | 2020 | \$650,058 | \$650,148 | \$231,189,995 | \$30,000,000 | \$36,896,216 | \$268,086,211 | \$643,407 |
| 9 | 2020 | \$547,170,195 | \$44,998,736 | \$57,003,053 | \$604,173,248 | \$604,135,763 | \$1,449,926 | 50% | 2021 | \$724,963 | \$725,053 | \$270,767,073 | \$0 | \$0 | \$270,767,073 | \$649,841 |
| 10 | 2021 | \$610,214,980 | \$52,494,566 | \$68,493,502 | \$678,708,482 | \$678,670,997 | \$1,628,810 | 50% | 2022 | \$814,405 | \$814,495 | \$273,474,743 | \$12,500,000 | \$16,309,665 | \$289,784,408 | \$695,483 |
| 11 | 2022 | \$685,495,567 | \$0 | \$0 | \$685,495,567 | \$685,458,082 | \$1,645,099 | 50% | 2023 | \$822,550 | \$822,640 | \$292,682,252 | \$0 | \$0 | \$292,682,252 | \$702,437 |
| 12 | 2023 | \$692,350,523 | \$0 | \$0 | \$692,350,523 | \$692,313,038 | \$1,661,551 | 50% | 2024 | \$830,776 | \$830,866 | \$295,609,075 | \$0 | \$0 | \$295,609,075 | \$709,462 |
| 13 | 2024 | \$699,274,028 | \$0 | \$0 | \$699,274,028 | \$699,236,543 | \$1,678,168 | 50% | 2025 | \$839,084 | \$839,174 | \$298,565,166 | \$0 | \$0 | \$298,565,166 | \$716,556 |
| 14 | 2025 | \$706,266,768 | \$0 | \$0 | \$706,266,768 | \$706,229,283 | \$1,694,950 | 50% | 2026 | \$847,475 | \$847,565 | \$301,550,817 | \$0 | \$0 | \$301,550,817 | \$723,722 |
| 15 | 2026 | \$713,329,436 | \$0 | \$0 | \$713,329,436 | \$713,291,951 | \$1,711,901 | 50% | 2027 | \$855,950 | \$856,040 | \$304,566,325 | \$0 | \$0 | \$304,566,325 | \$730,959 |
| 16 | 2027 | \$720,462,730 | \$0 | \$0 | \$720,462,730 | \$720,425,245 | \$1,729,021 | 50% | 2028 | \$864,510 | \$864,600 | \$307,611,989 | \$0 | \$0 | \$307,611,989 | \$738,269 |
| 17 | 2028 | \$727,667,357 | \$0 | \$0 | \$727,667,357 | \$727,629,872 | \$1,746,312 | 50% | 2029 | \$873,156 | \$873,246 | \$310,688,109 | \$0 | \$0 | \$310,688,109 | \$745,651 |
| 18 | 2029 | \$734,944,031 | \$0 | \$0 | \$734,944,031 | \$734,906,546 | \$1,763,776 | 50% | 2030 | \$881,888 | \$881,978 | \$313,794,990 | \$0 | \$0 | \$313,794,990 | \$753,108 |
| 19 | 2030 | \$742,293,471 | \$0 | \$0 | \$742,293,471 | \$742,255,986 | \$1,781,414 | 50% | 2031 | \$890,707 | \$890,797 | \$316,932,939 | \$0 | \$0 | \$316,932,939 | \$760,639 |
| 20 | 2031 | \$749,716,406 | \$0 | \$0 | \$749,716,406 | \$749,678,921 | \$1,799,229 | 50% | 2032 | \$899,615 | \$899,705 | \$320,102,269 | \$0 | \$0 | \$320,102,269 | \$768,245 |
| 21 | 2032 | \$757,213,570 | \$0 | \$0 | \$757,213,570 | \$757,176,085 | \$1,817,223 | 50% | 2033 | \$908,611 | \$908,701 | \$323,303,292 | \$0 | \$0 | \$323,303,292 | \$775,928 |
| 22 | 2033 | \$764,785,706 | \$0 | \$0 | \$764,785,706 | \$764,748,221 | \$1,835,396 | 50% | 2034 | \$917,698 | \$917,788 | \$326,536,324 | \$0 | \$0 | \$326,536,324 | \$783,687 |
| 23 | 2034 | \$772,433,563 | \$0 | \$0 | \$772,433,563 | \$772,396,078 | \$1,853,751 | 50% | 2035 | \$926,875 | \$926,965 | \$329,801,688 | \$0 | \$0 | \$329,801,688 | \$791,524 |
| 24 | 2035 | \$780,157,899 | \$0 | \$0 | \$780,157,899 | \$780,120,414 | \$1,872,289 | 50% | 2036 | \$936,144 | \$936,234 | \$333,099,705 | \$0 | \$0 | \$333,099,705 | \$799,439 |
| 25 | 2036 | \$787,959,477 | \$0 | \$0 | \$787,959,477 | \$787,921,992 | \$1,891,013 | 50% | 2037 | \$945,506 | \$945,596 | \$336,430,702 | \$0 | \$0 | \$336,430,702 | \$807,434 |
| 26 | 2037 | \$795,839,072 | \$0 | \$0 | \$795,839,072 | \$795,801,587 | \$1,909,924 | 0% | 2039 | \$0 | \$1,910,014 | \$339,795,009 | \$0 | \$0 | \$339,795,009 | \$815,508 |
| 27 | 2039 | \$803,797,463 | \$0 | \$0 | \$803,797,463 | \$803,759,978 | \$1,929,024 | 0% | 2039 | \$0 | \$1,929,114 | \$343,192,959 | \$0 | \$0 | \$343,192,959 | \$823,663 |
| 28 | 2039 | \$811,835,438 | \$0 | \$0 | \$811,835,438 | \$811,797,953 | \$1,948,315 | 0% | 2040 | \$0 | \$1,948,405 | \$346,624,888 | \$0 | \$0 | \$346,624,888 | \$831,900 |
| 29 | 2040 | \$819,953,792 | \$0 | \$0 | \$819,953,792 | \$819,916,307 | \$1,967,799 | 0% | 2041 | \$0 | \$1,967,889 | \$350,091,137 | \$0 | \$0 | \$350,091,137 | \$840,219 |
| 30 | 2041 | \$828,153,330 | \$0 | \$0 | \$828,153,330 | \$828,115,845 | \$1,987,478 | 0% | 2042 | \$0 | \$1,987,568 | \$353,592,049 | \$0 | \$0 | \$353,592,049 | \$848,621 |
| Total (Year 1-30) | | | \$564,162,515 | \$651,772,541 | | | \$44,307,262 | | | \$17,282,361 | \$27,027,600 | | \$240,100,000 | \$278,707,342 | | \$18,820,950 |

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

City and County revenue forecasts are from separate schedules.

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

Schedule 8: Forecast of City Sales Tax from Development in the Prospective TIF Zone

Notes:

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

| (a) Year | (b) Calendar Year | (c) Cumulative Gross Retail Floor Area Open All Year | (e) Values Not Adjusted for Inflation | | | (g) Total Taxable Sales | (h) Total Sales, Adjusted for Inflation @ 3.00% Annually After 2012 | (i) City Sales Tax Earned This Year @ 1.00% | (j) Cumulative Total |
|--------------------|----------------------|---|---|--|---|----------------------------------|--|--|----------------------------|
| | | | (d) Gross Retail Floor Area @ 90% Occupancy | (e) Taxable Store or Restaurant Sales Volume, If \$200 per SF | (f) Construction Materials Taxed This Year, If 20% of Development Cost | | | | |
| 0 | 2012 | 0 | 0 | \$0 | \$2,880,000 | \$2,880,000 | \$2,880,000 | \$28,800 | |
| 1 | 2013 | 0 | 0 | \$0 | \$50,000,000 | \$50,000,000 | \$51,500,000 | \$515,000 | \$515,000 |
| 2 | 2014 | 0 | 0 | \$0 | \$5,000,000 | \$5,000,000 | \$5,304,500 | \$53,045 | \$568,045 |
| 3 | 2015 | 0 | 0 | \$0 | \$28,000,000 | \$28,000,000 | \$30,596,356 | \$305,964 | \$874,009 |
| 4 | 2016 | 300,000 | 270,000 | \$54,000,000 | \$28,000,000 | \$82,000,000 | \$92,291,722 | \$922,917 | \$1,796,926 |
| 5 | 2017 | 300,000 | 270,000 | \$54,000,000 | \$35,400,000 | \$89,400,000 | \$103,639,102 | \$1,036,391 | \$2,833,317 |
| 6 | 2018 | 405,000 | 364,500 | \$72,900,000 | \$4,000,000 | \$76,900,000 | \$91,822,622 | \$918,226 | \$3,751,543 |
| 7 | 2019 | 405,000 | 364,500 | \$72,900,000 | \$15,000,000 | \$87,900,000 | \$108,105,913 | \$1,081,059 | \$4,832,602 |
| 8 | 2020 | 405,000 | 364,500 | \$72,900,000 | \$20,000,000 | \$92,900,000 | \$117,682,941 | \$1,176,829 | \$6,009,432 |
| 9 | 2021 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$100,989,444 | \$1,009,894 | \$7,019,326 |
| 10 | 2022 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$104,019,128 | \$1,040,191 | \$8,059,517 |
| 11 | 2023 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$107,139,702 | \$1,071,397 | \$9,130,914 |
| 12 | 2024 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$110,353,893 | \$1,103,539 | \$10,234,453 |
| 13 | 2025 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$113,664,509 | \$1,136,645 | \$11,371,098 |
| 14 | 2026 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$117,074,445 | \$1,170,744 | \$12,541,843 |
| 15 | 2027 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$120,586,678 | \$1,205,867 | \$13,747,710 |
| 16 | 2028 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$124,204,278 | \$1,242,043 | \$14,989,752 |
| 17 | 2029 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$127,930,407 | \$1,279,304 | \$16,269,056 |
| 18 | 2030 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$131,768,319 | \$1,317,683 | \$17,586,740 |
| 19 | 2031 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$135,721,369 | \$1,357,214 | \$18,943,953 |
| 20 | 2032 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$139,793,010 | \$1,397,930 | \$20,341,883 |
| 21 | 2033 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$143,986,800 | \$1,439,868 | \$21,781,751 |
| 22 | 2034 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$148,306,404 | \$1,483,064 | \$23,264,815 |
| 23 | 2035 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$152,755,596 | \$1,527,556 | \$24,792,371 |
| 24 | 2036 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$157,338,264 | \$1,573,383 | \$26,365,754 |
| 25 | 2037 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$162,058,412 | \$1,620,584 | \$27,986,338 |
| 26 | 2039 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$171,927,769 | \$1,719,278 | \$29,705,616 |
| 27 | 2039 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$171,927,769 | \$1,719,278 | \$31,424,893 |
| 28 | 2040 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$177,085,602 | \$1,770,856 | \$33,195,750 |
| 29 | 2041 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$182,398,170 | \$1,823,982 | \$35,019,731 |
| 30 | 2042 | 430,000 | 387,000 | \$77,400,000 | \$0 | \$77,400,000 | \$187,870,115 | \$1,878,701 | \$36,898,432 |
| Total (Years 1-30) | | | | \$2,029,500,000 | \$185,400,000 | | \$3,689,843,237 | \$36,898,432 | |

**Schedule 9:
Summary Forecast
of City of Richardson Taxes
Retained from the Prospective TIF Zone**

Notes:

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

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

**Schedule 10:
Summary Forecast
of Collin County Taxes
Retained from the Prospective TIF Zone**

Revenue forecasts are imported from separate schedules.

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

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

The purpose of this schedule is to relate actual appraisals for tax purposes and other quantitative measures of comparable development in the metropolitan area. All appraisals are for for tax year 2010, reflecting values as of January 1, 2010, unless otherwise indicated. Within use types, properties are sorted in descending order of total appraised value per SF of GFA. Improvement appraisals include garages, if on the premises. Gross floor area measurements exclude parking garages.

| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) | (n) | (o) | (p) | (q) | (r) | (s) | (t) | (u) | (v) | (w) | (x) | (y) | (z) | (aa) | |
|--|----------------------------------|----------------|-----------|------------------|------------------|----------------|----------------------|----------------------|----------------------|------------------|------------------|-----------------------|-------------|---------|--------------------------------|-----------------------|------------------------|----------------|-------------------|--------------------|--------------|---------------|--------------|-----------------------|----------------|------|--|
| Use | Development Identity | Street Address | City | Gross Floor Area | Land SF | Floor Coverage | Improvements | Land | Total Value | Land per Land SF | Total per SF GFA | Appraisal Year | Year Built | Stories | Units | Comment | Bus. Personal Property | BPP per SF GFA | Total per Land SF | Imp. per SF GFA | GFA per Unit | D.U. per Acre | County | Taxable Real per D.U. | Taxable/Market | | |
| Legacy Town Center | 7240 Dallas Parkway | | | 108,337 | 272,816 | 0.40 | \$9,205,260 | \$4,092,240 | \$13,297,500 | \$15 | \$123 | | | | | 2133382 Robb & Stucky | | | | \$49 | \$85 | | | | | | |
| | 5800 Legacy | | | 62,853 | 140,829 | 0.45 | \$10,367,558 | \$2,112,442 | \$12,480,000 | \$15 | \$199 | | | | | 2572695 | | | | \$89 | \$165 | | | | | | |
| | 5760 Legacy | | | 106,144 | 219,236 | 0.49 | \$27,045,173 | \$2,618,927 | \$29,664,000 | \$12 | \$279 | | | | | 2556907 | | | | \$138 | \$255 | | | | | | |
| | 7161 Bishop | | | 30,814 | 52,969 | 0.58 | \$4,700,621 | \$1,059,379 | \$5,760,000 | \$20 | \$187 | | 2002 | | | 2556905 | | | | \$109 | \$153 | | | | | | |
| | 5700 Legacy | | | 20,509 | 96,834 | 0.21 | \$3,635,492 | \$1,452,508 | \$5,088,000 | \$15 | \$248 | | 2002 | | | 2556904 | | | | \$53 | \$177 | | | | | | |
| | Angelika Theater | 7205 Bishop | | 45,960 | 75,359 | 0.61 | \$10,485,618 | \$1,130,382 | \$11,616,000 | \$15 | \$253 | | | | | 2572696 abatement | \$1,520,000 | \$33 | \$154 | \$228 | | | | | | | |
| Retail stores and theater | 7120 Dallas | | | 374,617 | 857,043 | 0.44 | \$65,439,722 | \$12,465,778 | \$77,905,500 | \$15 | \$208 | | | | | 2133348 abatement | | | | \$91 | \$175 | | | | | | |
| | 7120 Dallas | | | 341,917 | 124,608 | 2.74 | \$36,617,380 | \$1,869,120 | \$38,486,500 | \$15 | \$113 | | | | | 2133349 abatement | | | | \$309 | \$107 | | | | | | |
| Hotel | 7120 Dallas | | | 0 | 57,173 | 0.00 | \$670,040 | \$1,143,469 | \$1,813,500 | \$20 | \$222 | | | | | | | | | \$32 | | | | | | | |
| | 6900 Dallas | | | 341,917 | 181,768 | 2.06 | \$37,257,420 | \$3,000,000 | \$40,300,000 | \$17 | \$118 | | | | | | | | | \$222 | \$109 | | | | | | |
| Office buildings | 7160 Dallas | | | 374,300 | 292,985 | 1.28 | \$49,605,232 | \$4,394,768 | \$54,000,000 | \$15 | \$144 | | | | | 2563383 abatement | | | | \$184 | \$133 | | | | | | |
| | 7160 Dallas | | | 159,007 | 171,278 | 0.93 | \$21,930,831 | \$2,569,169 | \$24,500,000 | \$15 | \$154 | | | | | 2504340 | | | | \$143 | \$138 | | | | | | |
| | 7008 Bishop | | | 533,307 | 464,262 | 1.15 | \$71,536,063 | \$6,963,937 | \$78,500,000 | \$15 | \$147 | | | | | | | | | \$169 | \$134 | | | | | | |
| | 5760 Daniel | | | 312,593 | 200,986 | 1.56 | \$24,445,208 | \$2,411,830 | \$26,857,038 | \$12 | \$86 | | | | | 2608481 | | | | \$134 | \$78 | | | | | | |
| | 6901 Hansell | | | 90,122 | 32,082 | 2.81 | \$5,270,686 | \$802,049 | \$6,072,735 | \$25 | \$67 | | | | | 2567179 | | | | \$189 | \$58 | | | | | | |
| | 4751 Martin | | | 58,886 | 36,198 | 1.63 | \$3,917,841 | \$904,959 | \$4,822,800 | \$25 | \$82 | | 2006 | | | 2567181 | | | | \$133 | \$67 | | | | | | |
| | 5741 Martin | | | 135,304 | 85,773 | 2.06 | \$7,897,249 | \$1,163,961 | \$9,061,210 | \$18 | \$67 | | 1999 | | | 2116750 | | | | \$138 | \$58 | | | | | | |
| | 7001 Parkwood | | | 237,306 | 121,968 | 1.95 | \$14,680,756 | \$1,463,616 | \$16,144,372 | \$12 | \$68 | | | | | 2116749 | | | | \$132 | \$62 | | | | | | |
| | Pearson | | | 254,948 | 143,330 | 1.78 | \$18,820,887 | \$1,719,958 | \$20,540,845 | \$12 | \$81 | | | | | 2116704 | | | | \$143 | \$74 | | | | | | |
| | 5700 Scuggs | | | 92,676 | 66,211 | 1.40 | \$6,548,806 | \$1,324,224 | \$7,873,030 | \$20 | \$85 | | 2006 | | | 2544028 | | | | \$15 | | | | | | | |
| | 5701 Scuggs | | | 53,638 | 34,482 | 1.56 | \$4,301,532 | \$862,053 | \$5,163,585 | \$25 | \$96 | | 2004 | | | 2544026 | | | | \$119 | \$71 | | | | | | |
| | 5701 Scuggs | | | 96,347 | 107,419 | 0.90 | \$7,663,781 | \$1,611,284 | \$9,275,065 | \$15 | \$96 | | 2004 | | | 2557311 | | | | \$150 | \$80 | | | | | | |
| | 5720 Scuggs | | | 16,526 | 19,467 | 0.85 | \$1,104,241 | \$486,674 | \$1,590,915 | \$25 | \$96 | | 2004 | | | 2557312 | | | | \$86 | \$80 | | | | | | |
| | Multi-family rental dwellings | Legacy | | | 1,348,346 | 930,625 | 1.45 | \$94,650,987 | \$14,311,195 | \$108,962,182 | \$15 | \$81 | | | | | | | | | \$117 | \$70 | | | | | |
| Open space | Legacy | | | 0 | 102,527 | 0.00 | \$0 | \$1,000 | \$1,000 | \$0 | \$0 | | | | | 2116705 | | | | \$17 | \$70 | | | | | | |
| Legacy Town Center grand total (except Lunsford townhome) | | | | 2,598,187 | 2,536,238 | 1.02 | \$268,914,192 | \$36,754,490 | \$305,668,682 | \$14 | \$118 | 2010 | | | | | | | | \$121 | \$104 | | | Collin | | | |
| apartments, retail, office | 15500 Quorum | | | 841,707 | 364,467 | 2.31 | \$54,376,400 | \$4,373,600 | \$58,750,000 | \$12 | \$70 | | 1998 | 4-7 | 610 86K retail , 42k office | | | | | \$161 | \$65 | 1,380 | 73 | | | | |
| | 4949 Addison Circle | | | 407,762 | 224,857 | 1.81 | \$33,751,720 | \$2,698,280 | \$36,450,000 | \$12 | \$89 | | 1996 | 4 | 460 18,493 retail | | | | | \$162 | \$83 | 886 | 89 | | | | |
| | 4901 Morris | | | 158,253 | 49,353 | 3.21 | \$12,232,760 | \$592,240 | \$12,825,000 | \$12 | \$61 | | 1999 | 4 | 171 no retail | | | | | \$260 | \$77 | 925 | 151 | | | | |
| | 4851 Morris | | | 97,809 | 66,037 | 1.48 | \$6,314,630 | \$660,370 | \$6,975,000 | \$10 | \$71 | | 2000 | 4 | 93 no retail | | | | | \$106 | \$65 | 1,052 | 61 | | | | |
| Post at Addison Circle total | | | | 1,505,531 | 704,713 | 2.14 | \$106,675,510 | \$8,324,490 | \$115,000,000 | \$12 | \$76 | 2010 | | | 1,334 | | | | | \$163 | \$71 | 1,129 | 82 | Dallas | | | |
| Retail | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NorthPark | 7901 W. Northwest | | | 1,713,484 | 3,345,060 | 0.51 | \$311,296,400 | \$200,703,600 | \$512,000,000 | \$60 | \$299 | | 1965 | 2 | mall, Dillard's, theater, 6 ga | \$122,626,249 | \$72 | \$153 | \$182 | BPP is 2008 | | | | | | | |
| | 7901 W. Northwest | | | 250,000 | 151,088 | 1.65 | \$9,934,720 | \$9,065,280 | \$18,000,000 | \$60 | \$72 | | 2000 | 2 | Macy's | \$11,798,380 | \$47 | \$119 | \$36 | BPP is 2008 | | | | | | | |
| | 7901 W. Northwest | | | 202,905 | 0 | | \$14,350,000 | \$0 | \$14,350,000 | | | | 2004 | 2 | Nordstrom improvements | \$19,399,290 | \$96 | \$71 | BPP is 2008 | | | | | | | | |
| | 400 Northpark | | | 139,940 | 83,625 | 1.67 | \$11,917,990 | \$5,017,500 | \$16,935,490 | \$60 | \$121 | | 1965 | 2 | Neiman Marcus | \$25,933,200 | \$185 | \$203 | \$85 | BPP is 2008 | | | | | | | |
| | 8850 Boedeker | | | 64,307 | 87,165 | 0.74 | \$16,760 | \$4,358,240 | \$4,375,000 | \$50 | \$68 | | 1973 | 3 | bank and offices | N.A. | \$50 | \$0 | | | | | | | | | |
| NorthPark total | | | | 2,370,636 | 3,666,938 | 0.65 | \$346,515,870 | \$219,144,620 | \$565,660,490 | \$60 | \$239 | 2010, 2008 bpp | | | | | \$179,757,119 | \$78 | \$154 | \$146 | | | | | Dallas | | |
| Sleep Experts, etc | 10910 N Central | | | 10,215 | 45,999 | 0.22 | \$1,287,970 | \$518,800 | \$1,806,770 | \$11 | \$177 | | 2005 | 1 | | | | | | \$39 | \$126 | | | | | | |
| | 10910 N Central | | | 0 | 7,356 | 0.00 | \$0 | \$50,000 | \$50,000 | \$7 | | | | | | | | | | \$47 | | | | | | | |
| Backyard Burgers | 10910 N Central | | | 13,172 | 52,141 | 0.25 | \$1,330,020 | \$1,042,820 | \$2,372,840 | \$20 | \$180 | | 2005 | 1 | | | | \$99,770 | \$8 | \$47 | \$101 | | | | | | |
| | 10930 N Central | | | 2,223 | 19,950 | 0.11 | \$179,440 | \$558,600 | \$738,040 | \$28 | \$332 | | 2006 | 1 | | | | \$172,390 | \$78 | \$37 | \$81 | | | | | | |
| Royal Crossing Shopping Center | | | | 25,610 | 125,446 | 0.20 | \$2,797,430 | \$2,170,220 | \$4,967,650 | \$17 | \$194 | 2010 | | | | | | | | \$272,160 | \$11 | \$40 | \$109 | | Dallas | | |
| Southlake Town Square commercial | Excluding tax-exempt properties | | Southlake | 1,143,012 | 2,424,705 | 0.47 | \$183,771,608 | \$25,342,121 | \$209,113,729 | \$10 | \$183 | | 2010 | | | | | | | \$86 | \$161 | | | Tarrant | | | |
| | Taxable, including tax-exempt SF | | Southlake | 1,541,319 | 3,046,932 | 0.51 | \$183,771,608 | \$25,342,121 | \$209,113,729 | \$8 | \$136 | | 2010 | | | | | | | \$69 | \$119 | | | Tarrant | | | |
| Knox Park Village | | | | 81,893 | 87,172 | 0.94 | \$9,179,120 | \$3,486,880 | \$12,666,000 | \$40 | \$155 | 2010 | 2002 | | | | | | | \$1,814,270 | \$22 | \$145 | \$112 | | Dallas | | |
| Stonebriar Mall dept. stores (5) | | | | 884,477 | 2,475,763 | 0.36 | \$18,983,755 | \$24,757,630 | \$43,741,385 | \$10 | \$49 | | | | | | | | | | \$18 | \$21 | | | | | |
| Other mall stores inside ring road | | | | 1,232,169 | 2,147,726 | 0.57 | \$192,809,651 | \$21,958,340 | \$214,767,991 | \$10 | \$174 | | | | | | | | | | \$100 | \$156 | | | | | |
| Stonebriar Mall outside ring road | | | | 525,865 | 3,661,545 | 0.14 | \$47,212,952 | \$53,411,430 | \$100,624,382 | \$15 | \$191 | | | | | | | | | | \$27 | \$90 | | | | | |
| Stonebriar Mall total | | | | 2,642,511 | 8,285,034 | 0.32 | \$259,006,358 | \$100,127,400 | \$359,133,758 | \$12 | \$136 | 2010 | 2000 | | | | | | | | \$43 | \$98 | | | Collin | | |

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

| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) | (n) | (o) | (p) | (q) | (r) | (s) | (t) | (u) | (v) | (w) | (x) | (y) | (z) | (aa) |
|-----|---|----------------------|------------|------------------|-----------|----------------|---------------|--------------|---------------|------------------|------------------|----------------|------------|---------|-------|---------------------------|---------------|-----------------|-----------------|-----------------|--------------|---------------|--------|-----------------------|----------------|---------|
| Use | Development Identity | Street Address | City | Gross Floor Area | Land SF | Floor Coverage | Improvements | Land | Total Value | Land per Land SF | Total per SF GFA | Appraisal Year | Year Built | Stories | Units | Comment | Bus. Property | Personal SF GFA | BPP per Land SF | Imp. per SF GFA | GFA per Unit | D.U. per Acre | County | Taxable Real per D.U. | Taxable/Market | |
| | | 907 Bethany | | 753,787 | 1,287,546 | 0.59 | \$95,274,721 | \$7,725,279 | \$103,000,000 | \$6 | \$137 | 2007 | | | | | | | | | \$80 | \$126 | | | | |
| | | 985 Bethany | | 72,060 | 186,228 | 0.39 | \$7,582,634 | \$1,117,366 | \$8,700,000 | \$6 | \$121 | 2007 | | | | | | | | | \$47 | \$105 | | | | |
| | Watters Creek at Montgomery Farm | | Allen | 825,847 | 1,473,774 | 0.56 | \$102,857,355 | \$8,842,645 | \$111,700,000 | \$6 | \$135 | 2010 | | | | | | | | | \$76 | \$125 | | | Collin | |
| | South Frisco Village | 2930 Preston | Frisco | 234,866 | 1,092,703 | 0.21 | \$21,758,376 | \$8,741,624 | \$30,500,000 | \$8 | \$130 | 2010 | 2001 | | | anchors: Bed Bath, Jo-Ann | \$7,735,970 | \$33 | \$28 | \$93 | | | | | Collin | |
| | Chase Bank | 908 McDermott W. | | 4,495 | 52,485 | 0.09 | \$593,374 | \$970,973 | \$1,664,347 | \$18 | \$349 | 1999 | | | | | | | | | \$238,615 | \$53 | \$30 | \$132 | | |
| | Hobby Lobby, Fed Ex | 107 Central N. | | 135,221 | 504,828 | 0.27 | \$13,902,403 | \$3,533,782 | \$17,436,185 | \$7 | \$129 | 1999 | | | | | | | | | \$789,072 | \$6 | \$35 | \$103 | | |
| | Compass Bank | 806 McDermott W. | | 2,607 | 54,886 | 0.05 | \$312,052 | \$987,948 | \$1,300,000 | \$18 | \$499 | 1999 | | | | | | | | | \$66,350 | \$25 | \$24 | \$120 | | |
| | Jack in the Box | 804 McDermott W. | | 2,799 | 35,092 | 0.08 | \$394,450 | \$666,748 | \$1,061,198 | \$19 | \$379 | 1999 | | | | | | | | | \$98,850 | \$35 | \$30 | \$141 | | |
| | Golden Chick | 802 McDermott W. | | 3,915 | 56,192 | 0.07 | \$323,400 | \$1,180,040 | \$1,503,440 | \$21 | \$384 | 1999 | | | | | | | | | \$159,699 | \$41 | \$27 | \$83 | | |
| | Chipotle Mexican Grill | 103 Central N. | | 4,683 | 40,946 | 0.11 | \$322,026 | \$777,974 | \$1,100,000 | \$19 | \$235 | 2000 | | | | | | | | | \$108,989 | \$23 | \$27 | \$69 | | |
| | Stacy's Furniture, etc. | 111 Central N. | | 125,370 | 447,453 | 0.28 | \$5,331,277 | \$3,355,898 | \$8,687,175 | \$8 | \$69 | 1999 | | | | | | | | | \$2,201,800 | \$18 | \$19 | \$43 | | |
| | Arby's | 201 Central N. | | 2,950 | 35,589 | 0.09 | \$463,168 | \$605,913 | \$1,068,181 | \$17 | \$362 | 1999 | | | | | | | | | \$63,857 | \$22 | \$30 | \$157 | | |
| | Holiday Inn Express | 205 Central N. | | 50,523 | 92,430 | 0.55 | \$3,320,595 | \$785,855 | \$4,106,250 | \$9 | \$81 | 2006 | | | | | | | | | \$0 | \$0 | \$44 | \$66 | | |
| | On the Border | 213 Central N. | | 7,200 | 66,054 | 0.11 | \$870,428 | \$1,122,918 | \$1,993,346 | \$17 | \$277 | 2000 | | | | | | | | | \$224,466 | \$31 | \$30 | \$121 | | |
| | | 209 Central N. | | 4,188 | 23,435 | 0.18 | \$439,133 | \$398,395 | \$837,528 | \$17 | \$200 | 2001 | | | | | | | | | | \$36 | \$105 | | | |
| | Jason's Deli, misc. retail | 906 McDermott W. | | 29,259 | 186,380 | 0.16 | \$3,025,131 | \$1,304,660 | \$4,329,791 | \$7 | \$148 | 1999 | | | | | | | | | \$2,098,372 | \$72 | \$23 | \$103 | | |
| | Tom Thumb | 900 McDermott W. | | 59,964 | 267,350 | 0.22 | \$3,494,875 | \$2,005,125 | \$5,500,000 | \$8 | \$92 | 1999 | | | | | | | | | \$2,991,904 | \$50 | \$21 | \$58 | | |
| | | 504 Watters N. | | 7,500 | 29,664 | 0.25 | \$1,134,011 | \$504,288 | \$1,638,299 | \$17 | \$288 | 2000 | | | | | | | | | | \$55 | \$151 | | | |
| | Chik-Fil-A | 902 McDermott W. | | 3,910 | 32,247 | 0.12 | \$571,838 | \$548,199 | \$1,120,037 | \$17 | \$216 | 1999 | | | | | | | | | \$288,525 | \$74 | \$35 | \$146 | | |
| | SIWH | 810 McDermott W. | | 6,600 | 52,404 | 0.12 | \$734,180 | \$925,920 | \$1,660,000 | \$18 | \$252 | 2000 | | | | | | | | | \$316,700 | \$48 | \$31 | \$111 | | |
| | 24-Hour Fitness | 510 Watters N. | | 38,485 | 146,017 | 0.26 | \$3,337,509 | \$803,096 | \$4,140,605 | \$5 | \$108 | 2002 | | | | | | | | | \$477,621 | \$12 | \$28 | \$87 | | |
| | vacant | 504 Watters N. | | 0 | 55,452 | 0.00 | \$0 | \$304,985 | \$304,985 | \$5 | | | | | | | | | | | \$0 | N.A. | \$5 | | | |
| | McDermott @ Central (NW corner) | | Allen | 489,659 | 2,179,403 | 0.22 | \$38,569,850 | \$20,781,517 | \$59,351,367 | \$10 | \$121 | 2010 | | | | | | | | | \$10,124,820 | \$21 | \$27 | \$79 | | Collin |
| | Oaktree Plaza Shopping Center | 1447 S Loop 288 | Denton | 69,406 | 324,086 | 0.21 | \$2,948,870 | \$3,889,032 | \$6,837,842 | \$12 | \$99 | 2010 | 1998 | | | Petsmart, Office Max | \$1,164,866 | \$17 | \$21 | \$42 | | | | | Denton | |
| | Willow Bend Mall dept. stores (5) | | | 863,629 | 733,651 | 1.18 | \$25,639,672 | \$10,112,223 | \$35,751,895 | \$14 | \$41 | | | | | | | | | | | \$49 | \$30 | | | |
| | Other mall stores | | | 815,076 | 2,586,819 | 0.32 | \$84,131,810 | \$25,868,190 | \$110,000,000 | \$10 | \$135 | | | | | | | | | | | \$43 | \$103 | | | |
| | Park Blvd. pad sites | | | 50,340 | 435,252 | 0.12 | \$6,858,800 | \$10,776,187 | \$17,634,987 | \$25 | \$350 | | | | | | | | | | | \$41 | \$136 | | | |
| | Willow Bend Mall total | | Plano | 1,729,045 | 3,755,722 | 0.46 | \$116,630,282 | \$46,756,600 | \$163,386,882 | \$12 | \$94 | 2010 | 2000 | | | | | | | | \$44 | \$67 | | | Collin | |
| | Wal-Mart Supercenter | 1721 Custer N. | McKinney | 207,340 | 970,343 | 0.21 | \$12,379,125 | \$5,819,525 | \$18,198,650 | \$6 | \$88 | 2010 | 2006 | | | excl. Murph Oil tract | \$7,804,033 | \$38 | \$19 | \$60 | | | | | Collin | |
| | Tom Thumb | 4848 Preston | Frisco | 63,369 | 276,044 | 0.23 | \$3,191,648 | \$2,208,352 | \$5,400,000 | \$8 | \$85 | 2010 | 1999 | | | | | | | | \$3,128,485 | \$49 | \$20 | \$50 | | Collin |
| | Best Buy | 2800 N. Central | Plano | 45,830 | 215,012 | 0.21 | \$1,774,505 | \$1,935,108 | \$3,709,613 | \$9 | \$81 | 2010 | 1999 | | | | | | | | \$2,939,430 | \$64 | \$17 | \$39 | | Collin |
| | Costco | 1701 Dallas | Plano | 159,547 | 682,324 | 0.23 | \$4,148,222 | \$8,529,050 | \$12,677,272 | \$13 | \$79 | 2010 | 2001 | | | | | | | | \$13,022,358 | \$82 | \$19 | \$26 | | Collin |
| | Wal-Mart Supercenter | 6000 Coit | Plano | 112,965 | 545,241 | 0.21 | \$4,998,421 | \$3,544,067 | \$8,542,488 | \$7 | \$76 | 2010 | 2000 | | | | | | | | \$4,844,653 | \$43 | \$16 | \$44 | | Collin |
| | Wal-Mart Supercenter | 6001 Central N. | Plano | 208,390 | 840,621 | 0.25 | \$7,493,930 | \$6,724,967 | \$14,218,897 | \$8 | \$68 | 2010 | 1994 | | | | | | | | \$9,019,015 | \$43 | \$17 | \$36 | | Collin |
| | Super Target | 601 S. Plano | Richardson | 175,680 | 624,825 | 0.28 | \$6,837,220 | \$4,998,600 | \$11,835,820 | \$8 | \$67 | 2010 | 2002 | | | | | | | | \$4,411,920 | \$25 | \$19 | \$39 | | Dallas |
| | Costco | 3800 Central N. | Plano | 151,761 | 716,998 | 0.21 | \$3,945,786 | \$5,018,983 | \$8,964,769 | \$7 | \$59 | 2010 | 2000 | | | | | | | | \$10,066,223 | \$66 | \$13 | \$26 | | Collin |
| | Home Depot | 2220 N. Coit | Richardson | 111,920 | 467,225 | 0.24 | \$3,240,330 | \$2,803,350 | \$6,043,680 | \$6 | \$54 | 2010 | 1999 | | | | | | | | \$6,043,680 | \$54 | \$13 | \$29 | | Dallas |
| | Restaurants | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Applebee's | 1820 University W. | McKinney | 5,489 | 72,092 | 0.08 | \$504,688 | \$1,297,656 | \$1,802,344 | \$18 | \$328 | 2010 | 1993 | | | | | | | | \$174,647 | \$32 | \$25 | \$92 | | Collin |
| | Steak N Shake | 2205 Grapevine Mills | Grapevine | 3,884 | 54,791 | 0.07 | \$139,241 | \$1,027,331 | \$1,166,572 | \$19 | \$300 | 2010 | 2001 | | | | | | | | \$138,120 | \$36 | \$21 | \$36 | | Tarrant |
| | Olive Garden | 2886 Preston | Frisco | 8,144 | 76,666 | 0.11 | \$770,012 | \$1,379,988 | \$2,150,000 | \$18 | \$264 | 2010 | 2001 | | | | | | | | \$205,298 | \$25 | \$28 | \$95 | | Collin |
| | Red Lobster | 3056 Preston | Frisco | 7,087 | 74,226 | 0.10 | \$463,932 | \$1,336,068 | \$1,800,000 | \$18 | \$254 | 2010 | 2001 | | | | | | | | \$185,652 | \$26 | \$24 | \$65 | | Collin |
| | Cracker Barrel | 2700 Grapevine Mills | Grapevine | 10,148 | 86,748 | 0.12 | \$1,028,849 | \$1,146,626 | \$2,175,475 | \$13 | \$214 | 2010 | 2006 | | | | | | | | \$578,294 | \$57 | \$25 | \$101 | | Tarrant |
| | Bennigan's | 2215 Grapevine Mills | Grapevine | 6,897 | 62,467 | 0.11 | \$1,000 | \$1,171,256 | \$1,172,256 | \$19 | \$170 | 2010 | 1999 | | | | | | | | | \$19 | \$0 | | | Tarrant |
| | Chili's | 329 Spring Valley | Richardson | 6,176 | 51,531 | 0.12 | \$683,030 | \$412,250 | \$1,095,280 | \$8 | \$177 | 2010 | 1982 | | | | | | | | \$194,100 | \$31 | \$21 | \$111 | | Dallas |
| | Pappadeaux | 725 S. Central | Richardson | 10,620 | 130,811 | 0.08 | \$837,440 | \$1,046,490 | \$1,883,930 | \$8 | \$177 | 2010 | 1991 | | | | | | | | \$282,530 | \$27 | \$14 | \$79 | | Dallas |
| | Spring Creek BBQ | 270 N. Central | Richardson | 6,812 | 39,940 | 0.17 | \$222,750 | \$599,100 | \$821,850 | \$15 | \$121 | 2010 | 1973 | | | | | | | | \$56,340 | \$8 | \$21 | \$33 | | Dallas |
| | Pappasito's | 723 S. Central | Richardson | 9,145 | 71,874 | 0.13 | \$489,060 | \$574,990 | \$1,064,050 | \$8 | \$116 | 2010 | 1982 | | | | | | | | \$243,210 | \$27 | \$15 | \$53 | | Dallas |
| | Wizards Sports Café | 747 S. Central | Richardson | 12,620 | 95,441 | 0.13 | \$578,230 | \$763,530 | \$1,341,760 | \$8 | \$106 | 2010 | 1962 | | | | | | | | \$310,440 | \$25 | \$14 | \$46 | | Dallas |
| | Hotels | | | | | | | | | | | | | | | | | | | | | | | | | |
| | The Mansion on Turtle Creek | 2821 Turtle Creek | Dallas | 97,114 | 157,012 | 0.62 | \$1,368,920 | \$14,131,080 | \$15,500,000 | \$90 | \$160 | 2010 | 1980 | 9 | 142 | | | | | | | \$96 | \$14 | 684 | | Dallas |
| | Palomar | 5300 N Central | Dallas | 115,018 | 108,356 | 1.06 | \$10,453,020 | \$6,501,340 | \$16,954,360 | \$60 | | | | | | | | | | | | | | | | |

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

| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) | (n) | (o) | (p) | (q) | (r) | (s) | (t) | (u) | (v) | (w) | (x) | (y) | (z) | (aa) | | |
|-----|--|-----------------------|------------|------------------|-----------|----------------|---------------|--------------|---------------|------------------|------------------|----------------|------------|---------|-------|-----------------------------|------------------------|----------------|-------------------|-----------------|--------------|---------------|--------|-----------------------|----------------|--------|--|--|
| Use | Development Identity | Street Address | City | Gross Floor Area | Land SF | Floor Coverage | Improvements | Land | Total Value | Land per Land SF | Total per SF GFA | Appraisal Year | Year Built | Stories | Units | Comment | Bus. Personal Property | BPP per SF GFA | Total per Land SF | Imp. per SF GFA | GFA per Unit | D.U. per Acre | County | Taxable Real per D.U. | Taxable/Market | | | |
| | Marriott Residences | 2500 Museum | Fort Worth | 106,804 | 103,280 | 1.03 | \$6,861,170 | \$3,363,830 | \$10,225,000 | \$33 | \$96 | 2010 | | | | | | \$602,938 | \$6 | \$99 | \$64 | | | Tarrant | | | | |
| | Embassy Suites | 7600 John Q. Hammon | Frisco | 309,688 | 80,586 | 3.84 | \$27,791,210 | \$1,208,790 | \$29,000,000 | \$15 | \$94 | 2010 | 2004 | | 329 | BPP incl. w real | \$0 | \$0 | \$360 | \$90 | \$941 | | | Collin | | | | |
| | Marriott | 8440 Freeport | Irving | 367,000 | 504,367 | 0.73 | \$30,478,160 | \$2,521,840 | \$33,000,000 | \$5 | \$90 | 2010 | 1981 | 19 | 492 | | \$1,078,080 | \$3 | \$65 | \$83 | \$746 | | | Dallas | | | | |
| | Holiday Inn Express | 4220 Preston | Frisco | 32,080 | 62,674 | 0.51 | \$2,203,350 | \$626,750 | \$2,830,100 | \$10 | \$88 | 2010 | 1998 | | | BPP incl. w real | \$0 | \$0 | \$45 | \$69 | | | | Collin | | | | |
| | Gaylord Texan | 1501 Gaylord Trail | Grapevine | 2,886,535 | 2,231,971 | 1.29 | \$234,322,169 | \$7,811,898 | \$242,134,067 | \$3 | \$84 | 2010 | 2004 | | 1,511 | | \$1,620,578 | \$1 | \$108 | \$81 | \$1,910 | | | Tarrant | | | | |
| | Hilton Garden Inn | 705 Central Expy. S. | Allen | 94,047 | 151,406 | 0.62 | \$5,837,682 | \$1,286,943 | \$7,124,625 | \$8 | \$76 | 2010 | | 6 | 150 | | \$17,326 | \$0 | \$47 | \$62 | \$627 | | | Collin | | | | |
| | Hyatt Richardson | 701 E. Campbell | Richardson | 238,184 | 304,920 | 0.78 | \$11,529,960 | \$4,878,720 | \$16,408,680 | \$16 | \$69 | 2010 | 1986 | 18 | 342 | | \$20,550 | \$0 | \$54 | \$48 | | | | Collin | | | | |
| | | 221 E. Las Colinas | | 469,805 | 254,760 | 1.84 | \$28,709,870 | \$3,057,120 | \$31,766,990 | \$12 | \$68 | | 1982 | 27 | 421 | | | | \$125 | \$61 | \$1,116 | | | | | | | |
| | | 215 E. Las Colinas | | 5,135 | 34,834 | 0.15 | \$502,990 | \$418,010 | \$921,000 | \$12 | \$179 | | 1981 | | | retail spa | | | \$26 | \$98 | | | | | | | | |
| | Omni Mandalay | | Irving | 474,940 | 289,594 | 1.64 | \$29,212,860 | \$3,475,130 | \$32,687,990 | \$12 | \$69 | 2010 | | | 421 | | | | \$113 | \$62 | \$1,128 | | | | Dallas | | | |
| | Super 8 Motel | 220 W. Spring Valley | Richardson | 26,352 | 57,504 | 0.46 | \$934,380 | \$460,030 | \$1,394,410 | \$8 | \$53 | 2010 | | | 57 | | | \$0 | \$0 | \$24 | \$35 | \$462 | | | Dallas | | | |
| | Super 8 Motel | 910 N. Central | McKinney | 30,486 | 79,597 | 0.38 | \$720,545 | \$795,970 | \$1,516,515 | \$10 | \$50 | 2010 | | | 3 | | | | \$19 | \$24 | | | | | Collin | | | |
| | Adolphus Hotel | 1315 Commerce | Dallas | 614,883 | 60,700 | 10.13 | \$26,239,690 | \$3,945,500 | \$30,185,190 | \$65 | \$49 | 2010 | 1912 | 25 | 440 | | | | \$497 | \$43 | \$1,397 | | | | Dallas | | | |
| | Super 8 Motel | 1704 N. Central | Plano | 36,975 | 87,612 | 0.42 | \$527,255 | \$525,673 | \$1,052,928 | \$6 | \$28 | 2010 | | | | | | \$0 | \$0 | \$12 | \$14 | | | | Collin | | | |
| | Office buildings | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Texas Health Resources Center | 7115 Greenville | Dallas | 87,621 | 159,430 | 0.55 | \$14,908,550 | \$2,391,450 | \$17,300,000 | \$15 | \$197 | 2010 | 2002 | 4 | | | | \$8,094,950 | \$92 | \$109 | \$170 | | | | Dallas | | | |
| | 2100 McKinney | 2100 McKinney | Dallas | 374,654 | 136,491 | 2.74 | \$42,018,190 | \$10,236,830 | \$52,255,020 | \$75 | \$139 | 2010 | 1998 | 13 | | | | \$5,625,390 | \$15 | \$383 | \$112 | | | | Dallas | | | |
| | Chase Tower | 2200 Ross | Dallas | 1,250,000 | 111,993 | 11.16 | \$160,648,210 | \$7,279,550 | \$167,927,760 | \$65 | \$134 | 2010, 2009 bpp | 1985 | 55 | | | | \$29,068,990 | \$23 | \$1,499 | \$129 | | | | Dallas | | | |
| | Hall Office Park (developed tracts only) | | Frisco | 2,009,099 | 5,462,293 | 0.37 | \$223,875,691 | \$38,907,630 | \$262,783,321 | \$7 | \$131 | 2010 | | | | | | | | \$48 | \$111 | | | | Collin | | | |
| | Facial Surgery Center | 6101 Chapel Hill | Plano | 27,100 | 103,220 | 0.26 | \$2,257,283 | \$1,238,628 | \$3,495,911 | \$12 | \$129 | 2010 | 2003 | | | no garage | | \$344,267 | | \$34 | \$83 | | | | Collin | | | |
| | Trammell Crow Center | 2001 Ross | Dallas | 1,245,324 | 95,048 | 13.10 | \$143,821,880 | \$6,178,120 | \$150,000,000 | \$65 | \$120 | 2010, 2009 bpp | 1982 | 54 | | | | \$26,713,732 | \$21 | \$1,578 | \$115 | | | | Dallas | | | |
| | Accor (Billingsley) | 4001 International | Carrollton | 139,102 | 357,366 | 0.39 | \$11,750,540 | \$3,573,660 | \$15,324,200 | \$10 | \$110 | 2010 | 2003 | 2 | | 2 Story Tilt Wall w/ Garage | | | \$43 | \$84 | | | | | | Denton | | |
| | DFW Freeport 8th INST | 8650 S. Freeport | Irving | 95,268 | 265,215 | 0.36 | \$9,477,740 | \$928,250 | \$10,405,990 | \$3 | \$109 | 2010, 2009 bpp | 1998 | 2 | | 2 Story Tilt Wall | | \$676,860 | \$7 | \$39 | \$99 | | | | Dallas | | | |
| | Nokia Building 4 | 6000 Connection | Irving | 366,000 | 478,186 | 0.77 | \$32,539,880 | \$2,869,120 | \$35,409,000 | \$6 | \$97 | 2010 | 1997 | 4 | | not in DCURD | \$34,090,460 | \$93 | \$74 | \$89 | | | | Dallas | | | | |
| | NEC America Buildings (2) | 6535 N. State Hwy 161 | | 543,965 | 349,382 | 1.56 | \$40,292,710 | \$2,096,290 | \$42,389,000 | \$6 | \$78 | 2010 | 1999 | 4 | | | | | | \$121 | \$74 | | | | Dallas | | | |
| | NEC America garage | 6560 Parkridge | | 0 | 491,374 | 0.00 | \$5,437,050 | \$2,948,240 | \$8,385,290 | \$6 | \$6 | 2010 | 1999 | 4 | | | | | | | | | | | | | | |
| | NEC America | | Irving | 543,965 | 840,756 | 0.65 | \$45,729,760 | \$5,044,530 | \$50,774,290 | \$6 | \$93 | 2010 | | | | in DCURD; partial abatement | | | | | | | | | | | | |
| | Wayside Business Center | 8222 N. Beltline | Irving | 136,000 | 452,588 | 0.30 | \$10,019,650 | \$1,810,350 | \$11,830,000 | \$4 | \$87 | 2010, 2009 bpp | 2000 | 2 | | 2 Story Tilt Wall | | \$1,176,220 | \$9 | \$26 | \$74 | | | | Dallas | | | |
| | Freeport Office Center Ph 3 | 8700 Freeport | Irving | 152,200 | 516,521 | 0.29 | \$11,422,180 | \$1,807,820 | \$13,230,000 | \$3 | \$87 | 2010, 2009 bpp | 1998 | 2 | | 2 Story Tilt Wall | | \$2,077,250 | \$14 | \$26 | \$75 | | | | Dallas | | | |
| | Citicorp North America | 3950 Regent | Irving | 634,939 | 2,277,883 | 0.28 | \$42,731,580 | \$11,389,420 | \$54,121,000 | \$5 | \$85 | 2010 | 2005 | 3 | | not in DCURD | \$4,101,940 | \$6 | \$24 | \$67 | | | | | Dallas | | | |
| | | 5201 N. O'Connor | | 32,887 | 81,478 | 0.40 | \$3,976,220 | \$814,780 | \$4,791,000 | \$10 | \$146 | | 1981 | 3 | | | | | | \$59 | \$121 | | | | | | | |
| | | 5205 N. O'Connor | | 411,592 | 222,967 | 1.85 | \$31,847,330 | \$2,229,670 | \$34,077,000 | \$10 | \$83 | | 1981 | 14 | | | | | | \$153 | \$77 | | | | | | | |
| | | 5215 N. O'Connor | | 735,258 | 210,408 | 3.49 | \$54,821,920 | \$2,104,080 | \$56,926,000 | \$10 | \$77 | | 1981 | 28 | | | | | | \$271 | \$75 | | | | | | | |
| | | 5221 N. O'Connor | | 411,592 | 157,408 | 2.61 | \$32,747,920 | \$1,574,080 | \$34,322,000 | \$10 | \$83 | | 1981 | 14 | | | | | | \$218 | \$80 | | | | | | | |
| | Williams Center | | Irving | 1,591,329 | 672,261 | 2.37 | \$123,393,390 | \$6,722,610 | \$130,116,000 | \$10 | \$82 | 2010, 2009 bpp | | | | | | | | \$194 | \$78 | | | | | Dallas | | |
| | ATT at Pinnacle Park | 4331 Communications | Dallas | 207,992 | 520,978 | 0.40 | \$32,539,880 | \$1,823,420 | \$16,457,580 | \$3 | \$79 | 2010 | 2000 | 4 | | partial abatement | | | \$32 | \$156 | | | | | | Dallas | | |
| | 5020 Riverside | 5000 Riverside | Irving | 483,257 | 561,750 | 0.86 | \$29,382,500 | \$5,617,500 | \$35,000,000 | \$10 | \$72 | 2010, 2009 bpp | 1986 | 4 | | | | | \$62 | \$61 | | | | | | Dallas | | |
| | Fountain Place | 1445 Ross | Dallas | 1,297,418 | 78,848 | 16.45 | \$88,767,500 | \$5,125,120 | \$93,892,620 | \$65 | \$72 | 2010, 2009 bpp | 1984 | 60 | | | | \$12,016,880 | \$9 | \$1,191 | \$68 | | | | Dallas | | | |
| | 740 East Campbell | 740 E. Campbell | Richardson | 178,700 | 116,305 | 1.54 | \$11,109,560 | \$1,390,440 | \$12,500,000 | \$12 | \$70 | 2010, 2009 bpp | 1986 | 10 | | Agilent is major BPP | | \$5,014,700 | \$28 | \$107 | \$62 | | | | Dallas | | | |
| | 100 North Central | 100 N. Central | Richardson | 208,211 | 495,646 | 0.42 | \$5,836,200 | \$4,956,460 | \$10,792,660 | \$10 | \$52 | 2010, 2009 bpp | 1975 | 12 | | | | | \$22 | \$28 | | | | | | Dallas | | |
| | Data centers | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 3600 Essex | 3600 Essex | Richardson | 20,000 | 66,211 | 0.30 | \$4,900,279 | \$264,845 | \$5,165,124 | \$4 | \$258 | 2011P | 2009 | | | | | \$0 | \$0 | \$78 | \$245 | | | | Collin | | | |
| | AT&T Data Center | 900 Venture | Allen | 126,000 | 372,786 | 0.34 | \$18,922,351 | \$2,050,326 | \$20,972,677 | \$6 | \$166 | 2011P | | | | | | \$27,051,621 | \$215 | \$56 | \$150 | | | | Collin | | | |
| | Bank of America (Bracebridge) | 3510 Wyndham | Richardson | 119,472 | 321,473 | 0.37 | \$16,847,138 | \$2,491,414 | \$19,338,552 | \$8 | \$162 | 2011P | | | | | | \$48,135,892 | \$403 | \$60 | \$141 | | | | Collin | | | |
| | Experian | 3400 Stonebridge | McKinney | 74,530 | 566,801 | 0.13 | \$9,298,865 | \$2,267,228 | \$11,566,093 | \$4 | \$155 | 2011P | | | | | | \$19,132,889 | \$257 | \$20 | \$125 | | | | Collin | | | |
| | Bank of America (Equant) | 3000 Telecom | Richardson | 130,419 | 449,670 | 0.29 | \$16,578,340 | \$2,614,080 | \$19,192,420 | \$6 | \$147 | 2011P | | | | | | \$22,130,631 | \$170 | \$43 | \$127 | | | | Collin | | | |
| | New Cingular Wireless | 800 Venture | Allen | 159,481 | 399,619 | 0.40 | \$19,347,017 | \$2,197,907 | \$21,544,924 | \$6 | \$135 | 2011P | | | | | | \$147,532,168 | \$925 | \$54 | \$121 | | | | Collin | | | |
| | 1001 E. Campbell Data Center | 1001 E. Campbell | Richardson | 75,725 | 259,544 | 0.29 | \$4,613,780 | \$2,076,350 | \$6,690,130 | \$8 | \$88 | 2010 | 1980 | 1 | | | | \$16,687,990 | \$220 | \$26 | \$61 | | | | Dallas | | | |

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

| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) | (n) | (o) | (p) | (q) | (r) | (s) | (t) | (u) | (v) | (w) | (x) | (y) | (z) | (aa) | | | |
|---|---------------------------------------|--------------------|------------|------------------|---------|----------------|---|--------------|--------------|------------------|------------------|----------------|------------|---------|----------------------------------|---------|------------------------|----------------|-------------------|-----------------|--------------|---------------|--------|-----------------------|----------------|--------------|--|--|--|
| Use | Development Identity | Street Address | City | Gross Floor Area | Land SF | Floor Coverage | Improvements | Land | Total Value | Land per Land SF | Total per SF GFA | Appraisal Year | Year Built | Stories | Units | Comment | Bus. Personal Property | BPP per SF GFA | Total per Land SF | Imp. per SF GFA | GFA per Unit | D.U. per Acre | County | Taxable Real per D.U. | Taxable/Market | | | | |
| | State Farm Data Center | 8225 Bent Branch | Irving | 251,160 | 996,783 | 0.25 | \$13,909,650 | \$2,990,350 | \$16,900,000 | \$3 | \$67 | 2010 | 1996 | 1 | | | | \$28,273,210 | \$113 | \$17 | \$55 | | | Dallas | | | | | |
| Residences, individually owned (condos, townhomes) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Townhomes at Addison Circle | 5002-1 Morris | Addison | 15,580 | 9,946 | 1.57 | \$2,997,230 | \$403,240 | \$3,400,470 | \$41 | \$218 | 2009 | 1999 | | 6 | | | | | \$342 | \$192 | 2,597 | 26 | Dallas | | | | | |
| | Gran Treviso condos | 330 E. Las Colinas | Irving | 273,716 | 143,100 | 1.91 | \$54,706,915 | \$1,431,000 | \$56,137,915 | \$10 | \$205 | 2008 | 2001 | 17 | 246 | | | | | \$392 | \$200 | 1,113 | 75 | Dallas | \$203,333 | 89% | | | |
| | | | | | | | (Appraisal and GFA figures are estimates based on all records ending in "7" in DCAD listing at this address.) | | | | | | | | | | | | | | | | | | | | | | |
| | | 5792 Robbie | | 1,556 | | | \$247,300 | \$75,000 | \$322,300 | \$207 | \$207 | 2006 | | 1 | | | | | | \$159 | \$156 | | | | | | | | |
| | | 5709 Lunsford | | 1,631 | | | \$248,562 | \$75,000 | \$323,562 | \$198 | \$198 | 2005 | | 1 | | | | | | \$152 | \$1631 | | | | | | | | |
| | | 5721 Lunsford | | 1,560 | | | \$220,000 | \$75,000 | \$295,000 | \$189 | \$189 | 2005 | | 1 | | | | | | \$141 | \$1,560 | | | | | | | | |
| | | 7213 Kasko | | 1,560 | | | \$229,622 | \$75,000 | \$304,622 | \$195 | \$195 | 2005 | | 1 | | | | | | \$147 | \$1,560 | | | | | | | | |
| | | 7205 Kasko | | 1,958 | | | \$277,466 | \$75,000 | \$352,466 | \$190 | \$190 | 2005 | | 1 | | | | | | \$142 | \$1,958 | | | | | | | | |
| | | 5729 Lunsford | | 1,958 | | | \$278,750 | \$75,000 | \$353,750 | \$174 | \$174 | 2005 | | 1 | | | | | | \$134 | \$1,958 | | | | | | | | |
| | | 5772 Robbie | | 1,990 | | | \$269,624 | \$75,000 | \$344,624 | \$173 | \$173 | 2006 | | 1 | | | | | | \$135 | \$1,990 | | | | | | | | |
| | Legacy Townhomes (random sample) | | Plano | 12,213 | | | \$1,754,210 | \$528,750 | \$2,282,960 | \$187 | \$187 | 2009 | | 7 | | | | | | \$144 | \$1,745 | | | Collin | | | | | |
| | Live Oak Lofts condos | 2502 Live Oak | Dallas | 109,060 | 68,704 | 1.59 | \$16,805,507 | \$1,374,080 | \$18,179,587 | \$20 | \$167 | 2008 | 1998 | | 112 | | | | | \$265 | \$154 | 974 | 71 | Dallas | \$138,539 | 85% | | | |
| | | | | | | | (Appraisal and GFA figures are estimates based on all records ending in "2" in DCAD listing at this address.) | | | | | | | | | | | | | | | | | | | | | | |
| | Southlake Town Square Brownstones | | Southlake | 146,220 | N.A. | N.A. | \$20,257,500 | \$3,493,500 | \$23,751,000 | N.A. | \$162 | 2010 | 2005 | | 42 | | | | | \$139 | 3,481 | | | Tarrant | | | | | |
| | | | | | | | (42 units not identified as vacant; figures are estimates based on a sample of every seventh TAD account.) | | | | | | | | | | | | | | | | | | | | | | |
| | Knox Travis Park condos | 4611 Travis | Dallas | 102,752 | 26,898 | 3.82 | \$15,268,244 | \$1,210,410 | \$16,478,654 | \$45 | \$160 | 2008 | 2000 | 11 | 63 | | | | | \$613 | \$149 | 1,631 | 102 | Dallas | \$256,387 | 98% | | | |
| | | | | | | | (Appraisal figures are estimates based on all records ending in "1" and "6" in DCAD listing at this address.) | | | | | | | | | | | | | | | | | | | | | | |
| | | 3900 Travis | | 2,577 | 2,031 | 1.27 | \$320,310 | \$91,400 | \$411,710 | \$45 | \$160 | 2009 | | 2 | Lot 1A | | | | | \$203 | \$124 | | | | \$329,368 | | | | |
| | | 3902 Travis | | 1,947 | 1,447 | 1.34 | \$349,770 | \$94,820 | \$444,590 | \$45 | \$228 | 2009 | | 2 | Lot 1B | | | | | \$228 | \$144 | | | | \$444,590 | | | | |
| | | 3904 Travis | | 2,782 | 2,121 | 1.31 | \$323,050 | \$95,450 | \$418,500 | \$45 | \$150 | 2009 | | 2 | Lot 1C | | | | | \$197 | \$116 | | | | \$334,800 | | | | |
| | | 3906 Travis | | 2,817 | 2,095 | 1.34 | \$353,270 | \$94,280 | \$447,550 | \$45 | \$159 | 2009 | | 2 | Lot 2A | | | | | \$214 | \$125 | | | | \$358,040 | | | | |
| | | 3908 Travis | | 2,782 | 2,029 | 1.37 | \$349,880 | \$91,310 | \$441,190 | \$45 | \$159 | 2009 | | 2 | Lot 2B | | | | | \$217 | \$126 | | | | \$352,952 | | | | |
| | | 3910 Travis | | 2,817 | 2,046 | 1.38 | \$294,360 | \$92,070 | \$386,430 | \$45 | \$137 | 2009 | | 2 | Lot 2C | | | | | \$189 | \$104 | | | | \$386,430 | | | | |
| | | 3912 Travis | | 2,782 | 2,099 | 1.33 | \$323,660 | \$94,460 | \$418,120 | \$45 | \$150 | 2009 | | 2 | Lot 3A | | | | | \$199 | \$116 | | | | \$334,496 | | | | |
| | | 3914 Travis | | 2,843 | 2,094 | 1.36 | \$357,040 | \$94,230 | \$451,270 | \$45 | \$159 | 2009 | | 2 | Lot 3B | | | | | \$216 | \$126 | | | | \$297,016 | | | | |
| | | 3230 N. Haskell | | 2,543 | 2,349 | 1.08 | \$295,020 | \$105,710 | \$400,730 | \$45 | \$158 | 2009 | | 2 | Lot 1F | | | | | \$171 | \$116 | | | | \$360,357 | | | | |
| | | 3234 N. Haskell | | 2,516 | 1,675 | 1.50 | \$292,120 | \$75,380 | \$367,500 | \$45 | \$146 | 2009 | | 2 | Lot 1E | | | | | \$219 | \$116 | | | | \$367,500 | | | | |
| | | 3238 N. Haskell | | 2,516 | 1,678 | 1.50 | \$269,490 | \$75,510 | \$345,000 | \$45 | \$137 | 2009 | | 2 | Lot 1D | | | | | \$206 | \$107 | | | | \$276,000 | | | | |
| | | 3242 N. Haskell | | 2,516 | 1,760 | 1.43 | \$294,360 | \$79,200 | \$373,560 | \$45 | \$148 | 2009 | | 2 | Lot 2F | | | | | \$212 | \$117 | | | | \$298,848 | | | | |
| | | 3246 N. Haskell | | 2,516 | 1,780 | 1.41 | \$317,800 | \$80,100 | \$397,900 | \$45 | \$158 | 2009 | | 2 | Lot 2E | | | | | \$224 | \$126 | | | | \$318,320 | | | | |
| | | 3250 N. Haskell | | 2,516 | 1,760 | 1.43 | \$319,810 | \$79,200 | \$399,010 | \$45 | \$159 | 2009 | | 2 | Lot 2D | | | | | \$227 | \$127 | | | | \$319,208 | | | | |
| | | 3254 N. Haskell | | 2,470 | 1,739 | 1.42 | \$270,620 | \$78,260 | \$349,080 | \$45 | \$141 | 2009 | | 2 | Lot 3E | | | | | \$201 | \$110 | | | | \$279,264 | | | | |
| | | 3258 N. Haskell | | 2,516 | 1,718 | 1.46 | \$310,110 | \$77,310 | \$387,420 | \$45 | \$154 | 2009 | | 2 | Lot 3F | | | | | \$226 | \$123 | | | | \$309,936 | | | | |
| | | 3262 N. Haskell | | 2,492 | 2,014 | 1.24 | \$274,370 | \$90,630 | \$365,000 | \$45 | \$146 | 2009 | | 2 | Lot 3G | | | | | \$181 | \$110 | | | | \$365,000 | | | | |
| | Travis/Haskell Townhomes by CitiHomes | | Dallas | 44,818 | 32,935 | 1.36 | \$5,322,440 | \$1,482,120 | \$6,804,560 | \$45 | \$152 | | | | 17 | | | | | \$207 | \$119 | 2,636 | | Dallas | \$337,184 | 84% | | | |
| | | 6946 Deseo | | 1,599 | 2,304 | 0.69 | \$177,640 | \$40,000 | \$217,640 | \$17 | \$136 | 2009 | 2005 | 2 | 1 2 Bdrm , 2 1/2 Bath | | | | | \$94 | \$111 | 1,599 | | | \$217,640 | | | | |
| | | 6827 Deseo | | 1,772 | 2,340 | 0.76 | \$190,360 | \$40,000 | \$230,360 | \$17 | \$130 | 2009 | 2007 | 2 | 1 2 Bdrm , 2 1/2 Bath | | | | | \$98 | \$107 | 1,772 | | | \$230,360 | | | | |
| | | 6950 Deseo | | 2,068 | | | \$232,980 | \$40,000 | \$272,980 | \$19 | \$132 | 2009 | 2005 | 2 | 1 3 Bdrm , 2 1/2 Bath | | | | | \$113 | 2,068 | | | | \$272,980 | | | | |
| | | 1914 Loma Alta | | 1,571 | 2,090 | 0.75 | \$161,610 | \$40,000 | \$201,610 | \$19 | \$128 | 2009 | 2006 | 2 | 1 2 Bdrm , 2 1/2 Bath | | | | | \$96 | \$103 | 1,571 | | | \$161,288 | | | | |
| | | 6923 Deseo | | 2,259 | 2,730 | 0.83 | \$231,080 | \$40,000 | \$271,080 | \$15 | \$120 | 2009 | 2007 | 2 | 1 3 Bdrm , 2 1/2 Bath | | | | | \$99 | \$102 | 2,259 | | | \$216,864 | | | | |
| | | 2001 Loma Alta | | 3,322 | 4,264 | 0.78 | \$268,000 | \$70,000 | \$338,000 | \$16 | \$102 | 2009 | 2006 | 2 | 1 4 Bdrm , 3 1/2 Bath | | | | | \$79 | \$81 | 3,322 | | | \$270,400 | | | | |
| | | 1910 Loma Alta | | 1,864 | 2,375 | 0.78 | \$174,360 | \$40,000 | \$214,360 | \$17 | \$115 | 2009 | 2006 | 2 | 1 3 Bdrm , 2 1/2 Bath | | | | | \$90 | \$94 | 1,864 | | | \$171,488 | | | | |
| | La Villita Townhomes (random sample) | | Irving | 14,455 | | | \$1,436,030 | \$310,000 | \$1,746,030 | \$121 | \$121 | | | 7 | | | | | | \$99 | 850 | | | Dallas | \$220,146 | 88% #REF! | | | |
| Residences, rental | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Ashton | 2215 Cedar Springs | Dallas | 386,790 | 96,790 | 4.00 | \$39,740,750 | \$7,259,250 | \$47,000,000 | \$75 | \$122 | 2010 | 2003 | 18 | 267 income basis | | | | | \$486 | \$103 | 1,449 | 120 | Dallas | \$176,030 | | | | |
| | Windsor at Trianon | 2820 McKinnon | Dallas | 340,538 | 181,724 | 1.87 | \$30,756,560 | \$10,903,440 | \$41,660,000 | \$60 | \$122 | 2010 | 2004 | 4 | 317 income basis | | | | | \$229 | \$90 | 1,074 | 76 | Dallas | \$131,420 | | | | |
| | The Parks at Turtle Creek | 3377 Blackburn | Dallas | 358,541 | 351,703 | 1.02 | \$22,414,850 | \$17,585,150 | \$40,000,000 | \$50 | \$112 | 2010 | 1998 | 4 | 305 | | | | | \$114 | \$63 | 1,176 | 38 | Dallas | \$131,148 | | | | |
| | The Mondrian | 3000 Blackburn | Dallas | 361,984 | 123,275 | 2.94 | \$34,452,620 | \$5,547,380 | \$40,000,000 | \$45 | \$111 | 2010 | 2003 | 20 | 218 | | | | | \$324 | \$95 | 1,660 | 77 | Dallas | \$183,486 | | | | |
| | Marquis on McKinney | 3324 McKinney | Dallas | 141,392 | 39,814 | 3.55 | \$13,621,570 | \$1,990,700 | \$15,612,270 | \$50 | \$110 | 2010 | 2002 | 7 | 144 | | | | | \$392 | \$96 | 982 | 158 | Dallas | \$108,419 | | | | |
| | | 1801 N. Greenville | | 168,829 | 245,678 | 0.69 | \$13,839,230 | \$2,948,140 | \$16,787,370 | 0.18 | \$99 | | | | 354 cost; incl. 31,528 SF retail | | | | | \$68 | \$82 | | | Collin | | | | | |
| | | 1851 N. Greenville | | 47,708 | 86,249 | 0.55 | \$5,762,270 | \$1,034,990 | \$6,797,260 | \$12 | \$142 | | | | 82 cost; incl. 7,924 SF retail | | | | | \$79 | \$121 | | | Collin | | | | | |
| | Post Eastside | | Richardson | 216,537 | 331,927 | 0.65 | \$19,601,500 | \$3,983,130 | \$23,584,630 | 0.17 | \$109 | 2010 | 2007 | 4 | 436 | | | | | | | | | | | | | | |
| | Lincoln Park | 5445 Caruth Haven | Dallas | 395,377 | 636,281 | 0.62 | \$22,311,570 | \$19,088,430 | \$41,400,000 | \$30 | \$105 | | | | | | | | | | | | | | | | | | |

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

| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) | (n) | (o) | (p) | (q) | (r) | (s) | (t) | (u) | (v) | (w) | (x) | (y) | (z) | (aa) |
|-----|----------------------------------|--------------------|------------|------------------|---------|----------------|--------------|--------------|--------------|------------------|------------------|----------------|------------|---------|-------|---|---------------|-----------------|-------------------|-----------------|--------------|---------------|--------|-----------------------|----------------|------|
| Use | Development Identity | Street Address | City | Gross Floor Area | Land SF | Floor Coverage | Improvements | Land | Total Value | Land per Land SF | Total per SF GFA | Appraisal Year | Year Built | Stories | Units | Comment | Bus. Property | Personal SF GFA | Total per Land SF | Imp. per SF GFA | GFA per Unit | D.U. per Acre | County | Taxable Real per D.U. | Taxable/Market | |
| | Legacy Apartments - UDR | 7008 Bishop | Plano | 312,593 | 200,986 | 1.56 | \$24,445,208 | \$2,411,830 | \$26,857,038 | \$12 | \$86 | 2010 | 2005 | | | | | | | \$134 | \$78 | | | Collin | | |
| | Northridge at the Village | 8603 Southwestern | Dallas | 355,524 | 715,125 | 0.50 | \$14,972,520 | \$14,302,500 | \$29,275,020 | \$20 | \$82 | 2010 | 1999 | 3 | 392 | 1-story garage | | | | \$41 | \$42 | 907 | 24 | Dallas | \$74,681 | |
| | Villas at Katy Trail | 3200 Maple | Dallas | 295,577 | 140,477 | 2.10 | \$15,671,380 | \$8,428,620 | \$24,100,000 | \$60 | \$82 | 2010 | 1997 | 4 | 252 | income basis | | | | \$172 | \$53 | 1,173 | 78 | Dallas | \$95,635 | |
| | Canal Side Lofts | 350 E. Las Colinas | Irving | 324,749 | 216,650 | 1.50 | \$23,700,000 | \$2,600,000 | \$26,300,000 | \$12 | \$81 | 2010 | 2005 | | | 306 Urban style, canal, garage, 31, 367 office SF | | | | \$121 | \$73 | 1,061 | | Dallas | | |
| | Gables Mirabella | 2600 Cole | Dallas | 142,507 | 60,813 | 2.34 | \$7,599,190 | \$3,800,810 | \$11,400,000 | \$62 | \$80 | 2010 | 1995 | 4 | 127 | | | | | \$187 | \$53 | 1,122 | 91 | Dallas | \$89,764 | |
| | Monterra | 301 W. Las Colinas | Irving | 318,005 | 286,407 | 1.11 | \$21,960,930 | \$2,864,070 | \$24,825,000 | \$10 | \$78 | 2010 | 2006 | 4 | 282 | 5-story gar. | | | | \$87 | \$69 | 1,128 | 43 | Dallas | \$88,032 | |
| | Lofts at Las Colinas | 1000 Lake Carolyn | Irving | 363,624 | 234,658 | 1.55 | \$25,858,520 | \$2,346,580 | \$28,205,100 | \$10 | \$78 | 2010 | 2003 | 4 | 341 | 8,879 retail SF; garage | | | | \$120 | \$71 | 1,066 | 63 | Dallas | | |
| | Jefferson at Gastor | 2752 Gaston | Dallas | 417,815 | 548,856 | 0.76 | \$25,440,130 | \$6,559,870 | \$32,000,000 | \$12 | \$77 | 2010 | 1995 | 3 | 480 | garage, abatement | | | | \$58 | \$61 | 870 | 38 | Dallas | \$66,667 | |
| | Gables Turtle Creek Cityplace | 3711 Cole | Dallas | 357,722 | 305,316 | 1.17 | \$11,734,200 | \$15,265,800 | \$27,000,000 | \$50 | \$75 | 2010 | 1994 | 4 | 232 | | | | | \$88 | \$33 | 1,542 | 33 | Dallas | \$116,379 | |
| | | 2816 Guillot | | 171,403 | 91,014 | | \$8,410,600 | \$4,550,700 | \$12,961,300 | \$50 | \$76 | 1999 | 1999 | 4 | 196 | | | | | \$142 | | 875 | 94 | | | |
| | | 2121 Routh | | 275,636 | 175,982 | | \$11,038,600 | \$6,799,100 | \$19,838,700 | \$50 | \$72 | 1994 | 1994 | 4 | 300 | | | | | \$113 | | 919 | 74 | | | |
| | | 2427 Allen | | 123,754 | 61,319 | | \$7,647,240 | \$2,452,760 | \$10,100,000 | \$40 | \$82 | 1990 | 1990 | 4 | 133 | | | | | \$165 | | 930 | 94 | | | |
| | Uptown Village | | Dallas | 570,793 | 328,315 | 1.74 | \$27,097,440 | \$15,802,560 | \$42,900,000 | \$48 | \$75 | 2010 | | 4 | 629 | | | | | \$131 | \$47 | 907 | 83 | Dallas | \$68,203 | |
| | Pavilion Townplace | 7700 W. Greenway | Dallas | 327,016 | 446,555 | 0.73 | \$10,699,350 | \$13,465,650 | \$24,165,000 | \$30 | \$74 | 2010 | 2001 | 3 | 273 | no garage | | | | \$54 | \$33 | 1,198 | 27 | Dallas | \$88,516 | |
| | The Mission at La Villita - Ph 2 | 6714 Deseo | Irving | 161,973 | 253,911 | 0.64 | \$9,926,320 | \$1,650,420 | \$11,576,740 | \$6 | \$71 | 2010 | 2006 | 3 | 159 | garden apartments, 6,744 SF office | | | | \$46 | \$61 | 1,019 | | Dallas | | |
| | Parks of Austin Ranch | Windhaven | The Colony | 462,888 | 878,605 | 0.53 | \$26,633,796 | \$6,366,204 | \$33,000,000 | \$7 | \$71 | 2010 | 1999 | | | 484 #230997 | | | | \$38 | \$58 | 956 | | Denton | | |
| | Jefferson at Bryan Place | 2801 Live Oak | Dallas | 322,533 | 182,255 | 1.77 | \$18,582,590 | \$3,645,100 | \$22,227,690 | \$20 | \$69 | 2010 | 2002 | 4 | 302 | partial abatement; gar. | | | | \$122 | \$58 | 1,068 | 72 | Dallas | \$73,602 | |
| | Bella Casita | 851 Lake Carolyn | Irving | 276,758 | 233,307 | 1.19 | \$16,666,930 | \$2,333,070 | \$19,000,000 | \$10 | \$69 | 2010 | 2006 | 4 | 268 | garage, 2, 2745 | | | | \$81 | \$60 | 1,033 | | Dallas | | |
| | Jefferson at Park Central | 11903 Coit | Dallas | 540,919 | 603,524 | 0.90 | \$18,894,280 | \$18,105,720 | \$37,000,000 | \$30 | \$68 | 2010 | 1999 | 3 | 784 | incl. 15,640 retail; gar. | | | | \$61 | \$35 | 708 | 55 | Dallas | \$48,429 | |
| | | 821 Allen | | 266,974 | 171,308 | | \$15,059,580 | \$3,426,160 | \$18,485,740 | | | 1998 | 1998 | 4 | 240 | partial abatement | | | | | | 1,112 | 61 | | | |
| | | 906 Allen | | 108,487 | 127,572 | | \$3,914,960 | \$2,585,040 | \$6,470,000 | | | 1998 | 1998 | 3 | 84 | partial abatement | | | | | | 1,292 | 29 | | | |
| | AML at Bryan Street | | Dallas | 375,461 | 298,880 | 1.26 | \$18,974,540 | \$5,981,200 | \$24,955,740 | \$20 | \$66 | 2010 | | 4 | 324 | | | | | \$83 | \$51 | 1,159 | 47 | Dallas | \$77,024 | |
| | Cityville at Live Oak | 4207 Live Oak | Dallas | 200,466 | 174,981 | 1.15 | \$10,435,300 | \$2,624,700 | \$13,060,000 | \$15 | \$65 | 2010 | 2003 | 3 | 239 | no garage | | | | \$75 | \$52 | 839 | 59 | Dallas | \$54,644 | |
| | Galatyn Urban Cether | 1301 Performance | Richardson | 371,611 | 195,236 | 1.90 | \$22,758,580 | \$1,171,420 | \$23,930,000 | \$6 | \$64 | 2010 | 2007 | 4 | 278 | | | | | \$123 | \$61 | | | Dallas | | |
| | Heights of State Thomas, Ph. 2 | 3015 State | Dallas | 299,362 | 122,534 | 2.44 | \$13,716,490 | \$4,901,360 | \$18,617,850 | \$40 | \$62 | 2010 | 1998 | 4-9 | 204 | 4,837 retail | | | | \$152 | \$46 | 1,467 | 73 | Dallas | \$91,264 | |
| | Mandalay on the Lake | 620 Lake Carolyn | Irving | 463,152 | 320,645 | 1.44 | \$23,584,450 | \$3,206,450 | \$26,790,900 | \$10 | \$58 | 2010 | 2004 | 3 | 366 | 4-story garage | | | | \$84 | \$51 | 1,265 | 50 | Dallas | \$73,199 | |
| | Camden Farmers Market | 2210 Canton | Dallas | 381,391 | 309,358 | 1.23 | \$14,182,050 | \$7,733,950 | \$21,916,000 | \$25 | \$57 | 2010 | 1999 | 3 | 312 | 4-story garage | | | | \$71 | \$37 | 1,222 | 44 | Dallas | \$70,244 | |
| | Pace's Crossing | 2411 S 13rE | Denton | 232,942 | 568,554 | 0.41 | \$11,025,784 | \$2,274,216 | \$13,300,000 | \$4 | \$57 | 2010 | 1986 | | | | | | | \$23 | \$47 | | 0 | Denton | | |
| | La Villita Phase 1A | 6604 Deseo | Irving | 277,606 | 365,686 | 0.76 | \$13,247,130 | \$2,376,960 | \$15,624,090 | \$6 | \$56 | 2010 | 2004 | | 201 | | | | | \$43 | \$48 | 1,381 | 24 | Dallas | \$77,732 | |
| | La Villita Phase 1 | 6504 Deseo | Irving | 183,274 | 186,175 | 0.98 | \$8,817,250 | \$1,210,140 | \$10,027,390 | \$6 | \$55 | 2010 | 2004 | 3 | 129 | garden apartments | | | | \$54 | \$48 | 1,421 | | Dallas | | |
| | Jefferson at University | 4400 W. University | Dallas | 482,441 | 458,600 | 1.05 | \$21,399,000 | \$4,586,000 | \$25,985,000 | \$10 | \$54 | 2010 | 2000 | 3 | 410 | 1-story garage | | | | \$57 | \$44 | 1,177 | 39 | Dallas | \$63,378 | |
| | The Shores at Las Colinas | 301 E. Las Colinas | Irving | 1,159,430 | 753,283 | 1.54 | \$32,828,370 | \$9,039,400 | \$41,867,770 | \$12 | \$36 | 2010 | 1987 | 3-6 | 908 | retail and garages included | | | | \$56 | \$28 | 1,277 | 53 | Dallas | \$46,110 | |

ORDINANCE NO. 3845

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS DESIGNATING A CERTAIN AREA WITHIN THE CITY OF RICHARDSON, TEXAS, AS TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF RICHARDSON, TEXAS, TO BE IDENTIFIED AS REINVESTMENT ZONE NO. THREE, CITY OF RICHARDSON, TEXAS ALSO KNOWN AS THE CARUTH ZONE; ESTABLISHING THE BOUNDARIES OF SUCH ZONE; CREATING A BOARD OF DIRECTORS FOR SAID REINVESTMENT ZONE AND OTHER MATTERS RELATED THERETO; CONTAINING FINDINGS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the designation of a reinvestment zone, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the "Act"); and

WHEREAS, in compliance with the Act, the City called a public hearing to receive comments on the designation of the proposed reinvestment zone and its benefits to the City and the property in the proposed reinvestment zone; and

WHEREAS, in compliance with the Act, notice of the public hearing was published in a daily newspaper of general circulation in the City, such publication date being not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, such hearing was convened at the time and place mentioned in the published notice, to wit, on the 14th day of November, 2011 at 7:30 p.m., at the City Council chambers in the City Hall of the City of Richardson, Texas, which hearing was then closed; and

WHEREAS, the City, at such hearing, invited any interested person, or the person's representative, to appear and speak for or against the designation of the proposed reinvestment zone, the boundaries of the proposed reinvestment zone, as described in Exhibit "A" attached hereto and as depicted in the map attached hereto as Exhibit "B", whether all or part of the territory described in Exhibit "A" and as depicted in Exhibit "B" should be included in such proposed reinvestment zone, the concept of tax increment financing, and the appointment of a board of directors for the proposed reinvestment zone; and

WHEREAS, all owners of property located within the proposed reinvestment zone and all other taxing units and other interested persons were given the opportunity at such public hearing to protest the designation of the proposed reinvestment zone; and

WHEREAS, the City has prepared a preliminary project and reinvestment zone financing plan attached hereto as Exhibit "C"; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. That the City Council, after conducting such public hearing and having heard such evidence and testimony has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law.
- (b) That designation of the proposed reinvestment zone with boundaries as described in Exhibit "A" and as depicted in Exhibit "B" will result in benefits to the city, its residents and property owners, in general, and to the property, residents and property owners in the proposed reinvestment zone.
- (c) That the proposed reinvestment zone, as defined in Exhibit "A" and as depicted in Exhibit "B", meets the criteria for the designation of a reinvestment zone as set forth in the Act in that it is a contiguous geographic area located wholly within the corporate limits of the City and meets the requirements of Tax Code, Section 311.005.
- (d) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal roll of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal roll of the City, does not exceed fifty percent (50%) of the current total taxable value of taxable real property in the City and in the industrial districts created by the City, if any.
- (e) That the proposed improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone and will be of general benefit to the City.
- (f) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future.
- (g) That thirty percent (30%) or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes.
- (h) That the proposed reinvestment zone is to be predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements,

or other factors, substantially impair or arrest the sound growth of the municipality or county.

- (i) That the proposed reinvestment zone substantially arrests or impairs the sound growth of the City, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:
 - (1) the predominance of defective or inadequate sidewalk or street layout; and
 - (2) faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

SECTION 3. That the City hereby designates a tax increment financing reinvestment zone over the area described in Exhibit "A" attached hereto and as depicted in the map attached as Exhibit "B", and such tax increment financing reinvestment zone shall hereafter be identified as Reinvestment Zone Number Three, City of Richardson, Texas (hereinafter sometimes referred to herein as the "Zone").

SECTION 4. That there is hereby established a board of directors for Reinvestment Zone No. Three, City of Richardson, Texas which shall consist of at least five (5) but not more than fifteen (15) members, unless more members are required to be appointed to satisfy the requirements of Section 311.009, Tax Code. The members of the Board of Directors of the Zone shall be appointed as follows:

- (a) The City shall be entitled to appoint a minimum of three (3) and a maximum of ten (10) members of the Board of Directors, except that if there are fewer than five (5) directors appointed by taxing units other than the City, the City Council may appoint more than ten (10) members as long as the total membership of the Board of Directors does not exceed fifteen (15) members. The City Council shall appoint its initial members to the Board of Directors within sixty (60) days after passage of this Ordinance.
- (b) Each taxing unit, other than the City, that levies taxes on real property in the Zone may appoint one member of the Board of Directors if the taxing unit has approved the payment of all or part of the tax increment produced by such taxing unit into the tax increment fund for the Zone. A taxing unit eligible to appoint a member to the Board of Directors may waive such right. If a taxing unit waives its right to appoint a member of the board, the City may appoint a member to the Board of

Directors to such position. The governing body of each taxing unit, other than the City, eligible to appoint a member to the Board of Directors shall appoint such member within sixty (60) days after such taxing unit has entered into an agreement with the City for payment of all or part of the tax increment produced by such taxing unit into the tax increment fund for the Zone. Failure of such taxing unit to appoint a director within such sixty (60) day period shall be deemed a waiver of the right to appoint a director, and the City Council shall be entitled to appoint a person to such position.

- (c) The City Council shall appoint additional member(s) in order to maintain a board of at least five (5) members. A vacancy on the Board of Directors shall be filled as set forth in the Act. Positions one through three on the Board of Directors are reserved for the City. The remaining positions are reserved for other taxing units that levy real property taxes in the Zone and if the taxing unit has approved the payment of all or part of the tax increment produced by such taxing unit into the tax increment fund for the Zone. The directors appointed by taxing units other than the City shall be assigned a Board position in the order that the City receives the appointment. All members appointed to the Board of Directors shall meet eligibility requirements as set forth in the Act.
- (d) The terms of office for members of the Board of Directors shall be for two (2) years. Each year the City Council shall designate a member of the Board of Directors to serve as Chairperson of the Board of Directors. The Chairperson shall serve a term of office of one year that runs from January 1 through and including December 31 of the calendar year. The Board of Directors shall elect from its members a Vice-Chairperson and other officers, as it deems appropriate.
- (e) The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. It shall prepare and adopt a project plan and the reinvestment zone financing plan for the Zone, and must submit such plans to the City Council for its approval. The City Council delegates to the Board of Directors all powers necessary to prepare and implement the project and the reinvestment zone financing plans for the Zone, including any required annual reports on the status of the Zone, all subject to the prior approval of the City Council.

SECTION 5. That the Zone shall take effect on adoption of this Ordinance, and the termination of the Zone shall occur on December 31, 2036, or at an earlier time designated by subsequent ordinance of the City Council, or at such time, subsequent to the issuance of any tax increment bonds, if any, that all project costs, tax increment bonds, notes or other obligations of the Zone, and the interest thereon, if any, have been paid in full.

SECTION 6. That the tax increment base for the Zone, which is the total taxable value of all taxable real property located in the Zone, is to be determined as of January 1, 2011, the year in which the Zone was designated as a tax increment financing reinvestment zone (the "Tax Increment Base"). Tax Increment Base means the total taxable value of all real property taxable by a taxing unit and located in the Zone for the 2011 year. "Tax Increment" means the total amount of real property taxes by a taxing unit for the year on the Captured Appraised Value of real property taxable by a taxing unit and located in the Zone. The "Captured Appraised Value" means the total taxable value of all real property taxable by a taxing unit and located in the Zone for the year, less the Tax Increment Base of the taxing unit. For purposes of this Ordinance taxing unit means the City and any other political subdivision or special district that taxes real property within the Zone that enters into an agreement with the City for the payment of all or part of the tax increment produced by such other taxing unit into the Tax Increment Fund for the Zone.

SECTION 7. That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into such sub-accounts as may be required, into which all Tax Increments, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. All Tax Increments as defined herein shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any sub-accounts are to be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of the City. In addition, all revenues from the sale of any tax increment bonds, notes or certificates of obligation, hereafter issued by the City; revenues from the sale of any property acquired as part of the Zone financing plan; and any other revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund or sub-account from which money

will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds, notes or certificates of obligations issued for the Zone.

SECTION 8. That the City will participate in the Zone by contributing 66.67% of the City's Tax Increment from real property ad valorem taxes in the Zone for a period of twenty-five (25) years.

SECTION 9. That all ordinances of the City of Richardson, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed; provided, however that all other provisions of said ordinances not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 10. That if any section, paragraph, clause or provision of this Ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 11. That the City Manager is hereby authorized to execute any contracts or other agreements with any taxing units that elect to enter into an agreement with the City for payment of all or part of the tax increment produced by such other taxing unit into the Tax Increment Fund for the Zone.

SECTION 12. This Ordinance shall take effect upon its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the ____ day
of November, 2011.

APPROVED:

MAYOR

CORRECTLY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:11-01-11:TM 51549)

Exhibit "A"
Reinvestment Zone Number Three, City of Richardson, Texas
Tax Increment Financing Zone No. 3

Boundary Description

BEING land situated in the J. G. Vance Survey, Abstract No. 938 and the J. V. Vance Survey, Abstract No. 942, within the City of Richardson, Collin County, Texas and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1, Block 1, The Homes of Prairie Springs addition of the Map Records of Collin County, Texas;

THENCE in a southeasterly direction, an approximate distance of 296 feet, along the northeast line of Lot 1, Block 1, The Homes of Prairie Springs addition to a point being the most southern northeast corner of Lot 1, Block 1, The Homes of Prairie Springs;

THENCE in a southerly direction, an approximate distance of 704 feet, along the east line of Lot 1, Block 1, The Homes of Prairie Springs to a point being the southeast corner of Lot 1, Block 1, The Homes of Prairie Springs, also being a point in the north line of Renner Road;

THENCE due south across Renner Road, (a variable width R.O.W.), an approximate distance of 128 feet to a point in the south line of Renner Road, said point being in the north line of Lot 1A, Block 1, Richardson Heights Baptist Church addition;

THENCE in an easterly direction, an approximate distance of 753 feet, along the south line of Renner Road, across U.S. Highway 75/ Central Expressway, to a point being the most northern northwest corner of Tract 3, J. V. Vance Survey, Abstract No. 942, said point also being in the south line of Renner Road;

THENCE in an easterly direction, an approximate distance of 594 feet, along the south line of Renner Road, to a point being the most western northwest corner of Lot A, Block 1, Renner Plaza, said point also being along the south line of Renner Road;

THENCE continuing generally in an easterly direction, an approximate distance of 345 feet, along the north line of Lot A, Block 1, Renner Plaza, to a point being the most northern northeast corner of Lot A, Block 1, Renner Plaza, said point also being a point in the south line of Renner Road;

THENCE in a northeasterly direction, an approximate distance of 82 feet, across Renner Road (a variable width R.O.W.) to a point being the southeast corner of Tract 33, of J. G. Vance Survey, Abstract No. 938;

THENCE continuing in a northeasterly direction, an approximate distance of 1,409 feet along the west line of Tract 16 of the J. G. Vance Survey, Abstract 938, said line also being the east line of Tract 33 of the J. G. Vance Survey, Abstract 938, to a point in the most southern northeast corner of Tract 32 of the J. G. Vance Survey, Abstract 938;

THENCE in a westerly direction, an approximate distance of 188 feet along a line of Tract 32 of the J. G. Vance Survey, Abstract 938, said line also being the south line of Infocom Drive, to a point being at the corner of the southwest end of Infocom Drive and a corner of Tract 32 of the J. G. Vance Survey, Abstract 938;

THENCE in a northerly direction, an approximate distance of 91 feet along an east line of Tract 32 of the J. G. Vance Survey, Abstract 938;

THENCE continuing generally in a northeasterly direction, a distance of approximately 816 feet, along the east line of Tract 32 of the J. G. Vance Survey, Abstract 938 to a point at the most eastern northeast corner of Tract 32 of the J. G. Vance Survey, Abstract 938;

THENCE continuing in a northeasterly direction, an approximate distance of 294 feet across the right of way for the southwest corner of Routh West and President George Bush Highway, to a point in the centerline of President George Bush Highway, said point also being the City Limits between the City of Richardson and the City of Plano;

THENCE in a westerly direction, an approximate distance of 2,947 feet along the centerline of President George Bush Highway, to a point due north of the most western northwest corner of Tract 7 of the J. G. Vance Survey, Abstract 938, said point also being in the north line of Lot 2A, Block A of Homes of Prairie Creek addition;

THENCE in a southerly direction, an approximate distance of 194 feet, to a point being the most western northwest corner of Tract 7 of the J. G. Vance Survey, Abstract 938, said point also being in the north line of Lot 2A, Block A of Homes of Prairie Creek addition;

THENCE in a southeasterly direction, an approximate distance of 51 feet along the north line of Lot 2A, Block A of Homes of Prairie Creek addition, to a point being a northeast corner of Lot 2A, Block A, Homes of Prairie Creek, said point also being in the west line of Tract 7 of the J. G. Vance Survey, Abstract 938 ;

THENCE in a southerly direction, an approximate distance of 43 feet along the east line of Lot 2A, Block A, Homes of Prairie Creek addition, to a point being the most northern northeast corner of Lot 1, Block A, Homes of Prairie Creek addition;

THENCE continuing generally in a southerly direction, an approximate distance of 1,260 feet along the east line of Lot 1, Block A, Homes of Prairie Creek addition, to the POINT OF BEGINNING and containing approximately 130 acres of land, more or less (approximately 85 parcel acres).

Exhibit "B"

Location Map

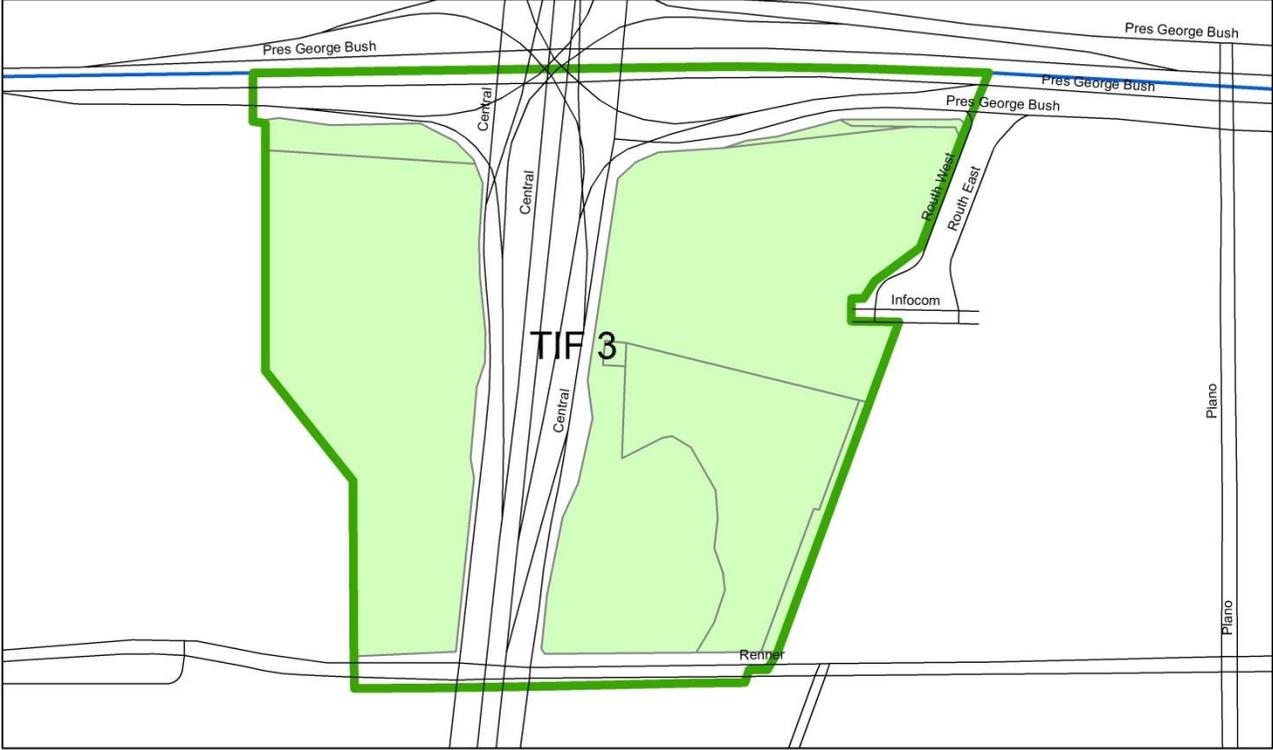


Exhibit “C”

Preliminary Project and Reinvestment Zone Financing Plan

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

October 2011

by

Stein
Planning, LLC

for



the City of Richardson

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Disclaimer

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

Section 1: Objectives

The objectives for City of Richardson Tax Increment Financing Zone Number Three are economic and qualitative benefits for Richardson and Collin County. The City of Richardson finds that designating a Tax Increment Financing Reinvestment Zone (“TIF Zone”) enhances the probability of a DART rail transit alignment from DFW Airport to Plano via Richardson, better quality of urban design with more transit ridership, earlier development and greater City and County revenue than otherwise likely.

Section 2: What Is Tax Increment Financing?

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

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

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

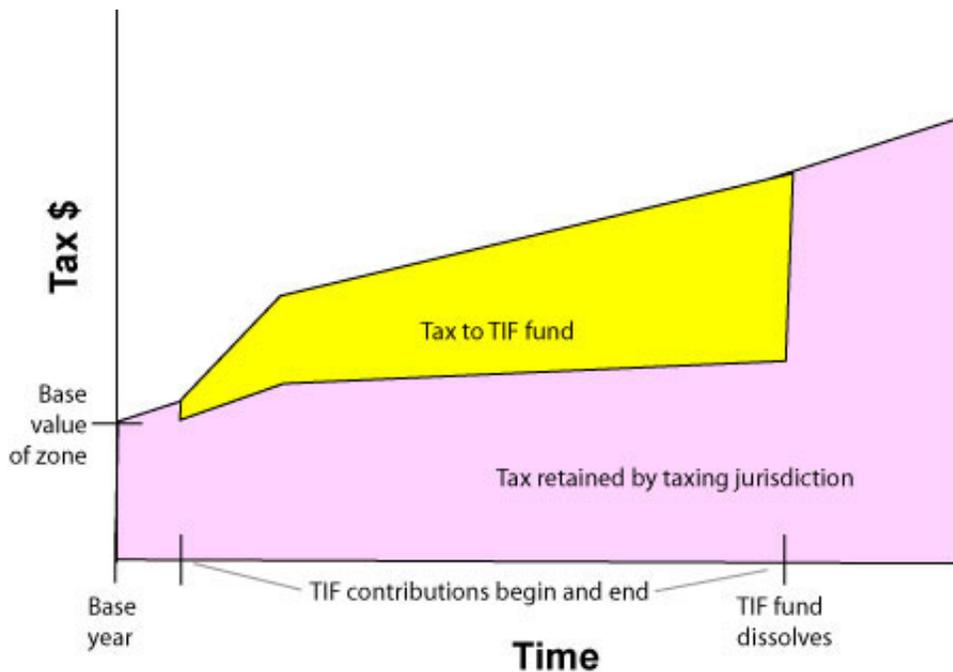
Exhibit A illustrates how rising tax revenue from greater appraised value in a TIF zone flows with time to a taxing jurisdiction’s general fund and to a TIF fund. The sloped lines depict tax revenue in the zone rising with time. Through tax year 2036, the City will deposit to TIF Fund Number Three two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

funds of both the City and County will rise sharply upon termination of participation in the TIF fund. No City or County taxes or fees except the designated portions of real property taxes will flow to the TIF fund.

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

Mere designation of a TIF zone is not an entitlement to future tax flow, although it's a step in that direction. Only if the Richardson City Council approves execution of a development agreement consistent with a TIF project plan and financing plan may cash flow from the TIF fund and then only in accord with terms of a development agreement. A TIF Board for Zone 3 must make a recommendation to the Richardson City Council prior to Council approval of a development agreement for Zone 3.

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



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

Section 3:

Reinvestment Zone Description

Exhibit B maps Richardson TIF Reinvestment Zone Number Three. The zone includes approximately 85 acres (according to Collin Central Appraisal District records for 2011), plus public rights-of-way. The zone is bounded by the President George Bush Turnpike, the DART “Red Line” right-of-way, Renner Road and the western boundary of tracts currently owned by W.W. Caruth, Jr. and Oncor Electric Delivery, extended north to the President George Bush Turnpike. Zone boundaries that follow public rights-of-way extend from the center of the TIF zone to the far sides of such rights-of-way or to the City limit, whichever is nearer to the center of the reinvestment zone, except that the zone follows the western border of the DART “Red Line” right-of-way. Boundaries that approximate property lines shall be construed as following such property lines.

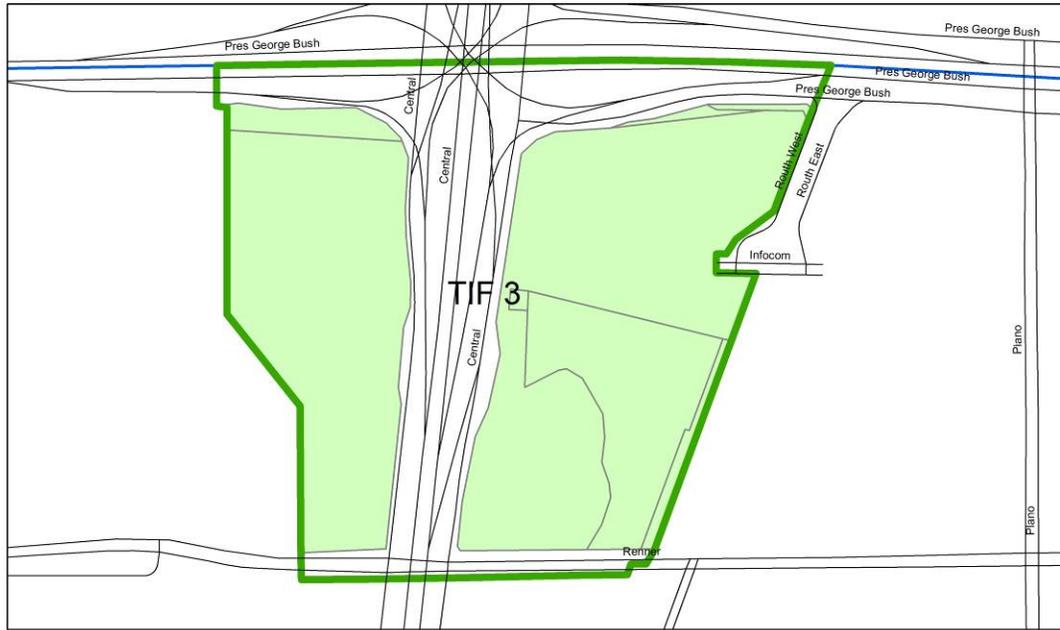
Exhibit C is another map of the zone showing existing uses and conditions. The zone is predominantly open or undeveloped. The absence of streets, water and sewer lines, franchise utilities and sidewalks for access to and from the existing DART rail transit station impairs sound growth of this part of the City and County. The zone meets other statutory tests for designating a TIF zone in that:

- (1) None of the land in the zone (infinitely less than the thirty per cent allowed by statute law) is used for residential purposes;
- (2) The 2011 total appraised value of taxable real property in the zone is \$10,280,065. Together with all other reinvestment zones and industrial districts within the municipality, the total appraised value of taxable real property in such zones is far less than the statutory maximum of 50%.

The base value of the zone is the total appraised value of all taxable real property in the zone as determined by the Collin Central Appraisal District in the certified roll for 2011. Base value is thus \$10,280,065. Properties in the zone are identified in Schedule 1.

Exhibit B: Richardson TIF Reinvestment Zone Number Three Boundary

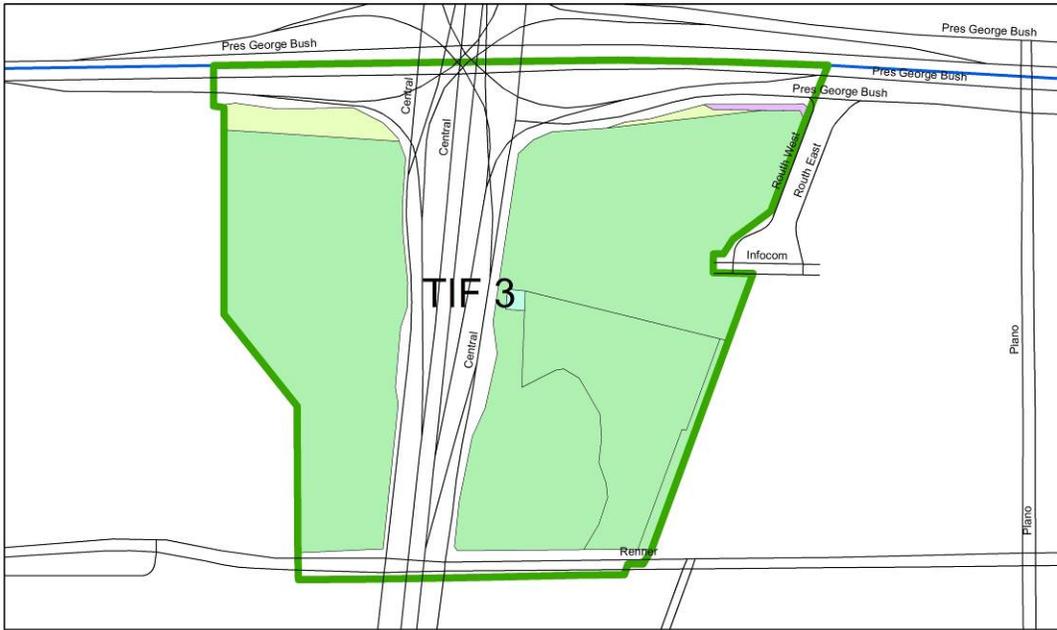
City of Richardson - Proposed TIF Zone 3 - Caruth Properties
Prepared 9/23/2011



- TIF 3 Zone
- TIF 3 Parcels
- City Limits

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

City of Richardson - Proposed TIF Zone 3 - Caruth Properties - Existing Uses
Prepared 9/23/2011



- TIF 3 Zone
- Vacant Land - Caruth
- Vacant Land - Plano
- Vacant Land - Oncor
- DART
- City Limits

Section 4: Development with Tax Increment Financing

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

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

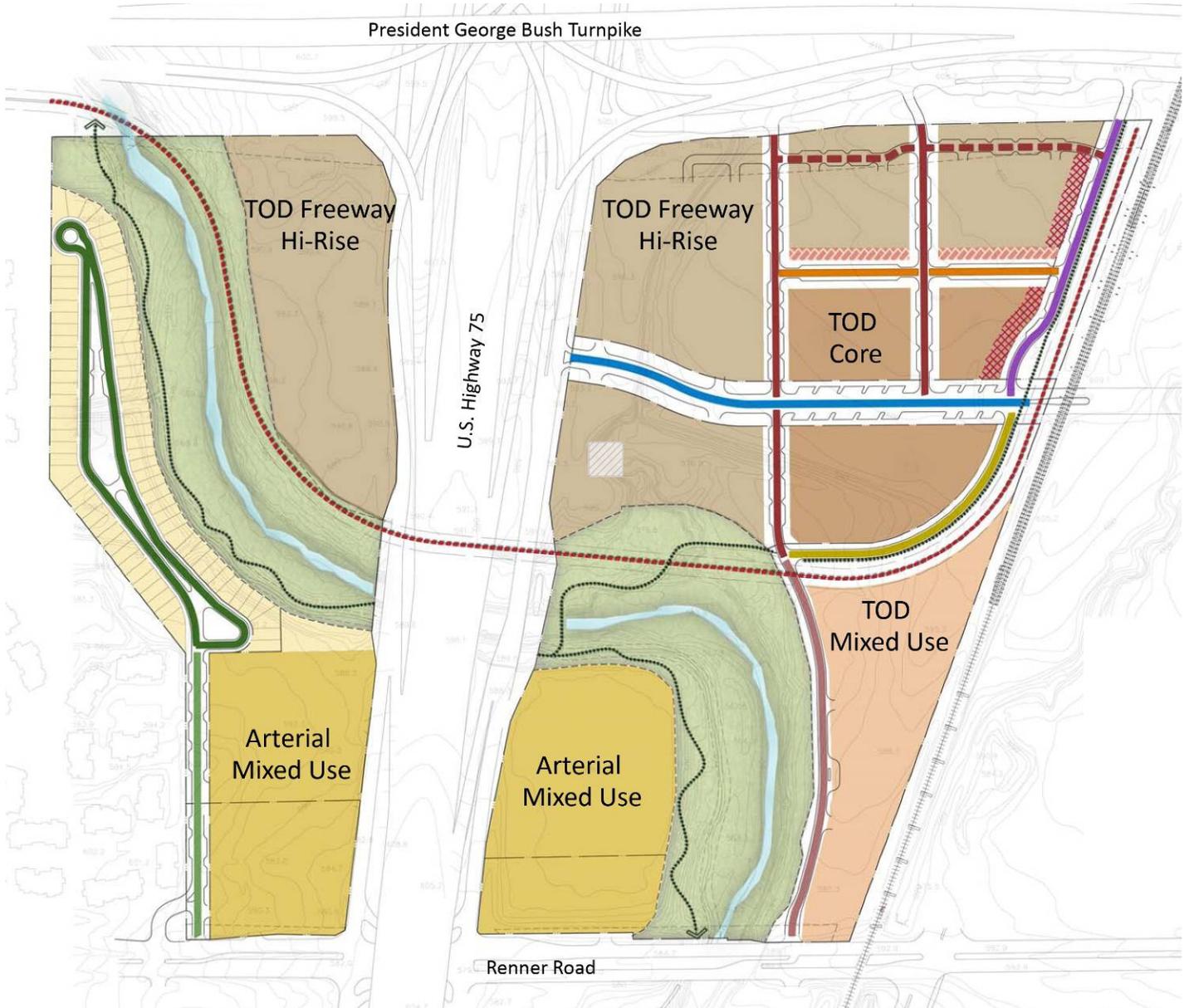
The proposed development cannot happen without a significant dedication of right-of-way through this TIF zone for public transit and without costly public infrastructure improvements. Some of the essential public improvements will serve a larger community than the zone alone. Infocom Drive, for example,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

Richardson ordinarily expects developers of real property to pay all or part of the costs to construct public improvements such as streets and utilities within a development site. Schedule 4 lists major public improvements proposed by Caruth Properties within TIF Zone 3, with cost estimates for various categories. Improvement items, quantities and cost estimates were provided by Caruth Properties. Richardson recognizes that there will be public benefits for the City and other jurisdictions if there is a transit alignment, an orientation to transit and early development in this proposed TIF zone. Consequently, Richardson intends that a TIF fund for Zone 3 will reimburse some, but probably not all, identified TIF project costs identified in Schedule 4. That list of TIF project items and their estimated costs will be reviewed periodically by the TIF Board and may be modified upon TIF Board recommendation and City Council approval.

Texas law requires that a TIF project plan must identify proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances and subdivision rules and regulations, if any, of the county, if applicable. No such changes are currently proposed, but future proposals for changes are possible.

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

Exhibit D: Proposed Improvements and Uses of Property In the Reinvestment Zone



Section 5: Financing TIF Project Costs

Based on the development program for TIF Zone 3, Schedules 5 through 8 are forecasts of annual and cumulative cash generated by property taxes (real and business personal property) and municipal sales tax within the zone during a twenty-five-year term and immediately subsequent years. These schedules assume the City pledges two-thirds of the real property tax increment to the TIF fund for tax years 2012 through 2036 and that Collin County pledges 50% of real property tax increments for the same term. (The duration of the TIF zone runs from its date of designation by the Richardson City Council through December 31, 2036. Designated shares of tax increments levied in calendar 2036 flow to the TIF fund, even if collected in a subsequent year.) This analysis implies that it is economically likely and feasible to pay approximately \$24.5 million of total TIF Zone 3 project costs, given all the stated assumptions. The TIF fund will not and cannot pay more cash for TIF project costs than it actually collects.

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

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

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

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

- 1) The proposed development is consistent with community plans and zoning and with the project and financing plan for the TIF zone, as amended from time to time.

-
- 2) Development of similar taxable value or quality is unlikely on the site or an alternative site in Richardson without investment of tax increment dollars.
 - 3) Taxable development made possible by the investment of TIF dollars for project costs is likely to add net new taxable property value of at least \$15 million within 3 years of the first investment of tax increment dollars in the project.
 - 4) Agreements to reimburse TIF project cost principal will be limited to a specific total dollar amount.
 - 5) The estimated net new taxable value likely to result from an agreement to reimburse project costs will be at least ten times the total tax increment reimbursement amount within ten years after the first tax increment dollar for project costs pursuant to the agreement has been reimbursed.

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

Section 6: Net New Revenue for Richardson and Collin County

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

The City of Richardson will earn local sales tax from new development. Schedule 8 estimates taxable retail sales and City sales tax from new development in the TIF zone. Summary forecasts of taxes Richardson and Collin County will retain from the TIF zone are displayed in Schedules 9 and 10.

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

Notes:

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

| (a) | (b) | (c) | (d) | Collin Central Appraisal District Appraisals | | | | |
|----------------------------------|-----------------------|--------------|-----------------------------|--|---------------------|---------------|---------------------|---------------------|
| | | | | "Market" | | | | |
| Collin CAD Property ID | Address | Acres | Record Owner | Improvements Only | Land Only | Land per SF | Total | Total Taxable |
| West of Central Expressway | | | | | | | | |
| 372769 | Central Expressway | 31.37 | W. W. Caruth, Jr. | \$0 | \$3,445,559 | \$2.52 | \$3,445,559 | \$3,445,559 |
| 372821 | Pres. Georg Bush Tpk. | 1.40 | Oncor Electric Delivery Co. | \$0 | \$91,704 | \$1.50 | \$91,704 | \$91,704 |
| Subtotal | | 32.78 | | \$0 | \$3,537,263 | \$2.48 | \$3,537,263 | \$3,537,263 |
| East of Central Expressway | | | | | | | | |
| 2137825 | Central Expressway | 39.37 | W. W. Caruth Foundation | \$0 | \$5,793,872 | \$3.38 | \$5,793,872 | \$5,793,872 |
| 372849 | Central Expressway | 12.76 | W. W. Caruth Foundation | \$0 | \$948,930 | \$1.71 | \$948,930 | \$948,930 |
| 372858 | Central Expressway | 0.21 | City of Plano | \$0 | \$1,050 | \$0.11 | \$1,050 | \$0 |
| Subtotal | | 52.33 | | \$0 | \$6,743,852 | \$2.96 | \$6,743,852 | \$6,742,802 |
| Total base for proposed TIF zone | | <u>85.11</u> | | <u>\$0</u> | <u>\$10,281,115</u> | <u>\$2.77</u> | <u>\$10,281,115</u> | <u>\$10,280,065</u> |

Schedule 2: Anticipated New Development in the Zone, with Estimated Appraisals in 2011 Dollars

Notes:

Uses, completion years, floor areas and dwelling counts are estimates based on information from the property owner and are subject to change.
 Completion dates reflect mid-points of approximate time ranges anticipated by the owner/developer. The latest phases of development are anticipated complete during 2034.
 Collin CAD appraisals per square foot of improvement are estimates by Stein Planning, based on appraisals of comparable properties. Value estimates may require adjustments as project details and Collin CAD appraisal norms evolve.
 Taxable values assume no homestead exemptions.
 Development cost, selling price and appraisals are not necessarily the same.
 Parking garage improvements are not counted as floor area. Estimated costs and appraisals include garages.
 Existing taxable values of tracts reflect 2011 taxable values of larger tracts, roughly prorated according to approximate land area in each tract.

| (a) Tract | (b) Acres | (c) Use | (d) Completed by Jan. 1, | (e) - (m) | | | | | | | | | | | (o) - (p) | |
|--|--------------|------------------------------------|--------------------------------|-----------------------------|----------------------------|---------------------|---------------|--------------|-------------------------------|---------------|---------------|-----------------------------|---------------------------------|------|--|-------|
| | | | | (e) - (i) | | | | | (j) - (m) | | | | | | Est. CCAD Appraisal of Taxable Business Personal Property | Total |
| | | | | Improvements | | | | | Real Property | | | | | | | |
| | | | | Gross Floor Area (SF) | Floor Coverage Ratio | Residences Units | GFA / Unit | Retail SF | Value (Land and Improvements) | | | Less Existing Taxable | Estimated Net New Taxable | | | |
| | | | | | Est. Collin CAD Appraisal | | | | | | | | | | | |
| | | | | | "Market" | | | | | | | | | | | |
| | | | | | Per SF | | | "Market" | | | | | | | | |
| West of Central Expressway (excluding Oncor tract) | | | | | | | | | | | | | | | | |
| 1 | | office | 2033 | 430,000 | | | | 0 | \$100 | \$43,000,000 | \$43,000,000 | \$861,390 | \$42,138,610 | \$20 | \$8,600,000 | |
| 2 | | single-family residences | 2017 | 255,000 | | 75 | 3,400 | 0 | \$90 | \$22,950,000 | \$22,950,000 | \$861,390 | \$22,088,610 | \$0 | \$0 | |
| 3 | | office | 2021 | 185,000 | | | | 0 | \$100 | \$18,500,000 | \$18,500,000 | \$861,390 | \$17,638,610 | \$20 | \$3,700,000 | |
| 4 | | retail | 2021 | 25,000 | | | | 25,000 | \$130 | \$3,250,000 | \$3,250,000 | \$861,390 | \$2,388,610 | \$35 | \$875,000 | |
| Subtotal or average | 31.37 | | | 895,000 | 0.65 | 75 | | 25,000 | \$98 | \$87,700,000 | \$87,700,000 | \$3,445,559 | \$84,254,441 | \$15 | \$13,175,000 | |
| East of Central Expressway | | | | | | | | | | | | | | | | |
| 5 | | office and retail | 2033 | 607,500 | | | | 7,500 | \$100 | \$60,750,000 | \$60,750,000 | \$842,850 | \$59,907,150 | \$20 | \$12,150,000 | |
| 6 | | multi-family residences and retail | 2033 | 444,000 | | 400 | 1,000 | 44,000 | \$80 | \$35,520,000 | \$35,520,000 | \$842,850 | \$34,677,150 | \$3 | \$1,540,000 | |
| 7 | | multi-family residences and retail | 2027 | 365,000 | | 300 | 1,000 | 65,000 | \$90 | \$32,850,000 | \$32,850,000 | \$842,850 | \$32,007,150 | \$6 | \$2,190,000 | |
| 8 | | office | 2026 | 160,000 | | | | 0 | \$100 | \$16,000,000 | \$16,000,000 | \$842,850 | \$15,157,150 | \$20 | \$3,200,000 | |
| 9 | | multi-family residences and retail | 2021 | 384,000 | | 375 | 1,000 | 9,000 | \$80 | \$30,720,000 | \$30,720,000 | \$842,850 | \$29,877,150 | \$1 | \$384,000 | |
| 10 | | multi-family residences and office | 2017 | 290,000 | | 175 | 1,000 | 0 | \$90 | \$26,100,000 | \$26,100,000 | \$842,850 | \$25,257,150 | \$5 | \$1,450,000 | |
| 11 | | office and retail | 2017 | 131,800 | | | | 14,800 | \$100 | \$13,180,000 | \$13,180,000 | \$842,850 | \$12,337,150 | \$20 | \$2,636,000 | |
| 12 | | retail | 2017 | 4,000 | | | | 4,000 | \$300 | \$1,200,000 | \$1,200,000 | \$842,850 | \$357,150 | \$35 | \$140,000 | |
| Subtotal or average | 52.33 | | | 2,386,300 | 1.05 | 1,250 | | 144,300 | \$91 | \$216,320,000 | \$216,320,000 | \$6,742,802 | \$209,577,198 | \$10 | \$23,690,000 | |
| roads | 0.00 | | | | | | | | | | | | | | | |
| detention | 0.00 | | | | | | | | | | | | | | | |
| Subtotal or average | 52.33 | | | 2,386,300 | 1.05 | | | | | | | | | | | |
| Total or average | 83.71 | | | 3,281,300 | 0.90 | 1,325 | | 169,300 | \$93 | \$304,020,000 | \$304,020,000 | \$10,188,361 | \$293,831,639 | \$11 | \$36,865,000 | |

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

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

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

Schedule 4: TIF Project Costs

Notes:

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

All ROW will be donated by the property owner.

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

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

Schedule 4: TIF Project Costs

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

Schedule 4: TIF Project Costs

| (a) | (b) | (c) | (d) | (e) |
|---|-----------------|-----------------------------|----------------------------------|---|
| Item / Location | Quantity | Estimated Principal Cost | Estimated TIF Project Cost | Nonproject Cost Portion of Principal Cost for Item |
| Walks and adjacent ROW landscaping | | | | |
| Infocom Drive | 1,250 LF | | | |
| Primary north-south street | 2,100 LF | | | |
| Downtown north-south street | 750 LF | | | |
| Downtown east-west street | 650 LF | | | |
| Relocated transit street | 800 LF | | | |
| Cotton Belt Street | 700 LF | | | |
| Subtotal | 6,250 LF | \$3,562,500 | \$3,562,500 | \$0 |
| Drainage | | | | |
| CLOMR - LOMR - Spring Creek | 1 | | | |
| Fill area north of Spring Creek | 55,000 SF | | | |
| Subtotal | | \$475,000 | \$475,000 | \$0 |
| Water distribution lines (12" PVC) | | | | |
| Infocom Drive | 1,150 LF | | | |
| Primary north-south street | 1,700 LF | | | |
| Downtown north-south street | 900 LF | | | |
| Downtown east-west street | 800 LF | | | |
| Bush Turnpike | 1,100 LF | | | |
| Central Expressway | 2,100 LF | | | |
| Bore across Spring Creek | 300 LF | | | |
| Cotton Belt Street | | | | |
| Subtotal | | \$656,250 | \$656,250 | \$0 |
| Wastewater collection lines | | | | |
| Infocom Drive (10") | 1,000 LF | | | |
| Manholes | 4 | | | |
| Primary north-south street (10") | 2,100 LF | | | |
| Manholes | 8 | | | |
| Downtown north-south street (8") | 700 LF | | | |
| Manholes | 2 | | | |
| Downtown east-west street (8") | 500 LF | | | |
| Manholes | 2 | | | |
| Cotton Belt Street (8") | 700 LF | | | |
| Manholes | 2 | | | |
| Around Tract 11 (10") | 1,100 LF | | | |
| Manholes | 5 | | | |
| Subtotal | | \$530,500 | \$530,500 | \$0 |

Schedule 4: TIF Project Costs

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

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

Notes:

Estimated net new appraisals due to new improvements are from a separate schedule.
Tax rate is for 2011. Later years are assumed a constant. Actual rates will be set annually.

| (a) | (b) | (c) Real Property | | | | | | | | | | (m) Business Personal Property | | | | |
|--------------------|---------|---|---|--|---------------------------------------|---------------------------------------|--|---|------------------------------------|--|---|--|--|--------------|--|--|
| | | Appraisal Without Improvements New This Year; Post-completion Appraisals Rise 1.00% Annually After 2012 | Net New Appraisals Related to Development | Adjusted for Pre-completion Inflation @ 3.00% After 2012 | Total Taxable Real Property Appraisal | Captured Appraised Value of This Year | City Real Property Tax on Captured Appraised Value @ \$0.63516 per \$100 | TIF Fund Receipts on This % of Captured Appraised Value | TIF Fund Receipts in Calendar Year | City Real Property Tax Retained for General Fund | Appraisal Without Improvements Added This Year; Post-completion Appraisals Rise 1.00% Annually After 2012 | Appraisals Related to New Improvements | Adjusted for Pre-completion Inflation @ 3.00% After 2012 | Total | City BPP Tax @ \$0.63516 per \$100 (to General Fund) | |
| Year | Jan. 1, | Dollars | Dollars | Dollars | Dollars | Dollars | Dollars | Dollars | Dollars | Dollars | Dollars | Dollars | Dollars | Dollars | Dollars | |
| Base | 2011 | | | | \$10,280,065 | \$0 | \$0 | 0% | 2012 | \$0 | \$65,295 | \$0 | \$0 | \$0 | \$0 | |
| 1 | 2012 | \$10,280,065 | \$0 | \$0 | \$10,280,065 | \$0 | \$0 | 66.67% | 2013 | \$0 | \$65,295 | \$0 | \$0 | \$0 | \$0 | |
| 2 | 2013 | \$10,382,866 | \$0 | \$0 | \$10,382,866 | \$102,801 | \$653 | 66.67% | 2014 | \$435 | \$65,513 | \$0 | \$0 | \$0 | \$0 | |
| 3 | 2014 | \$10,486,694 | \$0 | \$0 | \$10,486,694 | \$206,629 | \$1,312 | 66.67% | 2015 | \$875 | \$65,732 | \$0 | \$0 | \$0 | \$0 | |
| 4 | 2015 | \$10,591,561 | \$0 | \$0 | \$10,591,561 | \$311,496 | \$1,978 | 66.67% | 2016 | \$1,319 | \$65,954 | \$0 | \$0 | \$0 | \$0 | |
| 5 | 2016 | \$10,697,477 | \$0 | \$0 | \$10,697,477 | \$417,412 | \$2,651 | 66.67% | 2017 | \$1,767 | \$66,179 | \$0 | \$0 | \$0 | \$0 | |
| 6 | 2017 | \$10,804,452 | \$60,040,060 | \$69,602,884 | \$80,407,336 | \$70,127,271 | \$445,420 | 66.67% | 2018 | \$296,947 | \$213,768 | \$0 | \$4,226,000 | \$4,899,092 | \$31,117 | |
| 7 | 2018 | \$81,211,409 | \$0 | \$0 | \$81,211,409 | \$70,931,344 | \$450,528 | 66.67% | 2019 | \$300,352 | \$215,471 | \$4,948,083 | \$0 | \$4,948,083 | \$31,428 | |
| 8 | 2019 | \$82,023,523 | \$0 | \$0 | \$82,023,523 | \$71,743,458 | \$455,686 | 66.67% | 2020 | \$303,791 | \$217,190 | \$4,997,564 | \$0 | \$4,997,564 | \$31,743 | |
| 9 | 2020 | \$82,843,759 | \$0 | \$0 | \$82,843,759 | \$72,563,694 | \$460,896 | 66.67% | 2021 | \$307,264 | \$218,927 | \$5,047,540 | \$0 | \$5,047,540 | \$32,060 | |
| 10 | 2021 | \$83,672,196 | \$49,904,370 | \$65,113,884 | \$148,786,080 | \$138,506,015 | \$879,735 | 66.67% | 2022 | \$586,490 | \$358,540 | \$5,098,015 | \$4,959,000 | \$6,470,370 | \$73,478 | |
| 11 | 2022 | \$150,273,941 | \$0 | \$0 | \$150,273,941 | \$139,993,876 | \$889,185 | 66.67% | 2023 | \$592,790 | \$361,690 | \$11,684,069 | \$0 | \$11,684,069 | \$74,213 | |
| 12 | 2023 | \$151,776,681 | \$0 | \$0 | \$151,776,681 | \$141,496,616 | \$898,730 | 66.67% | 2024 | \$599,153 | \$364,871 | \$11,800,910 | \$0 | \$11,800,910 | \$74,955 | |
| 13 | 2024 | \$153,294,447 | \$0 | \$0 | \$153,294,447 | \$143,014,382 | \$908,370 | 66.67% | 2025 | \$605,580 | \$368,085 | \$11,918,919 | \$0 | \$11,918,919 | \$75,704 | |
| 14 | 2025 | \$154,827,392 | \$0 | \$0 | \$154,827,392 | \$144,547,327 | \$918,107 | 66.67% | 2026 | \$612,071 | \$371,330 | \$12,038,108 | \$0 | \$12,038,108 | \$76,461 | |
| 15 | 2026 | \$156,375,666 | \$15,157,150 | \$22,926,549 | \$179,302,215 | \$169,022,150 | \$1,073,561 | 66.67% | 2027 | \$715,707 | \$423,149 | \$12,158,489 | \$3,200,000 | \$4,840,287 | \$107,969 | |
| 16 | 2027 | \$181,095,237 | \$32,007,150 | \$49,866,096 | \$230,961,333 | \$220,681,268 | \$1,401,679 | 66.67% | 2028 | \$934,453 | \$532,521 | \$17,168,764 | \$2,190,000 | \$3,411,949 | \$130,720 | |
| 17 | 2028 | \$233,270,947 | \$0 | \$0 | \$233,270,947 | \$222,990,882 | \$1,416,349 | 66.67% | 2029 | \$944,233 | \$537,411 | \$20,786,520 | \$0 | \$20,786,520 | \$132,028 | |
| 18 | 2029 | \$235,603,656 | \$0 | \$0 | \$235,603,656 | \$225,323,591 | \$1,431,165 | 66.67% | 2030 | \$954,110 | \$542,350 | \$20,994,385 | \$0 | \$20,994,385 | \$133,348 | |
| 19 | 2030 | \$237,959,693 | \$0 | \$0 | \$237,959,693 | \$227,679,628 | \$1,446,130 | 66.67% | 2031 | \$964,087 | \$547,338 | \$21,204,329 | \$0 | \$21,204,329 | \$134,681 | |
| 20 | 2031 | \$240,339,290 | \$0 | \$0 | \$240,339,290 | \$230,059,225 | \$1,461,244 | 66.67% | 2032 | \$974,163 | \$552,376 | \$21,416,372 | \$0 | \$21,416,372 | \$136,028 | |
| 21 | 2032 | \$242,742,682 | \$0 | \$0 | \$242,742,682 | \$232,462,617 | \$1,476,510 | 66.67% | 2033 | \$984,340 | \$557,465 | \$21,630,536 | \$0 | \$21,630,536 | \$137,389 | |
| 22 | 2033 | \$245,170,109 | \$136,722,910 | \$254,344,887 | \$499,514,996 | \$489,234,931 | \$3,107,425 | 66.67% | 2034 | \$2,071,616 | \$1,101,103 | \$21,846,841 | \$22,290,000 | \$41,465,966 | \$402,138 | |
| 23 | 2034 | \$504,510,146 | \$0 | \$0 | \$504,510,146 | \$494,230,081 | \$3,139,152 | 66.67% | 2035 | \$2,092,768 | \$1,111,679 | \$63,945,935 | \$0 | \$63,945,935 | \$406,159 | |
| 24 | 2035 | \$509,555,248 | \$0 | \$0 | \$509,555,248 | \$499,275,183 | \$3,171,196 | 66.67% | 2036 | \$2,114,131 | \$1,122,360 | \$64,585,395 | \$0 | \$64,585,395 | \$410,221 | |
| 25 | 2036 | \$514,650,800 | \$0 | \$0 | \$514,650,800 | \$504,370,735 | \$3,203,561 | 66.67% | 2037 | \$2,135,707 | \$1,133,149 | \$65,231,249 | \$0 | \$65,231,249 | \$414,323 | |
| 26 | 2037 | \$519,797,308 | \$0 | \$0 | \$519,797,308 | \$509,517,243 | \$3,236,250 | 0% | 2039 | \$0 | \$3,301,545 | \$65,883,561 | \$0 | \$65,883,561 | \$418,466 | |
| 27 | 2039 | \$524,995,281 | \$0 | \$0 | \$524,995,281 | \$514,715,216 | \$3,269,265 | 0% | 2039 | \$0 | \$3,334,560 | \$66,542,397 | \$0 | \$66,542,397 | \$422,651 | |
| 28 | 2039 | \$530,245,234 | \$0 | \$0 | \$530,245,234 | \$519,965,169 | \$3,302,611 | 0% | 2040 | \$0 | \$3,367,906 | \$67,207,821 | \$0 | \$67,207,821 | \$426,877 | |
| 29 | 2040 | \$535,547,686 | \$0 | \$0 | \$535,547,686 | \$525,267,621 | \$3,336,290 | 0% | 2041 | \$0 | \$3,401,585 | \$67,879,899 | \$0 | \$67,879,899 | \$431,146 | |
| 30 | 2041 | \$540,903,163 | \$0 | \$0 | \$540,903,163 | \$530,623,098 | \$3,370,306 | 0% | 2042 | \$0 | \$3,435,601 | \$68,558,698 | \$0 | \$68,558,698 | \$435,457 | |
| Total (Years 1-30) | | | \$293,831,639 | \$461,854,301 | | | \$45,155,944 | | | \$19,094,149 | \$28,020,641 | | \$36,865,000 | \$61,087,664 | \$5,180,759 | |

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

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

| (a) | (b) | (c) Real Property | | | | | | | | | | (m) Business Personal Property | | | | |
|--------------------|---------|---|--|---|---|--|---|--|--|------------------------------|---|---|-----------------|--|--------------|-----------------------------|
| | | (d) Appraisal Without Improvements New This Year; Post-completion Appraisals Rise 1.00% Annually After 2012 | (e) Net New Appraisals Related to Development Adjusted for Pre-completion Inflation @ 3.00% After 2012 | (f) Total Taxable Real Property Appraisal | (g) Captured Appraised Value of This Year | (h) County Real Property Tax on Captured Appraised Value @ \$0.24000 per \$100 | (i) TIF Fund Receipts on This % of Captured Appraised Value | (j) TIF Fund Receipts in Calendar Year | (k) County Real Property Tax Retained for General Fund | (l) County Real Property Tax | (m) Appraisal Without Improvements Added This Year; Post-completion Appraisals Rise 1.00% Annually After 2012 | (n) Appraisals Related to New Improvements Adjusted for Pre-completion Inflation @ 3.00% After 2012 | (o) Total | (p) County BPP Tax @ \$0.24000 (to General Fund) | | |
| Year | Jan. 1, | Annually After 2012 | In 2011 Dollars | After 2012 | Property Appraisal | for Jan. 1 of This Year | per \$100 | Appraised Value | Calendar Year | to TIF Fund | General Fund | Annually After 2012 | In 2011 Dollars | After 2012 | Total | per \$100 (to General Fund) |
| Base | 2011 | | | | \$10,280,065 | \$0 | \$0 | 0% | 2012 | \$0 | \$24,672 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1 | 2012 | \$10,280,065 | \$0 | \$0 | \$10,280,065 | \$0 | \$0 | 50% | 2013 | \$0 | \$24,672 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2 | 2013 | \$10,382,866 | \$0 | \$0 | \$10,382,866 | \$102,801 | \$247 | 50% | 2014 | \$123 | \$24,796 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 3 | 2014 | \$10,486,694 | \$0 | \$0 | \$10,486,694 | \$206,629 | \$496 | 50% | 2015 | \$248 | \$24,920 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 4 | 2015 | \$10,591,561 | \$0 | \$0 | \$10,591,561 | \$311,496 | \$748 | 50% | 2016 | \$374 | \$25,046 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 5 | 2016 | \$10,697,477 | \$0 | \$0 | \$10,697,477 | \$417,412 | \$1,002 | 50% | 2017 | \$501 | \$25,173 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 6 | 2017 | \$10,804,452 | \$60,040,060 | \$69,602,884 | \$80,407,336 | \$70,127,271 | \$168,305 | 50% | 2018 | \$84,153 | \$108,825 | \$0 | \$4,226,000 | \$4,899,092 | \$4,899,092 | \$11,758 |
| 7 | 2018 | \$81,211,409 | \$0 | \$0 | \$81,211,409 | \$70,931,344 | \$170,235 | 50% | 2019 | \$85,118 | \$109,790 | \$4,948,083 | \$0 | \$0 | \$4,948,083 | \$11,875 |
| 8 | 2019 | \$82,023,523 | \$0 | \$0 | \$82,023,523 | \$71,743,458 | \$172,184 | 50% | 2020 | \$86,092 | \$110,764 | \$4,997,564 | \$0 | \$0 | \$4,997,564 | \$11,994 |
| 9 | 2020 | \$82,843,759 | \$0 | \$0 | \$82,843,759 | \$72,563,694 | \$174,153 | 50% | 2021 | \$87,076 | \$111,749 | \$5,047,540 | \$0 | \$0 | \$5,047,540 | \$12,114 |
| 10 | 2021 | \$83,672,196 | \$49,904,370 | \$65,113,884 | \$148,786,080 | \$138,506,015 | \$332,414 | 50% | 2022 | \$166,207 | \$190,879 | \$5,098,015 | \$4,959,000 | \$6,470,370 | \$11,568,385 | \$27,764 |
| 11 | 2022 | \$150,273,941 | \$0 | \$0 | \$150,273,941 | \$139,993,876 | \$335,985 | 50% | 2023 | \$167,993 | \$192,665 | \$11,684,069 | \$0 | \$0 | \$11,684,069 | \$28,042 |
| 12 | 2023 | \$151,776,681 | \$0 | \$0 | \$151,776,681 | \$141,496,616 | \$339,592 | 50% | 2024 | \$169,796 | \$194,468 | \$11,800,910 | \$0 | \$0 | \$11,800,910 | \$28,322 |
| 13 | 2024 | \$153,294,447 | \$0 | \$0 | \$153,294,447 | \$143,014,382 | \$343,235 | 50% | 2025 | \$171,617 | \$196,289 | \$11,918,919 | \$0 | \$0 | \$11,918,919 | \$28,605 |
| 14 | 2025 | \$154,827,392 | \$0 | \$0 | \$154,827,392 | \$144,547,327 | \$346,914 | 50% | 2026 | \$173,457 | \$198,129 | \$12,038,108 | \$0 | \$0 | \$12,038,108 | \$28,891 |
| 15 | 2026 | \$156,375,666 | \$15,157,150 | \$22,926,549 | \$179,302,215 | \$169,022,150 | \$405,653 | 50% | 2027 | \$202,827 | \$227,499 | \$12,158,489 | \$3,200,000 | \$4,840,287 | \$16,998,776 | \$40,797 |
| 16 | 2027 | \$181,095,237 | \$32,007,150 | \$49,866,096 | \$230,961,333 | \$220,681,268 | \$529,635 | 50% | 2028 | \$264,818 | \$289,490 | \$17,168,764 | \$2,190,000 | \$3,411,949 | \$20,580,713 | \$49,394 |
| 17 | 2028 | \$233,270,947 | \$0 | \$0 | \$233,270,947 | \$222,990,882 | \$535,178 | 50% | 2029 | \$267,589 | \$292,261 | \$20,786,520 | \$0 | \$0 | \$20,786,520 | \$49,888 |
| 18 | 2029 | \$235,603,656 | \$0 | \$0 | \$235,603,656 | \$225,323,591 | \$540,777 | 50% | 2030 | \$270,388 | \$295,060 | \$20,994,385 | \$0 | \$0 | \$20,994,385 | \$50,387 |
| 19 | 2030 | \$237,959,693 | \$0 | \$0 | \$237,959,693 | \$227,679,628 | \$546,431 | 50% | 2031 | \$273,216 | \$297,888 | \$21,204,329 | \$0 | \$0 | \$21,204,329 | \$50,890 |
| 20 | 2031 | \$240,339,290 | \$0 | \$0 | \$240,339,290 | \$230,059,225 | \$552,142 | 50% | 2032 | \$276,071 | \$300,743 | \$21,416,372 | \$0 | \$0 | \$21,416,372 | \$51,399 |
| 21 | 2032 | \$242,742,682 | \$0 | \$0 | \$242,742,682 | \$232,462,617 | \$557,910 | 50% | 2033 | \$278,955 | \$303,627 | \$21,630,536 | \$0 | \$0 | \$21,630,536 | \$51,913 |
| 22 | 2033 | \$245,170,109 | \$136,722,910 | \$254,344,887 | \$499,514,996 | \$489,234,931 | \$1,174,164 | 50% | 2034 | \$587,082 | \$611,754 | \$21,846,841 | \$22,290,000 | \$41,465,966 | \$63,312,807 | \$151,951 |
| 23 | 2034 | \$504,510,146 | \$0 | \$0 | \$504,510,146 | \$494,230,081 | \$1,186,152 | 50% | 2035 | \$593,076 | \$617,748 | \$63,945,935 | \$0 | \$0 | \$63,945,935 | \$153,470 |
| 24 | 2035 | \$509,555,248 | \$0 | \$0 | \$509,555,248 | \$499,275,183 | \$1,198,260 | 50% | 2036 | \$599,130 | \$623,802 | \$64,585,395 | \$0 | \$0 | \$64,585,395 | \$155,005 |
| 25 | 2036 | \$514,650,800 | \$0 | \$0 | \$514,650,800 | \$504,370,735 | \$1,210,490 | 50% | 2037 | \$605,245 | \$629,917 | \$65,231,249 | \$0 | \$0 | \$65,231,249 | \$156,555 |
| 26 | 2037 | \$519,797,308 | \$0 | \$0 | \$519,797,308 | \$509,517,243 | \$1,222,841 | 0% | 2039 | \$0 | \$1,247,514 | \$65,883,561 | \$0 | \$0 | \$65,883,561 | \$158,121 |
| 27 | 2039 | \$524,995,281 | \$0 | \$0 | \$524,995,281 | \$514,715,216 | \$1,235,317 | 0% | 2039 | \$0 | \$1,259,989 | \$66,542,397 | \$0 | \$0 | \$66,542,397 | \$159,702 |
| 28 | 2039 | \$530,245,234 | \$0 | \$0 | \$530,245,234 | \$519,965,169 | \$1,247,916 | 0% | 2040 | \$0 | \$1,272,589 | \$67,207,821 | \$0 | \$0 | \$67,207,821 | \$161,299 |
| 29 | 2040 | \$535,547,686 | \$0 | \$0 | \$535,547,686 | \$525,267,621 | \$1,260,642 | 0% | 2041 | \$0 | \$1,285,314 | \$67,879,899 | \$0 | \$0 | \$67,879,899 | \$162,912 |
| 30 | 2041 | \$540,903,163 | \$0 | \$0 | \$540,903,163 | \$530,623,098 | \$1,273,495 | 0% | 2042 | \$0 | \$1,298,168 | \$68,558,698 | \$0 | \$0 | \$68,558,698 | \$164,541 |
| Total (Years 1-30) | | | \$293,831,639 | \$461,854,301 | | | \$17,062,514 | | | \$5,411,151 | \$12,391,528 | | \$36,865,000 | \$61,087,664 | | \$1,957,589 |

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

City and County revenue forecasts are from separate schedules.

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

Schedule 8: Forecast of City Sales Tax from Development in the Prospective TIF Zone

Notes:

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

| (a) Year | (b) Calendar Year | (c) Cumulative Gross Retail Floor Area Open All Year | (e) Values Not Adjusted for Inflation | | | (g) Total Taxable Sales | (h) Total Sales, Adjusted for Inflation @ 3.00% Annually After 2012 | (i) City Sales Tax Earned This Year @ 1.00% | (j) Cumulative Total |
|--------------------|----------------------|---|---|--|--|----------------------------------|--|--|----------------------------|
| | | | (d) Gross Retail Floor Area @ 90% Occupancy | (e) Taxable Store or Restaurant Sales Volume, If \$200 per SF | (f) Construction Materials Taxed This Year, If 33% of DCAD "Market" Appraisal | | | | |
| 0 | 2012 | 0 | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1 | 2013 | 0 | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2 | 2014 | 0 | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 3 | 2015 | 0 | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 4 | 2016 | 0 | 0 | \$0 | \$20,931,900 | \$20,931,900 | \$23,559,038 | \$235,590 | \$235,590 |
| 5 | 2017 | 18,800 | 16,920 | \$3,384,000 | \$0 | \$3,384,000 | \$3,922,983 | \$39,230 | \$274,820 |
| 6 | 2018 | 18,800 | 16,920 | \$3,384,000 | \$0 | \$3,384,000 | \$4,040,673 | \$40,407 | \$315,227 |
| 7 | 2019 | 18,800 | 16,920 | \$3,384,000 | \$0 | \$3,384,000 | \$4,161,893 | \$41,619 | \$356,846 |
| 8 | 2020 | 18,800 | 16,920 | \$3,384,000 | \$17,315,100 | \$20,699,100 | \$26,221,001 | \$262,210 | \$619,056 |
| 9 | 2021 | 52,800 | 47,520 | \$9,504,000 | \$0 | \$9,504,000 | \$12,400,564 | \$124,006 | \$743,062 |
| 10 | 2022 | 52,800 | 47,520 | \$9,504,000 | \$0 | \$9,504,000 | \$12,772,581 | \$127,726 | \$870,787 |
| 11 | 2023 | 52,800 | 47,520 | \$9,504,000 | \$0 | \$9,504,000 | \$13,155,759 | \$131,558 | \$1,002,345 |
| 12 | 2024 | 52,800 | 47,520 | \$9,504,000 | \$0 | \$9,504,000 | \$13,550,431 | \$135,504 | \$1,137,849 |
| 13 | 2025 | 52,800 | 47,520 | \$9,504,000 | \$5,280,000 | \$14,784,000 | \$21,710,802 | \$217,108 | \$1,354,957 |
| 14 | 2026 | 52,800 | 47,520 | \$9,504,000 | \$10,840,500 | \$20,344,500 | \$30,772,882 | \$307,729 | \$1,662,686 |
| 15 | 2027 | 117,800 | 106,020 | \$21,204,000 | \$0 | \$21,204,000 | \$33,035,141 | \$330,351 | \$1,993,037 |
| 16 | 2028 | 117,800 | 106,020 | \$21,204,000 | \$0 | \$21,204,000 | \$34,026,195 | \$340,262 | \$2,333,299 |
| 17 | 2029 | 117,800 | 106,020 | \$21,204,000 | \$0 | \$21,204,000 | \$35,046,981 | \$350,470 | \$2,683,769 |
| 18 | 2030 | 117,800 | 106,020 | \$21,204,000 | \$0 | \$21,204,000 | \$36,098,391 | \$360,984 | \$3,044,753 |
| 19 | 2031 | 117,800 | 106,020 | \$21,204,000 | \$0 | \$21,204,000 | \$37,181,342 | \$371,813 | \$3,416,567 |
| 20 | 2032 | 117,800 | 106,020 | \$21,204,000 | \$45,959,100 | \$67,163,100 | \$121,304,029 | \$1,213,040 | \$4,629,607 |
| 21 | 2033 | 169,300 | 152,370 | \$30,474,000 | \$0 | \$30,474,000 | \$56,690,617 | \$566,906 | \$5,196,513 |
| 22 | 2034 | 169,300 | 152,370 | \$30,474,000 | \$0 | \$30,474,000 | \$58,391,335 | \$583,913 | \$5,780,426 |
| 23 | 2035 | 169,300 | 152,370 | \$30,474,000 | \$0 | \$30,474,000 | \$60,143,075 | \$601,431 | \$6,381,857 |
| 24 | 2036 | 169,300 | 152,370 | \$30,474,000 | \$0 | \$30,474,000 | \$61,947,368 | \$619,474 | \$7,001,331 |
| 25 | 2037 | 169,300 | 152,370 | \$30,474,000 | \$0 | \$30,474,000 | \$63,805,789 | \$638,058 | \$7,639,389 |
| 26 | 2039 | 169,300 | 152,370 | \$30,474,000 | \$0 | \$30,474,000 | \$67,691,561 | \$676,916 | \$8,316,304 |
| 27 | 2039 | 169,300 | 152,370 | \$30,474,000 | \$0 | \$30,474,000 | \$67,691,561 | \$676,916 | \$8,993,220 |
| 28 | 2040 | 169,300 | 152,370 | \$30,474,000 | \$0 | \$30,474,000 | \$69,722,308 | \$697,223 | \$9,690,443 |
| 29 | 2041 | 169,300 | 152,370 | \$30,474,000 | \$0 | \$30,474,000 | \$71,813,977 | \$718,140 | \$10,408,583 |
| 30 | 2042 | 169,300 | 152,370 | \$30,474,000 | \$0 | \$30,474,000 | \$73,968,397 | \$739,684 | \$11,148,267 |
| Total (Years 1-30) | | | | \$502,524,000 | \$100,326,600 | | \$1,114,826,676 | \$11,148,267 | |

**Schedule 9:
Summary Forecast
of City of Richardson Taxes
Retained from the Prospective TIF Zone**

Notes:

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

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

**Schedule 10:
Summary Forecast
of Collin County Taxes
Retained from the Prospective TIF Zone**

Revenue forecasts are imported from separate schedules.

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

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

The purpose of this schedule is to relate actual appraisals for tax purposes and other quantitative measures of comparable development in the metropolitan area. All appraisals are for tax year 2010, reflecting values as of January 1, 2010, unless otherwise indicated. Within use types, properties are sorted in descending order of total appraised value per SF of GFA. Improvement appraisals include garages, if on the premises. Gross floor area measurements exclude parking garages.

| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) | (n) | (o) | (p) | (q) | (r) | (s) | (t) | (u) | (v) | (w) | (x) | (y) | (z) | (aa) | |
|-----|---|---------------------|--------|------------------|-----------|----------------|---------------|---------------|---------------|------------------|------------------|----------------|------------|---------|-------|-----------------------|------------------------|----------------|-------------------|-----------------|--------------|---------------|--------|-----------------------|----------------|---------|--------|
| Use | Development Identity | Street Address | City | Gross Floor Area | Land SF | Floor Coverage | Improvements | Land | Total Value | Land per Land SF | Total per SF GFA | Appraisal Year | Year Built | Stories | Units | Comment | Bus. Personal Property | BPP per SF GFA | Total per Land SF | Imp. per SF GFA | GFA per Unit | D.U. per Acre | County | Taxable Real per D.U. | Taxable/Market | | |
| | Legacy Town Center | 7240 Dallas Parkway | | 108,337 | 272,816 | 0.40 | \$9,205,260 | \$4,092,240 | \$13,297,500 | \$15 | \$123 | | | | | 2133382 Robb & Stucky | | | | \$49 | \$85 | | | | | | |
| | | 5800 Legacy | | 62,853 | 140,829 | 0.45 | \$10,367,558 | \$2,112,442 | \$12,480,000 | \$15 | \$199 | | | | | | | | | | \$89 | \$165 | | | | | |
| | | 5760 Legacy | | 106,144 | 218,236 | 0.49 | \$27,045,173 | \$2,618,827 | \$29,664,000 | \$12 | \$279 | | | | | | | | | | \$136 | \$255 | | | | | |
| | | 7161 Bishop | | 30,814 | 52,969 | 0.58 | \$4,700,621 | \$1,059,379 | \$5,760,000 | \$20 | \$187 | | | | | | | | | | \$109 | \$153 | | | | | |
| | | 5700 Legacy | | 20,509 | 96,834 | 0.21 | \$3,635,492 | \$1,452,508 | \$5,088,000 | \$15 | \$248 | | | | | | | | | | \$53 | \$177 | | | | | |
| | Angelika Theater | 7205 Bishop | | 45,980 | 75,359 | 0.61 | \$10,485,618 | \$1,130,352 | \$11,616,000 | \$15 | \$253 | | | | | | | | | | \$154 | \$228 | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Retail stores and theater | | | 374,617 | 857,043 | 0.44 | \$65,439,722 | \$12,468,778 | \$77,908,500 | \$15 | \$208 | | | | | | | | | | | \$31 | \$175 | | | | |
| | | 7120 Dallas | | 341,917 | 124,608 | 2.74 | \$36,617,380 | \$1,869,120 | \$38,486,500 | \$15 | \$113 | | | | | | | | | | | \$309 | \$107 | | | | |
| | | 7120 Dallas | | 0 | 57,173 | 0.00 | \$670,040 | \$1,143,460 | \$1,813,500 | \$20 | | | | | | | | | | | | \$32 | | | | | |
| | Hotel | | | 341,917 | 181,780 | 1.88 | \$37,287,420 | \$3,012,580 | \$40,300,000 | \$17 | \$118 | | | | | | | | | | | \$222 | \$109 | | | | |
| | | 6900 Dallas | | 374,300 | 292,985 | 1.28 | \$49,605,232 | \$4,394,768 | \$54,000,000 | \$15 | \$144 | | | | | | | | | | | \$184 | \$133 | | | | |
| | | 7160 Dallas | | 159,007 | 171,278 | 0.93 | \$21,930,831 | \$2,569,169 | \$24,500,000 | \$15 | \$154 | | | | | | | | | | | \$143 | \$138 | | | | |
| | Office buildings | | | 533,307 | 464,262 | 1.15 | \$71,536,063 | \$6,963,937 | \$78,500,000 | \$15 | \$147 | | | | | | | | | | | \$169 | \$134 | | | | |
| | | 7008 Bishop | | 312,593 | 200,986 | 1.56 | \$24,445,208 | \$2,411,830 | \$26,857,038 | \$12 | \$86 | | | | | | | | | | | \$134 | \$78 | | | | |
| | | 5760 Daniel | | 90,122 | 32,082 | 2.81 | \$5,270,686 | \$802,049 | \$6,072,735 | \$25 | \$67 | | | | | | | | | | | \$189 | \$58 | | | | |
| | | 6901 Hansell | | 58,886 | 36,198 | 1.63 | \$3,917,841 | \$904,959 | \$4,822,800 | \$25 | \$82 | | | | | | | | | | | \$133 | \$67 | | | | |
| | | 4751 Martin | | 135,304 | 65,776 | 2.06 | \$7,897,249 | \$1,183,961 | \$9,081,210 | \$18 | \$67 | | | | | | | | | | | \$138 | \$58 | | | | |
| | | 5741 Martin | | 237,306 | 121,968 | 1.95 | \$14,680,756 | \$1,463,616 | \$16,144,372 | \$12 | \$68 | | | | | | | | | | | \$132 | \$62 | | | | |
| | | 7001 Parkwood | | 254,948 | 143,330 | 1.78 | \$18,820,887 | \$1,719,958 | \$20,540,845 | \$12 | \$81 | | | | | | | | | | | \$143 | \$74 | | | | |
| | | Pearson | | 0 | 102,706 | 0.00 | \$0 | \$1,540,587 | \$1,540,587 | \$15 | | | | | | | | | | | | \$15 | | | | | |
| | | 5700 Scroggs | | 92,676 | 66,211 | 1.40 | \$6,548,806 | \$1,324,224 | \$7,873,030 | \$20 | \$85 | | | | | | | | | | | \$119 | \$71 | | | | |
| | | 5701 Scroggs | | 53,638 | 34,482 | 1.56 | \$4,301,532 | \$862,053 | \$5,163,585 | \$25 | \$96 | | | | | | | | | | | \$150 | \$80 | | | | |
| | | 5701 Scroggs | | 96,347 | 107,419 | 0.90 | \$7,663,781 | \$1,611,284 | \$9,275,065 | \$15 | \$96 | | | | | | | | | | | \$86 | \$80 | | | | |
| | | 5720 Scroggs | | 16,526 | 19,467 | 0.85 | \$1,104,241 | \$486,674 | \$1,590,915 | \$25 | \$96 | | | | | | | | | | | \$82 | \$67 | | | | |
| | Multi-family rental dwellings | | | 1,348,346 | 930,625 | 1.45 | \$94,650,987 | \$14,311,195 | \$108,962,182 | \$15 | \$81 | | | | | | | | | | | \$117 | \$70 | | | | |
| | Open space | Legacy | | 0 | 102,527 | 0.00 | \$0 | \$1,000 | \$1,000 | \$0 | | | | | | | | | | | | \$0 | | | | | |
| | Legacy Town Center grand total (except Lunsford townhome) | Plano | | 2,598,187 | 2,536,236 | 1.02 | \$268,914,192 | \$36,754,490 | \$305,668,682 | \$14 | \$118 | | | | | | | | | | | \$121 | \$104 | | | Collin | |
| | apartments, retail, office | 15500 Quorum | | 841,707 | 364,467 | 2.31 | \$54,376,400 | \$4,373,600 | \$58,750,000 | \$12 | \$70 | | | | | | | | | | | \$161 | \$65 | 1,380 | 73 | | |
| | apartments, retail | 4949 Addison Circle | | 407,762 | 224,857 | 1.81 | \$33,751,720 | \$2,698,280 | \$36,450,000 | \$12 | \$89 | | | | | | | | | | | \$162 | \$83 | 886 | 89 | | |
| | apartments | 4901 Morris | | 158,253 | 49,353 | 3.21 | \$12,232,760 | \$592,240 | \$12,825,000 | \$12 | \$81 | | | | | | | | | | | \$260 | \$77 | 925 | 151 | | |
| | apartments | 4851 Morris | | 97,809 | 66,037 | 1.48 | \$6,314,630 | \$660,370 | \$6,975,000 | \$10 | \$71 | | | | | | | | | | | \$106 | \$65 | 1,052 | 61 | | |
| | Post at Addison Circle total | Addison | | 1,505,531 | 704,713 | 2.14 | \$106,675,510 | \$8,324,490 | \$115,000,000 | \$12 | \$76 | | | | | | | | | | | \$163 | \$71 | 1,129 | 82 | Dallas | |
| | Retail | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | NorthPark | 7901 W. Northwest | | 1,713,484 | 3,345,060 | 0.51 | \$311,296,400 | \$200,703,600 | \$512,000,000 | \$60 | \$299 | | | | | | | | | | | \$153 | \$182 | BPP is 2008 | | | |
| | | 7901 W. Northwest | | 250,000 | 151,088 | 1.65 | \$8,934,720 | \$9,065,280 | \$18,000,000 | \$60 | \$72 | | | | | | | | | | | \$119 | \$36 | BPP is 2008 | | | |
| | | 7901 W. Northwest | | 202,905 | 0 | | \$14,350,000 | \$0 | \$14,350,000 | | | | | | | | | | | | | \$96 | \$71 | BPP is 2008 | | | |
| | | 400 Northpark | | 139,940 | 83,625 | 1.67 | \$11,917,990 | \$5,017,500 | \$16,935,490 | \$60 | \$125 | | | | | | | | | | | \$203 | \$85 | BPP is 2008 | | | |
| | | 8850 Boedecker | | 64,307 | 87,165 | 0.74 | \$16,760 | \$4,358,240 | \$4,375,000 | \$50 | \$68 | | | | | | | | | | | \$50 | \$0 | | | | |
| | NorthPark total | Dallas | | 2,370,636 | 3,666,938 | 0.65 | \$346,515,870 | \$219,144,620 | \$565,660,490 | \$60 | \$239 | | | | | | | | | | | \$179,757,119 | \$78 | \$154 | \$146 | | Dallas |
| | Sleep Experts, etc | 10910 N Central | | 10,215 | 45,999 | 0.22 | \$1,287,970 | \$518,800 | \$1,806,770 | \$11 | \$177 | | | | | | | | | | | \$39 | \$126 | | | | |
| | | 10910 N Central | | 0 | 7,356 | 0.00 | \$0 | \$50,000 | \$50,000 | \$7 | | | | | | | | | | | | \$7 | | | | | |
| | | 10910 N Central | | 13,172 | 52,141 | 0.25 | \$1,330,020 | \$1,042,820 | \$2,372,840 | \$20 | \$180 | | | | | | | | | | | \$99,770 | \$8 | \$46 | \$101 | | |
| | | 10930 N Central | | 2,223 | 19,950 | 0.11 | \$179,440 | \$558,600 | \$738,040 | \$28 | \$332 | | | | | | | | | | | \$172,390 | \$78 | \$37 | \$81 | | |
| | Royal Crossing Shopping Center | | Dallas | 25,610 | 125,446 | 0.20 | \$2,797,430 | \$2,170,220 | \$4,967,650 | \$17 | \$194 | | | | | | | | | | | \$272,160 | \$11 | \$40 | \$109 | | Dallas |
| | Southlake Town Square commercial | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Excluding tax-exempt properties | Southlake | | 1,143,012 | 2,424,705 | 0.47 | \$183,771,608 | \$25,342,121 | \$209,113,729 | \$10 | \$183 | | | | | | | | | | | \$86 | \$161 | | | Tarrant | |
| | Taxable, including tax-exempt SF | Southlake | | 1,541,319 | 3,046,932 | 0.51 | \$183,771,608 | \$25,342,121 | \$209,113,729 | \$8 | \$136 | | | | | | | | | | | \$69 | \$119 | | | Tarrant | |
| | Knox Park Village | 3001 Knox | Dallas | 81,893 | 87,172 | 0.94 | \$9,179,120 | \$3,486,880 | \$12,666,000 | \$40 | \$155 | | | | | | | | | | | \$1,814,270 | \$22 | \$145 | \$112 | | Dallas |
| | Stonebriar Mall dept. stores (5) | | | 884,477 | 2,475,763 | 0.36 | \$18,983,755 | \$24,757,630 | \$43,741,385 | \$10 | \$49 | | | | | | | | | | | \$18 | \$21 | | | | |
| | Other mall stores inside ring road | | | 1,232,169 | 2,147,726 | 0.57 | \$192,809,651 | \$21,958,340 | \$214,767,991 | \$10 | \$174 | | | | | | | | | | | \$100 | \$156 | | | | |
| | Stonebriar Mall outside ring road | | | 525,865 | 3,661,545 | 0.14 | \$47,212,952 | \$53,411,430 | \$100,624,382 | \$15 | \$191 | | | | | | | | | | | \$27 | \$90 | | | | |
| | Stonebriar Mall total | Frisco | | 2,642,511 | 8,285,034 | 0.32 | \$259,006,358 | \$100,127,400 | \$359,133,758 | \$12 | \$136 | | | | | | | | | | | \$43 | \$98 | | | Collin | |

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

| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) | (n) | (o) | (p) | (q) | (r) | (s) | (t) | (u) | (v) | (w) | (x) | (y) | (z) | (aa) | |
|-----|--|----------------------|------------|------------|-----------|----------------|---------------|---------------|---------------|------------------|------------------|----------------|------------|---------|-------|---------------------------|------------------------|----------------|-------------------|-----------------|--------------|---------------|--------|-----------------------|----------------|---------|--|
| Use | Development Identity | Street Address | City | Floor Area | Land SF | Floor Coverage | Improvements | Land | Total Value | Land per Land SF | Total per SF GFA | Appraisal Year | Year Built | Stories | Units | Comment | Bus. Personal Property | BPP per SF GFA | Total per Land SF | Imp. per SF GFA | GFA per Unit | D.U. per Acre | County | Taxable Real per D.U. | Taxable/Market | | |
| | | 907 Bethany | | 753,787 | 1,287,546 | 0.59 | \$95,274,721 | \$7,725,279 | \$103,000,000 | \$6 | \$137 | 2007 | | | | | | | | \$80 | \$126 | | | | | | |
| | | 985 Bethany | | 72,060 | 186,228 | 0.39 | \$7,582,634 | \$1,117,366 | \$8,700,000 | \$6 | \$121 | 2007 | | | | | | | | \$47 | \$105 | | | | | | |
| | Watters Creek at Montgomery Farm | 825,847 | Allen | 1,473,774 | 0.56 | \$102,857,355 | \$8,842,645 | \$111,700,000 | \$6 | \$135 | 2010 | | | | | | | | | \$76 | \$125 | | | Collin | | | |
| | South Frisco Village | 2930 Preston | Frisco | 234,866 | 1,092,703 | 0.21 | \$21,758,376 | \$8,741,624 | \$30,500,000 | \$8 | \$130 | 2010 | 2001 | | | anchors: Bed Bath, Jo-Ann | \$7,735,970 | \$33 | \$28 | \$93 | | | | Collin | | | |
| | Chase Bank | 908 McDermott W. | | 4,485 | 52,485 | 0.09 | \$593,374 | \$970,973 | \$1,564,347 | \$18 | \$349 | 1999 | | | | | | | | \$238,615 | \$53 | \$30 | \$132 | | | | |
| | Hobby Lobby, Fed Ex | 107 Central N. | | 135,221 | 504,826 | 0.27 | \$13,902,403 | \$3,533,782 | \$17,436,185 | \$7 | \$129 | 1999 | | | | | | | | \$789,072 | \$6 | \$35 | \$103 | | | | |
| | Compass Bank | 806 McDermott W. | | 2,607 | 54,886 | 0.05 | \$312,052 | \$987,948 | \$1,300,000 | \$18 | \$499 | 1999 | | | | | | | | \$66,350 | \$25 | \$24 | \$120 | | | | |
| | Jack in the Box | 804 McDermott W. | | 2,799 | 35,092 | 0.08 | \$394,450 | \$666,748 | \$1,061,198 | \$19 | \$379 | 1999 | | | | | | | | \$98,850 | \$35 | \$30 | \$141 | | | | |
| | Golden Chick | 802 McDermott W. | | 3,915 | 56,192 | 0.07 | \$323,400 | \$1,180,040 | \$1,503,440 | \$21 | \$384 | 1999 | | | | | | | | \$159,699 | \$41 | \$27 | \$83 | | | | |
| | Chipotle Mexican Grill | 103 Central N. | | 4,683 | 40,946 | 0.11 | \$322,026 | \$777,974 | \$1,100,000 | \$19 | \$235 | 2000 | | | | | | | | \$108,989 | \$23 | \$27 | \$69 | | | | |
| | Stacy's Furniture, etc. | 111 Central N. | | 125,370 | 447,453 | 0.28 | \$5,331,277 | \$3,355,898 | \$8,687,175 | \$8 | \$69 | 1999 | | | | | | | | \$2,201,800 | \$18 | \$19 | \$43 | | | | |
| | Arby's | 201 Central N. | | 2,950 | 35,589 | 0.08 | \$463,168 | \$605,013 | \$1,068,181 | \$17 | \$362 | 1999 | | | | | | | | \$63,857 | \$22 | \$30 | \$157 | | | | |
| | Holiday Inn Express | 205 Central N. | | 50,523 | 92,430 | 0.55 | \$3,320,595 | \$785,655 | \$4,106,250 | \$9 | \$81 | 2006 | | | | | | | | \$0 | \$0 | \$44 | \$66 | | | | |
| | On the Border | 213 Central N. | | 7,200 | 66,054 | 0.11 | \$870,428 | \$1,122,918 | \$1,993,346 | \$17 | \$277 | 2000 | | | | | | | | \$224,466 | \$31 | \$30 | \$121 | | | | |
| | Jason's Deli, misc. retail | 209 Central N. | | 4,188 | 23,435 | 0.18 | \$439,133 | \$398,395 | \$837,528 | \$17 | \$200 | 2001 | | | | | | | | | | \$36 | \$105 | | | | |
| | Tom Thumb | 906 McDermott W. | | 29,259 | 186,380 | 0.16 | \$3,025,131 | \$1,304,660 | \$4,329,791 | \$7 | \$148 | 1999 | | | | | | | | \$2,098,372 | \$72 | \$23 | \$103 | | | | |
| | Chik-Fil-A | 900 McDermott W. | | 59,964 | 267,350 | 0.22 | \$3,494,875 | \$2,005,125 | \$5,500,000 | \$8 | \$92 | 1999 | | | | | | | | \$2,991,904 | \$50 | \$21 | \$58 | | | | |
| | SWH | 504 Watters N. | | 7,500 | 29,664 | 0.25 | \$1,134,011 | \$504,288 | \$1,638,299 | \$17 | \$218 | 2000 | | | | | | | | | | \$55 | \$151 | | | | |
| | 24-Hour Fitness | 902 McDermott W. | | 3,910 | 32,247 | 0.12 | \$571,838 | \$548,199 | \$1,120,037 | \$17 | \$286 | 1999 | | | | | | | | | \$288,525 | \$74 | \$35 | \$146 | | | |
| | vacant | 810 McDermott W. | | 6,600 | 52,904 | 0.12 | \$734,180 | \$925,820 | \$1,660,000 | \$18 | \$252 | 2000 | | | | | | | | | \$316,700 | \$48 | \$31 | \$111 | | | |
| | McDermott @ Central (NW corner) | 504 Watters N. | | 38,485 | 146,017 | 0.26 | \$3,337,509 | \$803,096 | \$4,140,605 | \$5 | \$108 | 2000 | | | | | | | | | \$477,621 | \$12 | \$28 | \$87 | | | |
| | | 504 Watters N. | | 0 | 55,452 | 0.00 | \$0 | \$304,985 | \$304,985 | \$5 | | | | | | | | | | \$0 | N.A. | \$5 | | | | | |
| | | | Allen | 489,659 | 2,179,403 | 0.22 | \$38,569,850 | \$20,781,517 | \$59,351,367 | \$10 | \$121 | 2010 | | | | | | | | | \$10,124,820 | \$21 | \$27 | \$79 | | Collin | |
| | Oaktree Plaza Shopping Center | 1447 S Loop 288 | Denton | 69,406 | 324,086 | 0.21 | \$2,948,810 | \$3,889,032 | \$6,837,842 | \$12 | \$99 | 2010 | 1998 | 1 | | Petsmart, Office Max | \$1,164,866 | \$17 | \$21 | \$42 | | | | Denton | | | |
| | Willow Bend Mall dept. stores (5) | | | 863,629 | 733,651 | 1.18 | \$25,639,672 | \$10,112,223 | \$35,751,895 | \$14 | \$41 | | | | | | | | | | \$49 | \$30 | | | | | |
| | Other mall stores | | | 815,076 | 2,586,819 | 0.32 | \$84,131,810 | \$25,868,190 | \$110,000,000 | \$10 | \$135 | | | | | | | | | | | \$43 | \$103 | | | | |
| | Park Blvd. pad sites | | | 50,340 | 435,252 | 0.12 | \$6,858,800 | \$10,776,187 | \$17,634,987 | \$25 | \$350 | | | | | | | | | | | \$41 | \$136 | | | | |
| | Willow Bend Mall total | | Plano | 1,729,045 | 3,755,722 | 0.46 | \$116,630,282 | \$46,756,600 | \$163,386,882 | \$12 | \$94 | 2010 | 2000 | | | | | | | | \$44 | \$67 | | | Collin | | |
| | Wal-Mart Supercenter | 1721 Custer N. | McKinney | 207,340 | 970,343 | 0.21 | \$12,379,125 | \$5,819,525 | \$18,198,650 | \$6 | \$88 | 2010 | 2006 | | | excl. Murph Oil tract | \$7,804,033 | \$38 | \$19 | \$60 | | | | Collin | | | |
| | Tom Thumb | 4848 Preston | Frisco | 63,369 | 276,044 | 0.23 | \$3,191,648 | \$2,208,352 | \$5,400,000 | \$8 | \$85 | 2010 | 1999 | | | | | | | \$3,128,485 | \$49 | \$20 | \$50 | | Collin | | |
| | Best Buy | 2800 N. Central | Plano | 45,830 | 215,012 | 0.21 | \$1,774,505 | \$1,935,108 | \$3,709,613 | \$9 | \$81 | 2010 | 1999 | | | | | | | \$2,939,430 | \$64 | \$17 | \$39 | | Collin | | |
| | Costco | 1701 Dallas | Plano | 159,547 | 682,324 | 0.23 | \$4,148,222 | \$8,529,050 | \$12,677,272 | \$13 | \$79 | 2010 | 2001 | | | | | | | \$13,022,358 | \$82 | \$19 | \$26 | | Collin | | |
| | Wal-Mart Supercenter | 6000 Coit | Plano | 112,965 | 545,241 | 0.21 | \$4,998,421 | \$3,544,067 | \$8,542,488 | \$7 | \$76 | 2010 | 2000 | | | | | | | \$4,844,653 | \$43 | \$16 | \$44 | | Collin | | |
| | Wal-Mart Supercenter | 6001 Central N. | Plano | 208,390 | 840,621 | 0.25 | \$7,493,930 | \$6,724,967 | \$14,218,897 | \$8 | \$68 | 2010 | 1994 | | | | | | | \$9,019,015 | \$43 | \$17 | \$36 | | Collin | | |
| | Super Target | 601 S. Plano | Richardson | 175,680 | 624,825 | 0.28 | \$6,837,220 | \$4,998,600 | \$11,835,820 | \$8 | \$67 | 2010 | 2002 | | | | | | | \$4,411,920 | \$25 | \$19 | \$39 | | Dallas | | |
| | Costco | 3800 Central N. | Plano | 151,761 | 716,998 | 0.21 | \$3,945,786 | \$5,018,983 | \$8,964,769 | \$7 | \$59 | 2010 | 2000 | | | | | | | \$10,066,223 | \$66 | \$13 | \$26 | | Collin | | |
| | Home Depot | 2220 N. Coit | Richardson | 111,920 | 467,225 | 0.24 | \$3,240,330 | \$2,803,350 | \$6,043,680 | \$6 | \$54 | 2010 | 1999 | | | | | | | \$6,043,680 | \$54 | \$13 | \$29 | | Dallas | | |
| | Restaurants | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Applebee's | 1820 University W. | McKinney | 5,489 | 72,092 | 0.08 | \$504,688 | \$1,297,656 | \$1,802,344 | \$18 | \$328 | 2010 | 1993 | | | | | | | \$174,647 | \$32 | \$25 | \$92 | | Collin | | |
| | Steak N Shake | 2205 Grapevine Mills | Grapevine | 3,884 | 54,791 | 0.07 | \$139,241 | \$1,027,331 | \$1,166,572 | \$19 | \$300 | 2010 | 2001 | | | | | | | \$138,120 | \$36 | \$21 | \$36 | | Tarrant | | |
| | Olive Garden | 2886 Preston | Frisco | 8,144 | 76,666 | 0.11 | \$770,012 | \$1,379,988 | \$2,150,000 | \$18 | \$264 | 2010 | 2001 | | | | | | | \$205,298 | \$25 | \$28 | \$95 | | Collin | | |
| | Red Lobster | 3056 Preston | Frisco | 7,087 | 74,226 | 0.10 | \$463,932 | \$1,336,068 | \$1,800,000 | \$18 | \$254 | 2010 | 2001 | | | | | | | \$185,652 | \$26 | \$24 | \$65 | | Collin | | |
| | Cracker Barrel | 2700 Grapevine Mills | Grapevine | 10,148 | 86,748 | 0.12 | \$1,028,849 | \$1,146,626 | \$2,175,475 | \$13 | \$214 | 2010 | 2006 | | | | | | | \$578,294 | \$57 | \$25 | \$101 | | Tarrant | | |
| | Bennigan's | 2215 Grapevine Mills | Grapevine | 6,897 | 62,467 | 0.11 | \$1,000 | \$1,171,256 | \$1,172,256 | \$19 | \$170 | 2010 | 1999 | | | | | | | | | \$19 | \$0 | | | Tarrant | |
| | Chili's | 329 Spring Valley | Richardson | 6,176 | 51,531 | 0.12 | \$683,030 | \$412,250 | \$1,095,280 | \$8 | \$177 | 2010 | 1982 | | | | | | | \$194,100 | \$31 | \$21 | \$111 | | Dallas | | |
| | Pappadeaux | 725 S. Central | Richardson | 10,620 | 130,811 | 0.08 | \$837,440 | \$1,046,490 | \$1,883,930 | \$8 | \$177 | 2010 | 1991 | | | | | | | \$282,530 | \$27 | \$14 | \$79 | | Dallas | | |
| | Spring Creek BBQ | 270 N. Central | Richardson | 6,812 | 39,940 | 0.17 | \$222,750 | \$599,100 | \$821,850 | \$15 | \$121 | 2010 | 1973 | | | | | | | \$56,340 | \$8 | \$21 | \$33 | | Dallas | | |
| | Pappasito's | 723 S. Central | Richardson | 9,145 | 71,874 | 0.13 | \$489,060 | \$574,990 | \$1,064,050 | \$8 | \$116 | 2010 | 1982 | | | | | | | \$243,210 | \$27 | \$15 | \$53 | | Dallas | | |
| | Wizards Sports Café | 747 S. Central | Richardson | 12,620 | 95,441 | 0.13 | \$578,230 | \$763,530 | \$1,341,760 | \$8 | \$106 | 2010 | 1962 | | | | | | | \$310,440 | \$25 | \$14 | \$46 | | Dallas | | |
| | Hotels | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | The Mansion on Turtle Creek | 2821 Turtle Creek | Dallas | 97,114 | 157,012 | 0.62 | \$1,368,920 | \$14,131,080 | \$15,500,000 | \$90 | \$160 | 2010 | 1980 | 9 | 142 | | | | | | \$99 | \$14 | 684 | | Dallas | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) | (n) | (o) | (p) | (q) | (r) | (s) | (t) | (u) | (v) | (w) | (x) | (y) | (z) | (aa) | |
|-----|--|-----------------------|------------|------------------|-----------|----------------|---------------|--------------|---------------|-------------|------------------|----------------|------------|---------|-------|-----------------------------|------------------------|----------------|-------------------|-----------------|--------------|---------------|--------|-----------------------|----------------|------|--|
| Use | Development Identity | Street Address | City | Gross Floor Area | Land SF | Floor Coverage | Improvements | Land | Total Value | Land per SF | Total per SF GFA | Appraisal Year | Year Built | Stories | Units | Comment | Bus. Personal Property | BPP per SF GFA | Total per Land SF | Imp. per SF GFA | GFA per Unit | D.U. per Acre | County | Taxable Real per D.U. | Taxable/Market | | |
| | Ritz Carlton | 2121 McKinney | Dallas | 284,513 | 145,686 | 1.95 | \$21,137,530 | \$10,926,450 | \$32,063,980 | \$75 | \$113 | 2010 | 2005 | 8 | 217 | | | | \$220 | \$74 | 1,311 | | Dallas | | | | |
| | Marriott Renaissance | 900 E. Lookout | Richardson | 311,623 | 130,929 | 2.38 | \$31,109,015 | \$1,186,591 | \$32,295,606 | \$9 | \$104 | 2010 | 2000 | 12 | 218 | | \$87,140 | \$0 | \$247 | \$100 | | | | Collin & Dallas | | | |
| | Hampton Inn | 3199 Parkwood | Frisco | 67,298 | 127,021 | 0.53 | \$4,566,405 | \$1,905,300 | \$6,471,705 | \$15 | \$96 | 2010 | 2002 | | | BPP incl. w real | \$0 | \$0 | \$51 | \$68 | | | | Collin | | | |
| | Marriott Residences | 2500 Museum | Fort Worth | 106,804 | 103,280 | 1.03 | \$6,861,170 | \$3,363,830 | \$10,225,000 | \$33 | \$96 | 2010 | | | | | | \$602,938 | \$6 | \$99 | \$64 | | | Tarrant | | | |
| | Embassy Suites | 7600 John Q. Hammon | Frisco | 309,688 | 80,586 | 3.84 | \$27,791,210 | \$1,208,790 | \$29,000,000 | \$15 | \$94 | 2010 | 2004 | | 329 | BPP incl. w real | \$0 | \$0 | \$360 | \$90 | 941 | | | Collin | | | |
| | Marriott | 8440 Freeport | Irving | 367,000 | 504,367 | 0.73 | \$30,478,160 | \$2,521,840 | \$33,000,000 | \$5 | \$90 | 2010 | 1981 | 19 | 492 | | \$1,078,080 | \$3 | \$65 | \$83 | 746 | | | Dallas | | | |
| | Holiday Inn Express | 4220 Preston | Frisco | 32,080 | 62,674 | 0.51 | \$2,203,350 | \$626,750 | \$2,830,100 | \$10 | \$88 | 2010 | 1998 | | | BPP incl. w real | \$0 | \$0 | \$45 | \$69 | | | | Collin | | | |
| | Gaylord Texan | 1501 Gaylord Trail | Grapevine | 2,886,535 | 2,231,971 | 1.29 | \$234,322,169 | \$7,811,898 | \$242,134,067 | \$3 | \$84 | 2010 | 2004 | | 1,511 | | \$1,620,578 | \$1 | \$108 | \$81 | 1,910 | | | Tarrant | | | |
| | Hilton Garden Inn | 705 Central Expy. S. | Allen | 94,047 | 151,406 | 0.62 | \$5,837,682 | \$1,286,943 | \$7,124,625 | \$8 | \$76 | 2010 | | | 6 | 150 | | \$17,326 | \$0 | \$47 | \$62 | 627 | | | Collin | | |
| | Hyatt Richardson | 701 E. Campbell | Richardson | 238,184 | 304,920 | 0.78 | \$11,529,960 | \$4,878,720 | \$16,408,680 | \$16 | \$69 | 2010 | 1986 | 18 | 342 | | \$20,550 | \$0 | \$54 | \$48 | | | | Collin | | | |
| | | 221 E. Las Colinas | | 469,805 | 254,760 | 1.84 | \$28,709,870 | \$3,057,120 | \$31,766,990 | \$12 | \$68 | | 1982 | 27 | 421 | | | | \$125 | \$61 | 1,116 | | | | | | |
| | | 215 E. Las Colinas | | 5,135 | 34,834 | 0.15 | \$502,990 | \$418,010 | \$921,000 | \$12 | \$179 | | 1981 | | | retail spa | | | \$26 | \$98 | | | | | | | |
| | Omni Mandalay | 474,940 | Irving | 289,594 | 1.64 | \$29,212,860 | \$3,475,130 | \$32,687,990 | \$12 | \$69 | 2010 | | | 421 | | | | \$113 | \$62 | 1,128 | | | | Dallas | | | |
| | Super 8 Motel | 220 W. Spring Valley | Richardson | 26,352 | 57,504 | 0.46 | \$934,380 | \$460,030 | \$1,394,410 | \$8 | \$53 | 2010 | | | 57 | | | \$0 | \$0 | \$24 | \$35 | 462 | | | Dallas | | |
| | Super 8 Motel | 910 N. Central | McKinney | 30,486 | 79,597 | 0.38 | \$720,545 | \$795,970 | \$1,516,515 | \$10 | \$50 | 2010 | | | 3 | | | | | \$19 | \$24 | | | | Collin | | |
| | Adolphus Hotel | 1315 Commerce | Dallas | 614,883 | 60,700 | 10.13 | \$26,239,690 | \$3,945,500 | \$30,185,190 | \$65 | \$49 | 2010 | 1912 | 25 | 440 | | | | \$497 | \$43 | 1,397 | | | | Dallas | | |
| | Super 8 Motel | 1704 N. Central | Plano | 36,975 | 87,612 | 0.42 | \$527,255 | \$525,673 | \$1,052,928 | \$6 | \$28 | 2010 | | | | | | \$0 | \$0 | \$12 | \$14 | | | | Collin | | |
| | Office buildings | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Texas Health Resources Center | 7115 Greenville | Dallas | 87,621 | 159,430 | 0.55 | \$14,908,550 | \$2,391,450 | \$17,300,000 | \$15 | \$197 | 2010 | 2002 | 4 | | | \$8,094,950 | \$92 | \$109 | \$170 | | | | Dallas | | | |
| | 2100 McKinney | 2100 McKinney | Dallas | 374,654 | 136,491 | 2.74 | \$42,018,190 | \$10,236,830 | \$52,255,020 | \$75 | \$139 | 2010 | 1998 | 13 | | | \$5,625,390 | \$15 | \$383 | \$112 | | | | Dallas | | | |
| | Chase Tower | 2200 Ross | Dallas | 1,250,000 | 111,993 | 11.16 | \$160,648,210 | \$7,279,550 | \$167,927,760 | \$65 | \$134 | 2010, 2009 bpp | 1985 | 55 | | | \$29,068,990 | \$23 | \$1,499 | \$129 | | | | Dallas | | | |
| | Hall Office Park (developed tracts only) | | Frisco | 2,009,099 | 5,462,293 | 0.37 | \$223,875,691 | \$38,907,630 | \$262,783,321 | \$7 | \$131 | 2010 | | | | | | | | \$48 | \$111 | | | | Collin | | |
| | Facial Surgery Center | 6101 Chapel Hill | Plano | 27,100 | 103,220 | 0.26 | \$2,257,283 | \$1,238,628 | \$3,495,911 | \$12 | \$129 | 2010 | 2003 | | | no garage | \$344,267 | | \$34 | \$83 | | | | Collin | | | |
| | Trammell Crow Center | 2001 Ross | Dallas | 1,245,324 | 95,048 | 13.10 | \$143,821,880 | \$6,178,120 | \$150,000,000 | \$65 | \$120 | 2010, 2009 bpp | 1982 | 54 | | | \$26,713,732 | \$21 | \$1,578 | \$115 | | | | Dallas | | | |
| | Accor (Billingsley) | 4001 International | Carrollton | 139,102 | 357,366 | 0.39 | \$11,750,540 | \$3,573,660 | \$15,324,200 | \$10 | \$110 | 2010 | 2003 | 2 | | 2 Story Tilt Wall w/ Garage | | | \$43 | \$84 | | | | Denton | | | |
| | DFW Freeport 8th INST | 8650 S. Freeport | Irving | 95,268 | 265,215 | 0.36 | \$9,477,740 | \$928,250 | \$10,405,990 | \$3 | \$109 | 2010, 2009 bpp | 1998 | 2 | | 2 Story Tilt Wall | \$676,860 | \$7 | \$39 | \$99 | | | | Dallas | | | |
| | Nokia Building 4 | 6000 Connection | Irving | 366,000 | 478,186 | 0.77 | \$32,539,880 | \$2,869,120 | \$35,409,000 | \$6 | \$97 | 2010 | 1997 | 4 | | not in DCURD | \$34,090,460 | \$93 | \$74 | \$89 | | | | Dallas | | | |
| | NEC America Buildings (2) | 6535 N. State Hwy 161 | | 543,965 | 349,382 | 1.56 | \$40,292,710 | \$2,096,290 | \$42,389,000 | \$6 | \$78 | 2010 | 1999 | 4 | | | | | \$121 | \$74 | | | | | Dallas | | |
| | NEC America garage | 6560 Parkridge | | 0 | 491,374 | 0.00 | \$5,437,050 | \$2,948,240 | \$8,385,290 | \$6 | | 2010 | 1999 | 4 | | | | | | | | | | | | | |
| | NEC America | | Irving | 543,965 | 840,756 | 0.65 | \$45,729,760 | \$5,044,530 | \$50,774,290 | \$6 | \$93 | 2010 | | | | in DCURD; partial abatement | | | | | | | | | | | |
| | Wayside Business Center | 8222 N. Beltline | Irving | 136,000 | 452,588 | 0.30 | \$10,019,650 | \$1,810,350 | \$11,830,000 | \$4 | \$87 | 2010, 2009 bpp | 2000 | 2 | | 2 Story Tilt Wall | \$1,176,220 | \$9 | \$26 | \$74 | | | | Dallas | | | |
| | Freeport Office Center Ph 3 | 8700 Freeport | Irving | 152,200 | 516,521 | 0.29 | \$11,422,180 | \$1,807,820 | \$13,230,000 | \$3 | \$87 | 2010, 2009 bpp | 1998 | 2 | | 2 Story Tilt Wall | \$2,077,250 | \$14 | \$26 | \$75 | | | | Dallas | | | |
| | Citicorp North America | 3950 Regent | Irving | 634,939 | 2,277,883 | 0.28 | \$42,731,580 | \$11,389,420 | \$54,121,000 | \$5 | \$85 | 2010 | 2005 | 3 | | not in DCURD | \$4,101,940 | \$6 | \$24 | \$67 | | | | Dallas | | | |
| | | | | 32,887 | 81,478 | 0.40 | \$3,976,220 | \$814,780 | \$4,791,000 | \$10 | \$146 | | 1981 | 3 | | | | | | \$59 | \$121 | | | | | | |
| | | | | 411,592 | 222,967 | 1.85 | \$31,847,330 | \$2,229,670 | \$34,077,000 | \$10 | \$83 | | 1981 | 14 | | | | | | \$153 | \$77 | | | | | | |
| | | | | 735,258 | 210,408 | 3.49 | \$54,821,920 | \$2,104,080 | \$56,926,000 | \$10 | \$77 | | 1981 | 28 | | | | | | \$271 | \$75 | | | | | | |
| | | | | 411,592 | 157,408 | 2.61 | \$32,747,920 | \$1,574,080 | \$34,322,000 | \$10 | \$83 | | 1981 | 14 | | | | | | \$218 | \$80 | | | | | | |
| | Williams Center | | Irving | 1,591,329 | 672,261 | 2.37 | \$123,393,390 | \$6,722,610 | \$130,116,000 | \$10 | \$82 | 2010, 2009 bpp | | | | | | | \$194 | \$78 | | | | | Dallas | | |
| | ATT at Pinnacle Park | 4331 Communications | Dallas | 207,992 | 520,978 | 0.40 | \$32,539,880 | \$1,823,420 | \$16,457,580 | \$3 | \$79 | 2010 | 2000 | 4 | | partial abatement | | | \$32 | \$156 | | | | | Dallas | | |
| | 5020 Riverside | 5000 Riverside | Irving | 483,257 | 561,750 | 0.86 | \$29,382,500 | \$5,617,500 | \$35,000,000 | \$10 | \$72 | 2010, 2009 bpp | 1986 | 4 | | | | | \$62 | \$61 | | | | | Dallas | | |
| | Fountain Place | 1445 Ross | Dallas | 1,297,418 | 78,848 | 16.45 | \$88,767,500 | \$5,125,120 | \$93,892,620 | \$65 | \$72 | 2010, 2009 bpp | 1984 | 60 | | | \$12,016,880 | \$9 | \$1,191 | \$68 | | | | Dallas | | | |
| | 740 East Campbell | 740 E. Campbell | Richardson | 178,700 | 116,305 | 1.54 | \$11,109,560 | \$1,390,440 | \$12,500,000 | \$12 | \$70 | 2010, 2009 bpp | 1986 | 10 | | Agilent is major BPP | \$5,014,700 | \$28 | \$107 | \$62 | | | | Dallas | | | |
| | 100 North Central | 100 N. Central | Richardson | 208,211 | 495,646 | 0.42 | \$5,836,200 | \$4,956,460 | \$10,792,660 | \$10 | \$52 | 2010, 2009 bpp | 1975 | 12 | | | | | \$22 | \$28 | | | | | Dallas | | |
| | Data centers | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 3600 Essex | 3600 Essex | Richardson | 20,000 | 66,211 | 0.30 | \$4,900,279 | \$264,845 | \$5,165,124 | \$4 | \$258 | 2011P | 2009 | | | | \$0 | \$0 | \$78 | \$245 | | | | Collin | | | |
| | AT&T Data Center | 900 Venture | Allen | 126,000 | 372,786 | 0.34 | \$18,922,351 | \$2,050,326 | \$20,972,677 | \$6 | \$166 | 2011P | | | | | \$27,051,621 | \$215 | \$56 | \$150 | | | | Collin | | | |

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

| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) | (n) | (o) | (p) | (q) | (r) | (s) | (t) | (u) | (v) | (w) | (x) | (y) | (z) | (aa) | | |
|---|--------------------------------------|--------------------|------------|------------|---------|----------------|---|--------------|--------------|-------------|------------------|----------------|------------|---------|-----------------------|---------|------------------------|----------------|-------------------|-----------------|--------------|---------------|--------|-----------------------|------------------------------|---------------|--|--|
| Use | Development Identity | Street Address | City | Floor Area | Land SF | Floor Coverage | Improvements | Land | Total Value | Land per SF | Total per SF GFA | Appraisal Year | Year Built | Stories | Units | Comment | Bus. Personal Property | BPP per SF GFA | Total per Land SF | Imp. per SF GFA | GFA per Unit | D.U. per Acre | County | Taxable Real per D.U. | Taxable/Market | | | |
| | Bank of America (Bracebridge) | 3510 Wyndham | Richardson | 119,472 | 321,473 | 0.37 | \$16,847,138 | \$2,491,414 | \$19,338,552 | \$8 | \$162 | 2011P | | | | | | \$48,135,892 | \$403 | \$60 | \$141 | | | Collin | | | | |
| | Experian | 3400 Stonebridge | McKinney | 74,530 | 566,801 | 0.13 | \$9,298,865 | \$2,267,228 | \$11,566,093 | \$4 | \$155 | 2011P | | | | | | \$19,132,889 | \$257 | \$20 | \$125 | | | Collin | | | | |
| | Bank of America (Equant) | 3000 Telecom | Richardson | 130,419 | 449,670 | 0.29 | \$16,578,340 | \$2,614,080 | \$19,192,420 | \$6 | \$147 | 2011P | | | | | | \$22,130,631 | \$170 | \$43 | \$127 | | | Collin | | | | |
| | New Cingular Wireless | 800 Venture | Allen | 159,481 | 399,619 | 0.40 | \$19,347,017 | \$2,197,907 | \$21,544,924 | \$6 | \$135 | 2011P | | | | | | \$147,532,168 | \$925 | \$54 | \$121 | | | Collin | | | | |
| | 1001 E. Campbell Data Center | 1001 E. Campbell | Richardson | 75,725 | 259,544 | 0.29 | \$4,613,780 | \$2,076,350 | \$6,690,130 | \$8 | \$88 | 2010 | 1980 | 1 | | | | \$16,687,990 | \$220 | \$26 | \$61 | | | Dallas | | | | |
| | State Farm Data Center | 8225 Bent Branch | Irving | 251,160 | 996,783 | 0.25 | \$13,909,650 | \$2,990,350 | \$16,900,000 | \$3 | \$67 | 2010 | 1996 | 1 | | | | \$28,273,210 | \$113 | \$17 | \$55 | | | Dallas | | | | |
| Residences, individually owned (condos, townhomes) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Townhomes at Addison Circle | 5002-1 Morris | Addison | 15,580 | 9,946 | 1.57 | \$2,997,230 | \$403,240 | \$3,400,470 | \$41 | \$218 | 2009 | 1999 | | | | | | | | \$342 | \$192 | 2,597 | 26 | Dallas | | | |
| | Gran Treviso condos | 330 E. Las Colinas | Irving | 273,716 | 143,100 | 1.91 | \$54,706,915 | \$1,431,000 | \$56,137,915 | \$10 | \$205 | 2008 | 2001 | 17 | 246 | | | | | | \$392 | \$200 | 1,113 | 75 | Dallas | \$203,333 89% | | |
| | | | | | | | (Appraisal and GFA figures are estimates based on all records ending in "7" in DCAD listing at this address.) | | | | | | | | | | | | | | | | | | | | | |
| | | 5792 Robbie | | 1,556 | | | \$247,300 | \$75,000 | \$322,300 | \$207 | | 2006 | | 1 | | | | | | | \$159 | \$156 | | | | | | |
| | | 5709 Lunsford | | 1,631 | | | \$248,562 | \$75,000 | \$323,562 | \$198 | | 2005 | | 1 | | | | | | | \$152 | \$163 | | | | | | |
| | | 5721 Lunsford | | 1,560 | | | \$220,000 | \$75,000 | \$295,000 | \$189 | | 2005 | | 1 | | | | | | | \$141 | \$160 | | | | | | |
| | | 7213 Kasko | | 1,560 | | | \$229,622 | \$75,000 | \$304,622 | \$195 | | 2005 | | 1 | | | | | | | \$147 | \$156 | | | | | | |
| | | 7205 Kasko | | 1,958 | | | \$277,466 | \$75,000 | \$352,466 | \$180 | | 2005 | | 1 | | | | | | | \$142 | \$158 | | | | | | |
| | | 5729 Lunsford | | 1,958 | | | \$261,636 | \$78,750 | \$340,386 | \$174 | | 2005 | | 1 | | | | | | | \$134 | \$158 | | | | | | |
| | | 5772 Robbie | | 1,990 | | | \$269,624 | \$75,000 | \$344,624 | \$173 | | 2006 | | 1 | | | | | | | \$135 | \$190 | | | | | | |
| | Legacy Townhomes (random sample) | | Plano | 12,213 | | | \$1,754,210 | \$528,750 | \$2,282,960 | \$187 | | 2009 | | 7 | | | | | | | \$144 | \$145 | | Collin | | | | |
| | Live Oak Lofts condos | 2502 Live Oak | Dallas | 109,060 | 68,704 | 1.59 | \$16,805,507 | \$1,374,080 | \$18,179,587 | \$20 | \$167 | 2008 | 1998 | | 112 | | | | | | \$265 | \$154 | 974 | 71 | Dallas | \$138,539 85% | | |
| | | | | | | | (Appraisal and GFA figures are estimates based on all records ending in "2" in DCAD listing at this address.) | | | | | | | | | | | | | | | | | | | | | |
| | Southlake Town Square Brownstones | | Southlake | 146,220 | N.A. | N.A. | \$20,257,500 | \$3,493,500 | \$23,751,000 | N.A. | \$162 | 2010 | 2005 | | 42 | | | | | | \$139 | 3,481 | | | Tarrant | | | |
| | | | | | | | (42 units not identified as vacant; figures are estimates based on a sample of every seventh TAD account.) | | | | | | | | | | | | | | | | | | | | | |
| | Knox Travis Park condos | 4611 Travis | Dallas | 102,752 | 26,898 | 3.82 | \$15,268,244 | \$1,210,410 | \$16,478,654 | \$45 | \$160 | 2008 | 2000 | 11 | 63 | | | | | | \$613 | \$149 | 1,631 | 102 | Dallas | \$256,387 98% | | |
| | | | | | | | (Appraisal figures are estimates based on all records ending in "1" and "6" in DCAD listing at this address.) | | | | | | | | | | | | | | | | | | | | | |
| | | 3900 Travis | | 2,577 | 2,031 | 1.27 | \$320,310 | \$91,400 | \$411,710 | \$45 | \$160 | 2009 | | 2 | Lot 1A | | | | | | \$203 | \$124 | | | \$329,368 | | | |
| | | 3902 Travis | | 2,817 | 1,947 | 1.45 | \$356,970 | \$87,620 | \$444,590 | \$45 | \$158 | 2009 | | 2 | Lot 1B | | | | | | \$228 | \$127 | | | \$444,590 | | | |
| | | 3904 Travis | | 2,782 | 2,121 | 1.31 | \$323,050 | \$95,450 | \$418,500 | \$45 | \$150 | 2009 | | 2 | Lot 1C | | | | | | \$197 | \$116 | | | \$334,800 | | | |
| | | 3906 Travis | | 2,617 | 2,095 | 1.34 | \$353,270 | \$94,290 | \$447,560 | \$45 | \$159 | 2009 | | 2 | Lot 2A | | | | | | \$214 | \$125 | | | \$358,040 | | | |
| | | 3908 Travis | | 2,782 | 2,029 | 1.37 | \$349,860 | \$91,310 | \$441,190 | \$45 | \$159 | 2009 | | 2 | Lot 2B | | | | | | \$217 | \$126 | | | \$352,952 | | | |
| | | 3910 Travis | | 2,817 | 2,046 | 1.38 | \$294,360 | \$92,070 | \$386,430 | \$45 | \$137 | 2009 | | 2 | Lot 2C | | | | | | \$189 | \$104 | | | \$386,430 | | | |
| | | 3912 Travis | | 2,782 | 2,099 | 1.33 | \$323,660 | \$94,460 | \$418,120 | \$45 | \$150 | 2009 | | 2 | Lot 3A | | | | | | \$199 | \$116 | | | \$334,496 | | | |
| | | 3914 Travis | | 2,843 | 2,094 | 1.36 | \$357,040 | \$94,230 | \$451,270 | \$45 | \$159 | 2009 | | 2 | Lot 3B | | | | | | \$216 | \$126 | | | \$297,016 | | | |
| | | 3230 N. Haskell | | 2,543 | 2,349 | 1.08 | \$295,020 | \$105,710 | \$400,730 | \$45 | \$158 | 2009 | | 2 | Lot 1F | | | | | | \$171 | \$116 | | | \$360,357 | | | |
| | | 3234 N. Haskell | | 2,516 | 1,675 | 1.50 | \$292,120 | \$75,380 | \$367,500 | \$45 | \$146 | 2009 | | 2 | Lot 1E | | | | | | \$219 | \$116 | | | \$367,500 | | | |
| | | 3238 N. Haskell | | 2,516 | 1,678 | 1.50 | \$269,490 | \$75,510 | \$345,000 | \$45 | \$137 | 2009 | | 2 | Lot 1D | | | | | | \$206 | \$107 | | | \$276,000 | | | |
| | | 3242 N. Haskell | | 2,516 | 1,760 | 1.43 | \$294,360 | \$79,200 | \$373,560 | \$45 | \$148 | 2009 | | 2 | Lot 2F | | | | | | \$212 | \$117 | | | \$298,848 | | | |
| | | 3246 N. Haskell | | 2,516 | 1,780 | 1.41 | \$317,800 | \$80,100 | \$397,900 | \$45 | \$158 | 2009 | | 2 | Lot 2E | | | | | | \$224 | \$126 | | | \$318,320 | | | |
| | | 3250 N. Haskell | | 2,516 | 1,760 | 1.43 | \$319,810 | \$79,200 | \$399,010 | \$45 | \$159 | 2009 | | 2 | Lot 2D | | | | | | \$227 | \$127 | | | \$319,208 | | | |
| | | 3254 N. Haskell | | 2,470 | 1,739 | 1.42 | \$270,820 | \$78,260 | \$349,080 | \$45 | \$141 | 2009 | | 2 | Lot 3E | | | | | | \$201 | \$110 | | | \$279,264 | | | |
| | | 3258 N. Haskell | | 2,516 | 1,718 | 1.46 | \$310,110 | \$77,310 | \$387,420 | \$45 | \$154 | 2009 | | 2 | Lot 3F | | | | | | \$226 | \$123 | | | \$309,936 | | | |
| | | 3262 N. Haskell | | 2,492 | 2,014 | 1.24 | \$274,370 | \$90,630 | \$365,000 | \$45 | \$146 | 2009 | | 2 | Lot 3G | | | | | | \$181 | \$110 | | | \$365,000 | | | |
| | Travis/Haskell Townhomes by Cithomes | | Dallas | 44,818 | 32,935 | 1.36 | \$5,322,440 | \$1,482,120 | \$6,804,560 | \$45 | \$152 | | | | 17 | | | | | | \$207 | \$119 | 2,636 | | Dallas | \$337,184 84% | | |
| | | 6946 Deseo | | 1,599 | 2,304 | 0.69 | \$177,640 | \$40,000 | \$217,640 | \$17 | \$136 | 2009 | 2005 | 2 | 1 2 Bdrm , 2 1/2 Bath | | | | | | \$94 | \$111 | 1,599 | | \$217,640 | | | |
| | | 6827 Deseo | | 1,772 | 2,340 | 0.76 | \$190,360 | \$40,000 | \$230,360 | \$17 | \$130 | 2009 | 2007 | 2 | 1 2 Bdrm , 2 1/2 Bath | | | | | | \$98 | \$107 | 1,772 | | \$230,360 | | | |
| | | 6950 Deseo | | 2,068 | | | \$232,980 | \$40,000 | \$272,980 | \$132 | \$132 | 2009 | 2005 | 2 | 1 3 Bdrm , 2 1/2 Bath | | | | | | \$113 | \$108 | | | \$272,980 | | | |
| | | 1914 Loma Alta | | 1,571 | 2,090 | 0.75 | \$161,610 | \$40,000 | \$201,610 | \$19 | \$128 | 2009 | 2006 | 2 | 1 2 Bdrm , 2 1/2 Bath | | | | | | \$96 | \$103 | 1,571 | | \$161,288 | | | |
| | | 6923 Deseo | | 2,259 | 2,730 | 0.83 | \$231,080 | \$40,000 | \$271,080 | \$15 | \$120 | 2009 | 2007 | 2 | 1 3 Bdrm , 2 1/2 Bath | | | | | | \$99 | \$102 | 2,259 | | \$216,864 | | | |
| | | 2001 Loma Alta | | 3,322 | 4,264 | 0.78 | \$268,000 | \$70,000 | \$338,000 | \$16 | \$102 | 2009 | 2006 | 2 | 1 4 Bdrm , 3 1/2 Bath | | | | | | \$79 | \$81 | 3,322 | | \$270,400 | | | |
| | | 1910 Loma Alta | | 1,864 | 2,375 | 0.78 | \$174,360 | \$40,000 | \$214,360 | \$17 | \$115 | 2009 | 2006 | 2 | 1 3 Bdrm , 2 1/2 Bath | | | | | | \$90 | \$94 | 1,864 | | \$171,488 | | | |
| | La Villita Townhomes (random sample) | | Irving | 14,455 | | | \$1,436,030 | \$310,000 | \$1,746,030 | \$121 | | | | 7 | | | | | | | \$99 | 850 | | Dallas | \$220,146 88% #REF! #REF! | | | |
| Residences, rental | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Ashton | 2215 Cedar Springs | Dallas | 386,790 | 96,790 | 4.00 | \$39,740,750 | \$7,259,250 | \$47,000,000 | \$75 | \$122 | 2010 | 2003 | 18 | 267 income basis | | | | | | \$486 | \$103 | 1,449 | 120 | Dallas | \$176,030 | | |
| | Windsor at Trionon | 2820 McKinnon | Dallas | 340,538 | 181,724 | 1.87 | \$30,756,560 | \$10,903,440 | \$41,660,000 | \$60 | \$122 | 2010 | 2004 | 4 | 317 income basis | | | | | | \$229 | \$90 | 1,074 | 76 | Dallas | \$131,420 | | |
| | The Parks at Turtle Creek | 3377 Blackburn | Dallas | 358,541 | 351,703 | 1.02 | \$22,414,850 | \$17,585,150 | \$40,000,000 | \$50 | \$112 | 2010 | 1998 | 4 | 305 | | | | | | \$114 | \$63 | 1,176 | 38 | Dallas | \$131,420 | | |
| | The Mondrian | 3000 Blackburn | Dallas | 361,984 | 123,275 | 2.94 | \$34,452,620 | \$5,547,380 | \$40,000,000 | \$45 | \$111 | 2010 | 2003 | 20 | 218 | | | | | | \$324 | \$95 | 1,660 | 77 | Dallas | \$183,486 | | |
| | Marquis on McKinney | 3324 McKinney | Dallas | 141,392 | 39,814 | 3.55 | \$13,621,570 | \$1,990,700 | \$15 | | | | | | | | | | | | | | | | | | | |

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

| (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) | (n) | (o) | (p) | (q) | (r) | (s) | (t) | (u) | (v) | (w) | (x) | (y) | (z) | (aa) |
|-----|----------------------------------|--------------------|------------|------------------|---------|----------------|--------------|--------------|--------------|------------------|------------------|----------------|------------|---------|-------------------|---|------------------------|----------------|-------------------|-----------------|--------------|---------------|--------|-----------------------|----------------|------|
| Use | Development Identity | Street Address | City | Gross Floor Area | Land SF | Floor Coverage | Improvements | Land | Total Value | Land per Land SF | Total per SF GFA | Appraisal Year | Year Built | Stories | Units | Comment | Bus. Personal Property | BPP per SF GFA | Total per Land SF | Imp. per SF GFA | GFA per Unit | D.U. per Acre | County | Taxable Real per D.U. | Taxable/Market | |
| | Heights of State Thomas, Ph. 1 | 3001 State | Dallas | 173,545 | 115,251 | 1.51 | \$13,460,070 | \$4,610,040 | \$18,070,110 | \$40 | \$104 | 2010 | 1997 | 4 | 198 | 11,016 retail; excl. condo | | | \$157 | \$78 | 876 | 75 | Dallas | \$91,263 | | |
| | Eastbridge | 5140 Richard | Dallas | 86,879 | 104,579 | 0.83 | \$5,885,520 | \$2,614,480 | \$8,500,000 | \$25 | \$98 | 2010 | 1997 | 3 | 103 | no garage | | | \$81 | \$68 | 843 | 43 | Dallas | \$82,524 | | |
| | Rovello | 2610 Allen | Dallas | 397,294 | 132,117 | 3.01 | \$32,890,320 | \$5,284,680 | \$38,175,000 | \$40 | \$96 | 2010 | 1999 | 7 | 290 | | | | \$289 | \$83 | 1,370 | 96 | Dallas | \$131,638 | | |
| | Jefferson at 1001 Ross | 1001 Ross | Dallas | 222,581 | 77,816 | 2.86 | \$15,285,060 | \$5,058,040 | \$20,343,100 | \$65 | \$91 | 2010 | 2003 | 3 | 204 | | | | \$261 | \$69 | 1,091 | 114 | Dallas | \$99,721 | | |
| | Gables Turtle Creek Dominion | 3530 Travis | Dallas | 150,280 | 129,710 | 1.16 | \$7,014,500 | \$6,485,500 | \$13,500,000 | \$50 | \$90 | 2010 | 1994 | 4 | 150 | | | | \$104 | \$47 | 1,002 | 50 | Dallas | \$90,000 | | |
| | Legacy Apartments - North | 7560 Bishop | Plano | 328,176 | 295,772 | 1.11 | \$27,394,699 | \$1,774,634 | \$29,169,333 | \$6 | \$89 | 2010 | 2007 | | | | | | \$99 | \$83 | | | Collin | | | |
| | Cityville at Fitzhugh | 2819 N. Fitzhugh | Dallas | 186,359 | 155,596 | 1.20 | \$12,340,300 | \$3,889,700 | \$16,230,000 | \$25 | \$87 | 2010 | 2004 | 3 | 222 | 4-story garage | | | \$104 | \$66 | 839 | 62 | Dallas | \$73,108 | | |
| | Easton | 2525 Henderson | Dallas | 128,630 | 129,198 | 1.00 | \$7,951,050 | \$3,229,950 | \$11,181,000 | \$25 | \$87 | 2010 | 2003 | 3 | 150 | | | | \$87 | \$62 | 858 | 51 | Dallas | \$74,540 | | |
| | Legacy Apartments - UDR | 7008 Bishop | Plano | 312,593 | 200,986 | 1.56 | \$24,445,208 | \$2,411,830 | \$26,857,038 | \$12 | \$86 | 2010 | 2005 | | | | | | \$134 | \$78 | | | Collin | | | |
| | Northbridge at the Village | 8603 Southwestern | Dallas | 355,524 | 715,125 | 0.50 | \$14,972,520 | \$14,302,500 | \$29,275,020 | \$20 | \$82 | 2010 | 1999 | 3 | 392 | 1-story garage | | | \$41 | \$42 | 907 | 24 | Dallas | \$74,681 | | |
| | Villas at Katy Trail | 3200 Maple | Dallas | 295,577 | 140,477 | 2.10 | \$15,671,380 | \$8,428,620 | \$24,100,000 | \$60 | \$82 | 2010 | 1997 | 4 | 252 | income basis | | | \$172 | \$53 | 1,173 | 78 | Dallas | \$95,635 | | |
| | Canal Side Lofts | 350 E. Las Colinas | Irving | 324,749 | 216,650 | 1.50 | \$23,700,000 | \$2,600,000 | \$26,300,000 | \$12 | \$81 | 2010 | 2005 | | | 306 Urban style, canal, garage, 31, 367 office SF | | | \$121 | \$73 | 1,061 | | Dallas | | | |
| | Gables Mirabella | 2600 Cole | Dallas | 142,507 | 60,813 | 2.34 | \$7,599,190 | \$3,800,810 | \$11,400,000 | \$62 | \$80 | 2010 | 1995 | 4 | 127 | | | | \$187 | \$53 | 1,122 | 91 | Dallas | \$89,764 | | |
| | Monterra | 301 W. Las Colinas | Irving | 318,005 | 286,407 | 1.11 | \$21,960,930 | \$2,864,070 | \$24,825,000 | \$10 | \$78 | 2010 | 2006 | 4 | 282 | 5-story gar. | | | \$87 | \$69 | 1,128 | 43 | Dallas | \$88,032 | | |
| | Lofts at Las Colinas | 1000 Lake Carolyn | Irving | 363,624 | 234,658 | 1.55 | \$25,858,520 | \$2,346,580 | \$28,205,100 | \$10 | \$78 | 2010 | 2003 | 4 | 341 | 8,879 retail SF; garage | | | \$120 | \$71 | 1,066 | 63 | Dallas | | | |
| | Jefferson at Gaston | 2752 Gaston | Dallas | 417,815 | 548,856 | 0.76 | \$25,440,130 | \$6,559,870 | \$32,000,000 | \$12 | \$77 | 2010 | 1995 | 3 | 480 | garage, abatement | | | \$58 | \$61 | 870 | 38 | Dallas | \$66,667 | | |
| | Gables Turtle Creek Cityplace | 3711 Cole | Dallas | 357,722 | 305,316 | 1.17 | \$11,734,200 | \$15,265,800 | \$27,000,000 | \$50 | \$75 | 2010 | 1994 | 4 | 232 | | | | \$88 | \$33 | 1,542 | 33 | Dallas | \$116,379 | | |
| | | 2816 Guillot | | 171,403 | 91,014 | | \$8,410,600 | \$4,550,700 | \$12,961,300 | \$50 | \$76 | 1999 | 4 | 196 | | | | | \$142 | | 875 | 94 | | | | |
| | | 2121 Routh | | 275,636 | 175,982 | | \$11,039,600 | \$8,799,100 | \$19,838,700 | \$50 | \$72 | 1994 | 4 | 300 | | | | | \$113 | | 919 | 74 | | | | |
| | | 2427 Allen | | 123,754 | 61,319 | | \$7,647,240 | \$2,452,760 | \$10,100,000 | \$40 | \$82 | 1990 | 4 | 133 | | | | | \$165 | | 930 | 94 | | | | |
| | Uptown Village | | Dallas | 570,793 | 328,315 | 1.74 | \$27,097,440 | \$15,802,560 | \$42,900,000 | \$48 | \$75 | 2010 | | 4 | 629 | | | | \$131 | \$47 | 907 | 83 | Dallas | \$68,203 | | |
| | Pavilion Townplace | 7700 W. Greenway | Dallas | 327,016 | 446,555 | 0.73 | \$10,699,350 | \$13,465,650 | \$24,165,000 | \$30 | \$74 | 2010 | 2001 | 3 | 273 | no garage | | | \$54 | \$33 | 1,198 | 27 | Dallas | \$88,516 | | |
| | The Mission at La Villita - Ph 2 | 6714 Deseo | Irving | 161,973 | 253,911 | 0.64 | \$9,926,320 | \$1,650,420 | \$11,576,740 | \$6 | \$71 | 2010 | 2006 | 3 | 159 | garden apartments, 6,744 SF office | | | \$46 | \$61 | 1,019 | | Dallas | | | |
| | Parks of Austin Ranch | Windhaven | The Colony | 462,888 | 878,605 | 0.53 | \$26,633,796 | \$6,366,204 | \$33,000,000 | \$7 | \$71 | 2010 | 1999 | | | 484 #230997 | | | \$38 | \$58 | 956 | | Denton | | | |
| | Jefferson at Bryan Place | 2801 Live Oak | Dallas | 322,533 | 182,255 | 1.77 | \$18,582,590 | \$3,645,100 | \$22,227,690 | \$20 | \$69 | 2010 | 2002 | 4 | 302 | partial abatement; gar. | | | \$122 | \$58 | 1,068 | 72 | Dallas | \$73,602 | | |
| | Bella Casita | 851 Lake Carolyn | Irving | 276,758 | 233,307 | 1.19 | \$16,666,930 | \$2,333,070 | \$19,000,000 | \$10 | \$69 | 2010 | 2006 | 4 | 268 | garage, 2, 2745 | | | \$81 | \$60 | 1,033 | | Dallas | | | |
| | Jefferson at Park Central | 11903 Coit | Dallas | 540,919 | 603,524 | 0.90 | \$18,894,280 | \$18,105,720 | \$37,000,000 | \$30 | \$68 | 2010 | 1999 | 3 | 764 | incl. 15,640 retail; gar. | | | \$61 | \$35 | 708 | 55 | Dallas | \$48,429 | | |
| | | 821 Allen | | 266,974 | 171,308 | | \$15,059,580 | \$3,426,160 | \$18,485,740 | | | 1998 | 4 | 240 | partial abatement | | | | | | | 1,112 | 61 | | | |
| | | 906 Allen | | 108,487 | 127,572 | | \$3,914,960 | \$2,555,040 | \$6,470,000 | | | 1998 | 3 | 84 | partial abatement | | | | | | | 1,292 | 29 | | | |
| | AMLI at Bryan Street | | Dallas | 375,461 | 298,880 | 1.26 | \$18,974,540 | \$5,981,200 | \$24,955,740 | \$20 | \$66 | 2010 | | 4 | 324 | | | | \$83 | \$51 | 1,159 | 47 | Dallas | \$77,024 | | |
| | Cityville at Live Oak | 4207 Live Oak | Dallas | 200,466 | 174,981 | 1.15 | \$10,435,300 | \$2,624,700 | \$13,060,000 | \$15 | \$65 | 2010 | 2003 | 3 | 239 | no garage | | | \$75 | \$52 | 839 | 59 | Dallas | \$54,644 | | |
| | Galatyn Urban Cetrner | 1301 Performance | Richardson | 371,611 | 195,236 | 1.90 | \$22,758,580 | \$1,171,420 | \$23,930,000 | \$6 | \$64 | 2010 | 2007 | 4 | 278 | | | | \$123 | \$61 | | | Dallas | | | |
| | Heights of State Thomas, Ph. 2 | 3015 State | Dallas | 299,362 | 122,534 | 2.44 | \$13,716,490 | \$4,901,360 | \$18,617,850 | \$40 | \$62 | 2010 | 1998 | 4-9 | 204 | 4,837 retail | | | \$152 | \$46 | 1,467 | 73 | Dallas | \$91,264 | | |
| | Mandalay on the Lake | 620 Lake Carolyn | Irving | 463,152 | 320,645 | 1.44 | \$23,584,450 | \$3,206,450 | \$26,790,900 | \$10 | \$58 | 2010 | 2004 | 3 | 366 | 4-story garage | | | \$84 | \$51 | 1,265 | 50 | Dallas | \$73,199 | | |
| | Camden Farmers Market | 2210 Canton | Dallas | 381,391 | 309,358 | 1.23 | \$14,182,050 | \$7,733,950 | \$21,916,000 | \$25 | \$57 | 2010 | 1999 | 3 | 312 | 4-story garage | | | \$71 | \$37 | 1,222 | 44 | Dallas | \$70,244 | | |
| | Pace's Crossing | 2411 S 13rE | Denton | 232,942 | 568,554 | 0.41 | \$11,025,784 | \$2,274,216 | \$13,300,000 | \$4 | \$57 | 2010 | 1986 | | | | | | \$23 | \$47 | | | Denton | | | |
| | La Villita Phase 1A | 6604 Deseo | Irving | 277,606 | 365,686 | 0.76 | \$13,247,130 | \$2,376,960 | \$15,624,090 | \$6 | \$56 | 2010 | 2004 | | 201 | | | | \$43 | \$48 | 1,381 | 24 | Dallas | \$77,732 | | |
| | La Villita Phase 1 | 6504 Deseo | Irving | 183,274 | 186,175 | 0.98 | \$8,817,250 | \$1,210,140 | \$10,027,390 | \$6 | \$55 | 2010 | 2004 | 3 | 129 | garden apartments | | | \$54 | \$48 | 1,421 | | Dallas | | | |
| | Jefferson at University | 4400 W. University | Dallas | 482,441 | 458,600 | 1.05 | \$21,399,000 | \$4,586,000 | \$25,985,000 | \$10 | \$54 | 2010 | 2000 | 3 | 410 | 1-story garage | | | \$57 | \$44 | 1,177 | 39 | Dallas | \$63,378 | | |
| | The Shores at Las Colinas | 301 E. Las Colinas | Irving | 1,159,430 | 753,283 | 1.54 | \$32,828,370 | \$9,039,400 | \$41,867,770 | \$12 | \$36 | 2010 | 1987 | 3-6 | 908 | retail and garages included | | | \$56 | \$28 | 1,277 | 53 | Dallas | \$46,110 | | |

RESOLUTION NO. 11-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, NAMING CERTAIN PROPERTY OWNED BY THE CITY AS “McKAMY SPRING PARK;” AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on or about September 28, 2011, Centennial Park Richardson, Ltd. conveyed by special warranty deed to the City of Richardson, Texas, property described as Lot 1B, Block R, McKamy Park Addition, an addition to the City of Richardson, Dallas County, Texas, according to the plat recorded under Document No. 201100175003, Official Public Records, Dallas County, Texas; and

WHEREAS, the City Park and Recreation Commission recommends that the City Council name the above-described property so that it may be known as “McKamy Spring Park”;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the property described in the foregoing recitals is hereby to be named and known as “McKamy Spring Park.”

SECTION 2. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the ____ day of _____, 2011.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:10-28-11:TM 52083)

RESOLUTION NO. 11-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, CASTING ITS VOTE FOR A MEMBER OF THE BOARD OF DIRECTORS OF THE CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Collin County eligible taxing entities have expressed and approved an option which allows for representation to the Appraisal District Board of Directors in accordance with Section 6.03 of the Texas Property Tax Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the City Council of the City of Richardson, Texas does hereby casts its 69 votes in accordance with the attached ballot, for a member of the Board of Directors of the Central Appraisal District of Collin County.

SECTION 2. That this resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 14th day of November 2011.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY



Collin Central Appraisal District

OFFICIAL BALLOT

ISSUED TO: **City of Richardson**

NUMBER OF VOTES: **69**

FOR: **BOARD OF DIRECTORS, CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY.**

RONALD CARLISLE _____ VOTES

DR. LEO FITZGERALD _____ VOTES

GREER REED _____ VOTES

WAYNE MAYO 69 _____ VOTES

GARY RODENBAUGH _____ VOTES

ROY WILSHIRE _____ VOTES

OCTOBER 28, 2011

A handwritten signature in black ink that reads 'Bo Daffin'.

Bo Daffin, Chief Appraiser

Section 6.03 (g) of the State Property Tax Code requires the above action be taken by resolution, therefore, please attach a copy of the resolution to this ballot and return to the Chief Appraiser, at 250 W. Eldorado Pkwy., McKinney, Texas 75069, before December 15, 2011.

RESOLUTION NO. 11-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, CASTING ITS VOTE FOR THE FOURTH MEMBER OF THE BOARD OF DIRECTORS OF THE DALLAS CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Dallas County eligible taxing entities have expressed and approved an option which allows for representation to the Appraisal District Board of Directors (in accordance with Section 6.03 of the Texas Property Tax Code) as follows:

1. The City of Dallas shall appoint one (1) member to the Board.
2. The Dallas Independent School District shall appoint one (1) member to the Board.
3. The Dallas County Commissioners Court shall appoint one (1) member to the Board. The member appointed by the Dallas County Commissioners Court shall not be a resident of either the City of Dallas or the Dallas Independent School District.
4. Each of the incorporated cities and towns, except for the City of Dallas, shall have the right to nominate by an official resolution one (1) candidate as the fourth member of the Board of Directors. The said cities and towns shall, from the nominations received, elect by a majority vote, with each city and town being entitled to one (1) vote, the fourth member of the Board of Directors.
5. Each of the independent school districts, except for the Dallas Independent School District, shall have the right to nominate by an official resolution one (1) candidate as the fifth member of the Board of Directors. The said independent school districts shall, from the nominations received, elect by a majority vote, with each independent school district being entitled to one (1) vote, the fifth member of the Board of Directors.

The votes required for election to the Board of Directors in 4 and 5 hereof shall be by a majority of those authorized to vote in 4 and 5 respectively and not by a majority of the quorum; and

WHEREAS, the City of Richardson does hereby cast its vote by marking the ballot below:

| | |
|-------------------------------------|---------------|
| <input checked="" type="checkbox"/> | Michael Hurtt |
| <input type="checkbox"/> | Paul Norman |

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the City Council of the City of Richardson, Texas does hereby confirm its one (1) vote for the election of Michael Hurtt as the suburban cities' representative to the Board of Directors of the Dallas Central Appraisal District.

SECTION 2. That this resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 9th day of November 2009.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:11-26-11:52011)

RESOLUTION NO. 11-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF RICHARDSON, TEXAS AND THE UNIVERSITY OF TEXAS AT DALLAS FOR COOPERATIVE CAMPUS DEVELOPMENT AND ADJACENT LAND USE SUPPORT PROGRAM; AUTHORIZING THE CITY MANAGER TO ENTER INTO THE MEMORANDUM OF UNDERSTANDING ON BEHALF OF THE CITY OF RICHARDSON, TEXAS WITH THE UNIVERSITY OF TEXAS AT DALLAS; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN INTERLOCAL COOPERATION AGREEMENT ON BEHALF OF THE CITY OF RICHARDSON WITH THE UNIVERSITY OF TEXAS AT DALLAS CONSISTENT WITH THE MEMORANDUM OF UNDERSTANDING, AND ANY OTHER DOCUMENTS, EASEMENTS, LICENSES, OR LEASES RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richardson (“City”) and The University of Texas at Dallas (“UTD”) have mutually prospered through a cooperative relationship since the initial creation of UTD through founding of the Graduate Research Center/Southwest Center for Advanced Studies in 1961 in Richardson; and

WHEREAS, through the decades, significant campus development, facilities, and enrollment have now positioned UTD as a global leader in higher education excellence; and

WHEREAS, the City has benefitted from the important elements of economic development that occur from such an institution: capital investment, payroll, residency, commercial activity, research, and advanced education; and

WHEREAS, the City Council has been presented a proposed Memorandum of Understanding between the City and the UTD for cooperative campus development and adjacent land use support program (the “MOU”), attached as Exhibit “A” and incorporated herein by reference; and

WHEREAS, the City Council, having found that the MOU is in the best interest of the City and its inhabitants, desires to authorize the City Manager to execute the MOU on behalf of the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the MOU is hereby approved and the City Manager is hereby authorized to execute the MOU on behalf of the City, and any amendments or other instruments related thereto.

SECTION 2. That the City Manager is authorized to negotiate and execute on behalf of the City an Interlocal Cooperation Agreement with the UTD consistent with the MOU, and to

take all necessary action related thereto, including any amendments, easements, licenses, leases or other documents related thereto.

SECTION 3. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the _____ day of November, 2011.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:11-09-11:TM 52297)

EXHIBIT "A"
MEMORANDUM OF UNDERSTANDING
(to be attached)

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

Background

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

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

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

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

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

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

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

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

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

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

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

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

For The University of Texas at Dallas

Dr. Calvin D. Jamison,
Senior VP for Business Affairs

Date

For the City of Richardson, Texas

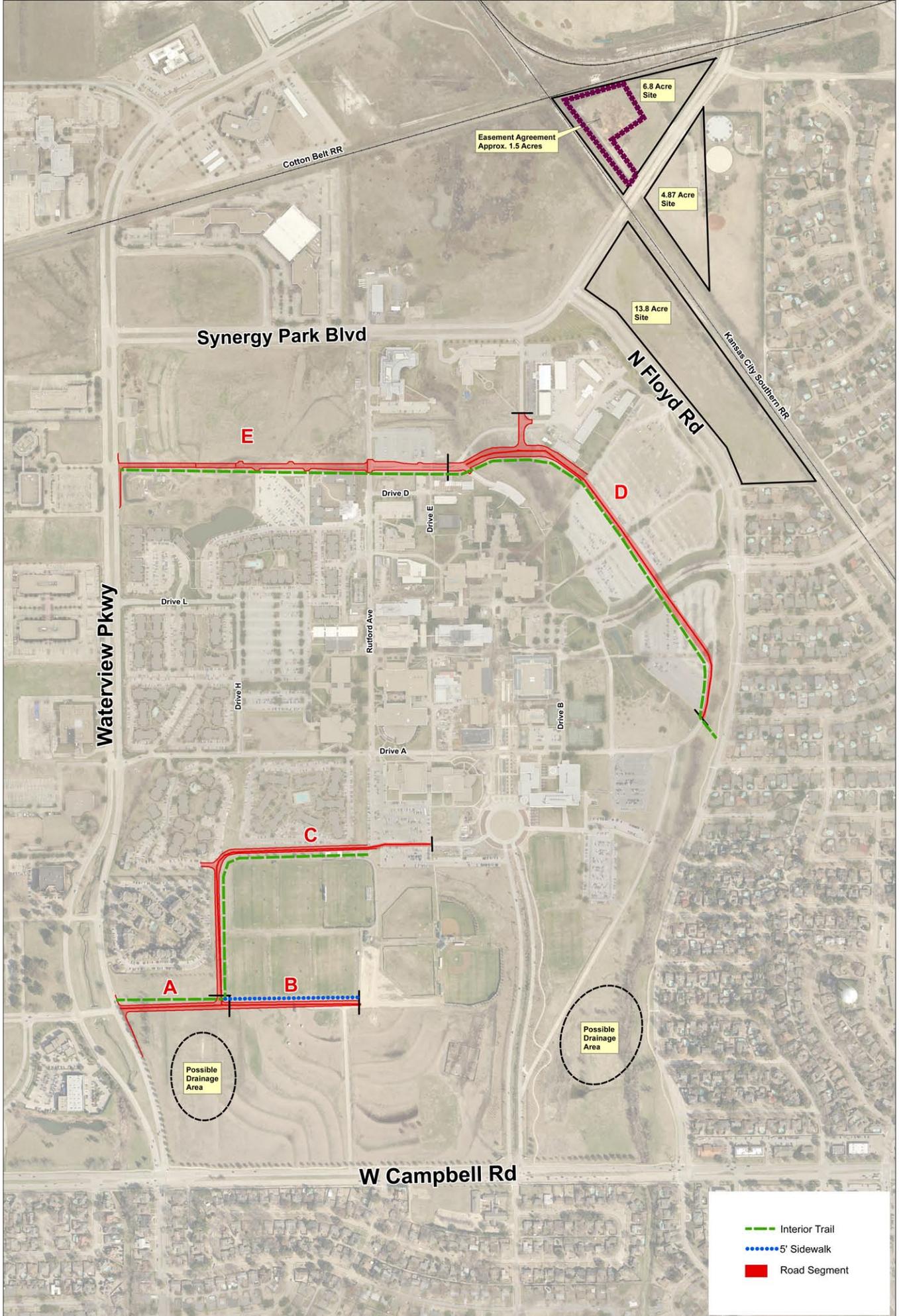
Bill Keffler, City Manager

Date

**For the Board of Regents of
The University of Texas System**

Florence Mayne, Executive Director
UT System Real Estate Office

Date



November 7, 2011



**Exhibit A - Memorandum of Understanding
Campus Road and Trail Extensions**





MEMO

DATE: November 8, 2011

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #13-12 for the co-op purchase of four (4) Crane Carrier Corporation cab-over/chassis for rearloader refuse trucks for the Solid Waste Department to Bond Equipment Company, Inc. in the amount of \$575,104 through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #358-10

Proposed Date of Award: November 14, 2011

I concur with the recommendations of Ernest Ramos – Fleet & Materials Manager, and David Johnson – Solid Waste Manager, to issue a purchase order for the above referenced cab/chassis' to Bond Equipment Company, Inc. in the amount of \$575,104.

The above referenced cab-over/chassis have been bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #358-10. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding for the cab-over/chassis' is available in account 594-2040-581-7421, Project #RS1201, as outlined in Mr. Ramos attached memo.

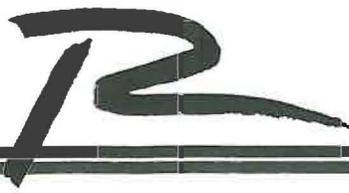
Concur:



Kent Pfeil

ATTACHMENTS

Xc: Bill Keffler
Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

DATE: October 21, 2011
TO: Pam Kirkland, Purchasing Manager
FROM: Ernie Ramos, Fleet & Materials Manager *E.R.*
RE: Capital Equipment Purchase, Cab/Chassis for (Rearloader Configuration)
via Buyboard Contract 358-10,

I have reviewed the existing contract referenced above and recommend purchasing four (4) Crane Carrier Corporation Custom Cab-over/Chassis (Model LET2, \$143,776 each including fee) with accessories from Bond Equipment Company, Inc. for an amount of \$575,104.00. I have reviewed and approved the quote with options listed from Bond Equipment Company, Inc.

The funding for the purchase of these chassis is funded in account # 594-2040-581-7421, Project # RS1201. The contact at Bond Equipment Company, Inc. is Mr. Andy Bond, and he can be reached at (214) 637-0760, or E-mail: andy@bondequipment.com, or fax: (214) 637-4731. Please order the truck chassis as specified on the Buyboard Quote.

Attachment/s: Buyboard Quote, (CCC LET2 Chassis, 2-pages)
Copy of Buyboard Contract, (3-pages)

CC: David Johnson, Solid Waste Manager
Travis Switzer, Assistant Director of Public Services
Jerry Ortega, Director of Public Services
Kent Pfeil, Director of Finance



MEMO

TO: PAM KIRKLAND – PURCHASING MANAGER

FROM: DAVID JOHNSON – SOLID WASTE MANAGER *DJ*

DATE: OCTOBER 28, 2011

**SUBJECT: CAPITAL EQUIPMENT PURCHASE, CAB/CHASSIS FOR
REARLOAD REFUSE TRUCK, BUYBOARD CONTRACT 358-10**

Funding for this capital purchase is in the FY 2011-12 Solid Waste Capital Fund. The account number is 594-2040-581-7421. The project number is RS1201. The amount of this purchase is \$575,104.00.

Solid Waste concurs with Fleet and recommends this purchase from Bond Equipment Company be approved.

Advise if you have any questions or need additional information.

XC: Jerry Ortega – Director of Public Services
Travis Switzer – Assistant Director of Public Services, Environmental Operations

The Refuse Vehicle Specialists



BOND EQUIPMENT COMPANY, INC

2946 IRVING BLVD. DALLAS, TEXAS 75247

214-637-0760 FAX 214-637-4731

OCTOBER 19,2011

TO: CITY OF RICHARDSON
1260 COLUMBIA DRIVE
RICHARDSON, TEXAS 75081-2933

BUY BOARD QUOTE #358-10

CRANECARRIER LET2-26,26,000 lb.REAR AXLE, 43,000GVW,ALLISON 3500RDS
TRANS, ISC10-270HP CUMMINS ENGINE , 11R22.5 FRONT TIRES
STANDARD PAINT, WHITE CAB, BLACK FRAME, GREY BUMPER & WHEELS
BUYBOARD PRICE \$126,740.00

| | | |
|-------------------------|--|---------------|
| 14-E2-02 | CRANKSHAFT ADAPTER 1350/1410 | 314.00 |
| 18-E2-04 | BLOCK HEATER W/DOOR | 243.00 |
| 20-C2-12 | CUSTOM BATTERY BOX LOCATION | 214.00 |
| 20-E2-02 | FLAMING RIVER BATTERY DISCONNECT SWITCH | 266.00 |
| 24-A6-14 | CUSTOM FUEL TANK LOCATION | 214.00 |
| 24-490-10 | RACOR MODEL 490RP10 FUEL SEPARTOR HEATED | 490.00 |
| 26-L2-02 | AUTO NEUTRAL AG FUNCTION | 642.00 |
| 52-A2-08 | DV-2 HEATED AUTOMATIC DRAINS | 513.00 |
| 52-C2-10 | WABCO SYSTEM SAVER AIR DRYER | 604.00 |
| 60-A2-WB | 164" WHEEL BASE | 855.00 |
| 70-A6-04 | CREW CAB LH DRIVE 4 MAN SEATING | 3,492.00 |
| 70-G2-22 | INTERMITTENT WINDSHIELD WIPERS | 86.00 |
| 74-LED | LED MARKER LIGHTS & FRONT TURN SIGNALS | 205.00 |
| 76-P4-04 | SEARS ALTAS AIR RIDE LH BLACK SEAT, | 361.00 |
| 78-J2-06 | DASH AIR CONDITIONING | 1,900.00 |
| 78-J2-08 | SINGLE CAB FAN | 67.00 |
| 78-R2-06 | REFLECTOR KIT | 41.00 |
| 78-P2-02 | AM/FM CD RADIO | 409.00 |
| BP-PAINT | BUMPER PAINTED BLACK | <u>143.00</u> |
| TOTAL PUBLISHED OPTIONS | | 11,059.00 |

UNPUBLISHED OPTIONS:

| | | |
|---------------------------|--|---------------|
| 445-65-A | REAR TIRES 445/65R22.5 W/ALUMINUM WHEELS | 2,907.00 |
| 74-BD-10 | TWO 10" SPOT MIRRORS | 120.00 |
| TSI-CR | TSI CREDIT | (-27.00) |
| FREIGHT | TULSA TO Mc NEILUS | 2,688.00 |
| FUEL-SC | FREIGHT FUEL SURCHARGE | <u>189.00</u> |
| TOTAL UNPUBLISHED OPTIONS | | \$5,877.00 |

PRICE IS FOB TULSA OKLAHOMA
TOTAL DELIVERED PRICE

\$143,676.00

BUY BOARD FEE PER PO NUMBER

\$400.00

FRIEGHT PRICE INCLUDES TRANSPORTATION FOR 2 RICHARDSON
EMPLOYEES TO INSPECT CHASSIS AT CRANE CARRIER FACTORY.



MEMO

DATE: November 8, 2011

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #14-12 for the co-op purchase of four (4) McNeilus (17) cubic yard rearloader refuse bodies with accessories for the Solid Waste Department to McNeilus Truck & Manufacturing Company, Inc. in the amount of \$220,212 through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #357-10

Proposed Date of Award: November 14, 2011

I concur with the recommendations of Ernest Ramos – Fleet & Materials Manager, and David Johnson – Solid Waste Manager, to issue a purchase order for the above referenced rearloader refuse bodies and accessories to McNeilus Truck & Manufacturing Company, Inc. in the amount of \$220,212.

The above referenced refuse bodies have been bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #357-10. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding for the refuse bodies is available in account 594-2040-581-7421, Project #RS1201, as outlined in Mr. Ramos attached memo.

Concur:



Kent Pfeil

ATTACHMENTS

Xc: Bill Keffler
Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

DATE: October 27, 2011

TO: Pam Kirkland, Purchasing Manager

FROM: Ernie Ramos, Fleet & Materials Manager *E.R.*

RE: Capital Equipment Purchase, Rearloader Refuse Body for (Rearloader Configuration) via Buyboard Contract 357-10,

I have reviewed the existing contract referenced above and recommend purchasing four (4) McNeilus 17-cubic yard Metropak Rearloader Refuse Bodies with accessories from McNeilus Truck & Manufacturing Company, Inc. for an amount of \$220,212.00. I have reviewed and approved the quote with options listed from McNeilus Truck & Manufacturing Company, Inc.

The purchase is funded in account # 594-2040-581-7421, Project # RS1201. The contact at McNeilus Truck & Manufacturing Company, Inc. is Mr. Jim Fahey, and he can be reached at (972) 225-2313, or E-mail: JFahey@mcneilusco.com, fax: (972) 225-7077. Please order the truck chassis as specified on the Buyboard Quote.

Attachment/s: Buyboard Quote, (1-page)
Copy of Buyboard Contract, (3-pages)

CC: David Johnson, Solid Waste Manager
Travis Switzer, Assistant Director of Public Services
Jerry Ortega, Director of Public Services
Kent Pfeil, Director of Finance



MEMO

TO: PAM KIRKLAND – PURCHASING MANAGER

FROM: DAVID JOHNSON – SOLID WASTE MANAGER *DJ*

DATE: OCTOBER 28, 2011

**SUBJECT: CAPITAL EQUIPMENT PURCHASE, REARLOAD REFUSE BODY,
BUYBOARD CONTRACT 357-10**

Funding for this capital purchase is in the FY 2011-12 Solid Waste Capital Fund. The account number is 594-2040-581-7421. The project number is RS1201. The amount of this purchase is \$220,212.00

Solid Waste concurs with Fleet and recommends this purchase from McNeilus Truck & Manufacturing Company be approved.

Advise if you have any questions or need additional information.

XC: Jerry Ortega – Director of Public Services
Travis Switzer – Assistant Director of Public Services, Environmental Operations

RLPackerbodybid12.doc

BuyBoard

McNeilus Truck Manufacturing - Dallas

The following details shall be provided with any BuyBoard purchase order (Fax Purchase Order to {800}211-5454

BuyBoard Vendor: McNeilus Truck & Manufacturing
[Address P.O. to:] 1101 I-45 South
Hutchins TX 75141

Prepared By: Jim Fahey
 Vendor Phone: 214-906-8079
 Vendor Fax: (972)225-7077
 Vendor Toll Free _____
 Date Prepared 10/20/2011

Government Agency: City of Richardson **Gov. Agency** _____
[Ship to:] 1266 Columbia Dr. **[Bill to:]** _____
Richardson, TX 75083

Same _____
 Same _____

Contacts Name: Ernie Ramos **Gov. Agn. Phone No:** 972-744-4421
Product Description: McNeilus 17yd rear loader

G. A. Fax No: 972-744-5812

I: **BuyBoard Contract** 357-10 **Price List:** 19 **Base Price** \$ 47,925.00

II: **Base Bid Options (Itemize Below)**

| | | | |
|--|---------------------------|-------------------------------------|---------------------------|
| * <u>Side door ladder</u> | <u>\$ 913.00</u> | * <u>low Hyd. Light</u> | <u>\$ 182</u> |
| * <u>Front & top Hyd. Line cover</u> | <u>\$ 730.00</u> | * <u>4" smart TG lights</u> | <u>\$ 712.00</u> |
| * <u>Front & rear mud flaps</u> | <u>\$ 156.00</u> | * <u>Hopper work lights</u> | <u>\$ 364.00</u> |
| * <u>20lb. Fire ext.</u> | <u>\$ 456.00</u> | * <u>Star TG strobe & cover</u> | <u>\$ 487.00</u> |
| * <u>5lb Fire ext.</u> | <u>\$ 92.00</u> | * _____ | <u>\$ -</u> |
| * <u>Safety triangles</u> | <u>\$ 61.00</u> | * _____ | <u>\$ -</u> |
| * <u>Sump drain 4" curbside</u> | <u>\$ 364.00</u> | * _____ | _____ |
| * <u>Rear to cab buzzer</u> | <u>\$ 274.00</u> | * _____ | _____ |
| Subtotal | <u>\$ 3,046.00</u> | Subtotal | <u>\$ 1,745.00</u> |

Contract List Price Total \$ 4,791.00

III: **Subtotal of I + II** ==> **BuyBoard Contract Price:** \$ 52,716.00

| | | | | |
|-----------------------------|---------------------------|-----------------|--------------------|-------------|
| IV: Non-Base Options | (Itemize below) | NON-BASE = | <u>#DIV/0!</u> | % |
| * <u>Buy board fee</u> | <u>\$ 100.00</u> | _____ | _____ | <u>\$ -</u> |
| * <u>Freight</u> | <u>\$ 2,237.00</u> | _____ | _____ | <u>\$ -</u> |
| * _____ | <u>\$ -</u> | _____ | _____ | <u>\$ -</u> |
| * _____ | <u>\$ -</u> | <u>Admin</u> | _____ | _____ |
| Subtotal | <u>\$ 2,337.00</u> | Subtotal | <u>\$ -</u> | |

V **Unpublished Options added to Contract Price (Subtotal of Co. 1 & Col 2)** \$ 2,337.00

VI **Total IV + VI** \$ 55,053.00

VII **Quantity Ordered** Units: 4 x "E" \$ 220,212.00

VIII **Trade-in or other Credit(s)** _____ \$ -

IX **TOTAL PURCHASE PRICE INCLUDING VII + VIII** \$ 220,212.00

Contract effective dates: 10/1/10 to 9/30/2013

Fax all Purchase Orders to BuyBoard at (800) 211-5454



MEMO

DATE: November 8, 2011

TO: Kent Pfeil - Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #15-12 for the Internet Circuit and ISP provider to Qwest Communications Company, LLC. dba CenturyLink through the State of Texas Department of Information Services Contract #DIR-TEX-AN-NG-CTSA-004 for an annual expenditure of \$94,360.08 annually

Proposed Date of Award: November 14, 2011

I concur with the recommendation of Steve Graves, Chief Information Officer, and request permission to issue a contract purchase order to Qwest Communications Company, LLC. dba CenturyLink for the city's internet circuit and ISP provider in an annual amount of \$94,360.08.

Qwest Communications Company, LLC. dba CenturyLink has been awarded Contract #DIR-TEX-AN-NG-CTSA-004 for these services through the State of Texas Department of Information Resources cooperative purchasing program. The City of Richardson participates in this program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

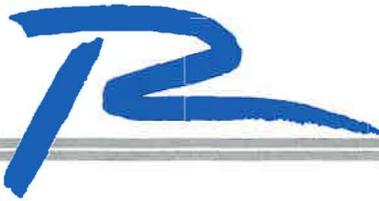
Funding is provided in the 2011/2012 budget in account 011-0310-513-5301 and 511-5910-504-5301.

Concur:

Kent Pfeil

ATTACHMENTS

Xc: Bill Keffer
Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



DATE: November 7, 2011
TO: Pam Kirkland, Purchasing Manager
FROM: Steve Graves, Chief Information Officer *SGraves*
SUBJECT: Internet Circuits and ISP Communication Recommendation

I recommend using CenturyLink formally Qwest Communications for our Internet Circuit and ISP provider. This service is used for all City and Library Patron internet usage and provides the City with 100Mbps of bandwidth. CenturyLink is a State of Texas DIR vendor, Contract Number DIR-TEX-AN-NG-CTSA-004. The total cost per year is \$94,360.08 and this amount is budgeted in the 2011/2012 budget using account numbers 011-0310-513-53.01, and 511-5910-504-53.01.

Per the DIR contract, the purchase order is placed with the Department of Information Resources and DIR will invoice the City and DIR will pay CenturyLink directly.



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, November 14, 2011

Agenda Item: Review and Discuss Item Listed on the City Council Meeting Agenda

Staff Resource: Bill Keffler, City Manager

Summary: The City Council will have an opportunity to preview and discuss with City Staff the agenda items that will be voted on at the City Council Meeting immediately following the Work Session.

Board/Commission Action: Various, if applicable.

Action Proposed: No action will be taken.



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, November 14, 2011

Agenda Item: Presentation of the Collin County Open Space Grant

Staff Resource: Michael Massey, Director of Parks and Recreation

Summary: Collin County Commissioner Cheryl Williams will present a Collin County Open Space Grant totaling \$91,200 to be used for design services on a future phase of the University Trail.

Board/Commission Action: NA

Action Proposed: No action will be taken.





City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, November 14, 2011

Agenda Item: Review and Discuss the City Hike and Bike Trail Update

Staff Resource: Michael Massey, Director of Parks and Recreation

Summary: City staff will provide an update on the progress for the City of Richardson multi-use trail projects including the Central Trail, Spring Creek Trail, Duck Creek Trail and the University Trail. Each of these trail projects have funding, construction, or planning underway.

Board/Commission Action: NA

Action Proposed: No action will be taken.





City of Richardson
City Council Worksession
Agenda Item Summary



Meeting Date: Monday, November 14, 2011

Agenda Item: Review and Discuss Update and Future Planning for Televised Meeting and City Council Chambers Technology Enhancements

Staff Resource: Michelle Thames, Assistant City Manager
Greg Sowell, Director of Communications

Summary: Within the 2011-2013 City Council Statement of Goals and Near Term Action items, the City Council expressed an interest in evaluating video broadcasting boards and commission meetings similar to the City Council Meetings and in evaluating technology enhancements in the City Council Chambers for communication media outreach. City Staff will provide an overview of the City's current televised meeting coverage and options to consider for the future as well as an overview of planning efforts underway for future technology enhancements to the City Council Chambers.

Board/Commission Action: N/A

Action Proposed: Review and Discuss Update and Future Planning for Televised Meeting and City Council Chambers Technology Enhancements



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, November 14, 2011

Agenda Item: Items of Community Interest

Staff Resource: Bill Keffler, City Manager

Summary: The City Council will have an opportunity to address items of community interest, including:

Expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City of Richardson or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after the posting of the agenda.

Board/Commission Action: NA

Action Proposed: No action will be taken.